



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

1-3

Land Use Petition

Project Number: 2015.125

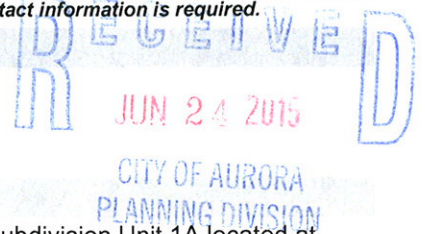
Petitioner Information

Title: Mr. First Name: Michael Initial: P Last Name: Vander Ploeg
Company: Charles Vincent George Architects
Job Title: Project Architect Address: 1245 E. Diehl Road, Suite 101
City: Naperville State: IL Zip: 60563 Email: mvanderploeg@cvgarchitects.com
Phone: 630-357-2023 Fax: 630-357-2662 Mobile:
Petitioner Relationship to Property Owner* Architect

**If Petitioner is NOT the Subject Property Owner a Letter of Aurhorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: 2287 W. Galena Boulevard
Parcel Number(s): 15-19-126-021



Petition Request

Requesting approval of a Final Plan Revision for Lot 3 of Orchard Lake Development Subdivision Unit 1A located at 2287 W. Galena Boulevard

Attachments Required

(hard copies and CD of digital files are required)

- | | | |
|---------------------------------------|--|--|
| One Copy of: | Two Copies of: | Four Copies of: |
| Development Tables (excel doc 1-0) | Final Engineering Plans (Checklist 1-4) | Final Plan (FG2-4) |
| Project Contact Info Sheet (Form 1-5) | Kane County Stormwater Management Permit Application (App 6-5) | Fire Access Plan (FG2-6) |
| Filing Fee (Form 1-6) | Stormwater Report (FG2-16) | Landscape Plan (FG2-7) |
| Qualifying Statement (FG2-1) | Soil Investigation Report for the Site | Building and Signage Elevations (FG2-11) |
| Plat of Survey (FG2-1) | Wetland Determination Report | C, C & R's OR Lease Restrictions |
| Legal Description (FG2-1) | | |
| Letter of Authorization* (FG2-2) | | |

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,400.00 (Planning and Zoning Fee \$750.00 + Engineering Filing Fee \$650.00)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition. The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto.

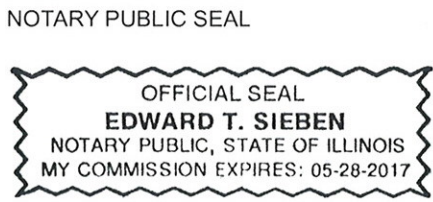
Authorized Signature: Wimp Vanderploeg Date 24 JUNE 2015

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 24th day of June 2015.

State of IL)
) SS
County of Kane)

Edward T. Sieben
Notary Signature





City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPPlanning@aurora-il.org

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JUN 24 2015

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PLANNING DIVISION

Project Contact Information Sheet

Project Number: 2015.125

Owner

St. Charles Bank & Trust

First Name: Richard Initial: _____ Last Name: Davis Title: Mr.
Email Address: rdavis2@bankstcharles.com Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: Architect
Company Name: Charles Vincent George Architects
First Name: Jeff Initial: B Last Name: Lietz Title: Mr.
Job Title: VP Commercial Architecture/Project Manager
Address: 1245 E Diehl, Suite 101
City: Naperville State: IL Zip: 60563
Email Address: jlietz@cvgarchitects.com Phone No.: 630-357-2023 Mobile No.: _____

Additional Contact #2

Relationship to Project: Attorney
Company Name: Ariano Hardy Ritt Nyuli Richmond Lytle & Goettel, P.C.
First Name: Scott Initial: G. Last Name: Richmond Title: Mr.
Job Title: Attorney
Address: 2000 McDonald Road, Suite 200
City: South Elgin State: IL Zip: 60177
Email Address: sgr@attorneys-illinois.com Phone No.: 847-695-2400 Mobile No.: _____

Additional Contact #3

Relationship to Project: Engineer
Company Name: W-T Civil Engineering, LLC.
First Name: Todd Initial: _____ Last Name: Abrams Title: Mr.
Job Title: Vice President
Address: 2675 Pratum Ave
City: Hoffman Estates State: IL Zip: 60192
Email Address: todd.abrams@wtengineering.com Phone No.: _____ Mobile No.: _____

Additional Contact #4

Relationship to Project: Engineer
Company Name: W-T Mechanical / Electrical Engineering, LLC.
First Name: Ken Initial: _____ Last Name: Meddings Title: Mr.
Job Title: Electrical Engineer
Address: 2675 Pratum Ave
City: Hoffman Estates State: IL Zip: 60192
Email Address: Ken.Meddings@wtengineering.com Phone No.: 224-293-6312 Mobile No.: _____

Additional Contact #5

Relationship to Project: Landscape Architect
Company Name: Brusseau Design Group, LLC.
First Name: Joe Initial: _____ Last Name: Brusseau Title: Mr.
Job Title: President
Address: 2675 Pratum Ave
City: Hoffman Estates State: IL Zip: 60192
Email Address: joe@brusseaudesigngroup.com Phone No.: (224) 293-6470 Mobile No.: _____

Additional Contact #6

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

ST. CHARLES BANK & TRUST COMPANY
2287 W. GALENA BLVD., AURORA, IL
QUALIFYING STATEMENT FOR LAND USE PETITIONS

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PLANNING DIVISION

How the development relates to the following standards:

1. The Public health, safety, morals, comfort or general welfare.

This project is the construction and operation of a branch banking location for St. Charles Bank & Trust Company, a Wintrust Community Bank. The Bank will provide residents with banking and loan alternatives. The Bank will be an active participant in the Aurora community and participate in local events. The public health, safety, morals, comfort and general welfare will not in any way be adversely affected by the proposed Bank.

2. The use and enjoyment of other property already established or permitted in the general area

The Bank is being constructed on vacant land in a PUD. The Bank will enhance the existing Walgreens business by drawing additional customers to the area and will enhance the value of the properties in the PUD as a whole. It will make the vacant lot directly to the east more desirable to prospective purchasers. Further, it will allow residents shopping in the area to complete their banking without having to travel further to their banks.

3. Property values within the neighborhood

The Bank is being constructed on vacant land in a PUD. The Bank will enhance the value of the properties in the PUD as a whole. It will make the vacant lot directly to the east more desirable to prospective purchasers. It should also enhance the property value or at a minimum have a neutral effect on the existing Walgreens property.

4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective zoning districts.

The property was zoned PUD and was originally intended to eventually be developed as a bank property. The St. Charles Bank & Trust Company project to construct Aurora Bank & Trust is exactly what was planned for the subject parcel.

5. Utilities, access roads, drainage and/or other necessary facilities.

The Bank project will have no adverse effect on the utilities, access roads, drainage and/or other necessary facilities. The current access road is sufficient

to handle any traffic generated by the Bank. The utilities were already planned for the project and will comply with all applicable codes, and the drainage and other necessary facilities will all be constructed in compliance with Aurora ordinances.

6. Ingress and egress as it relates to traffic congestion in the public streets.

The Bank will not adversely affect traffic congestion in the public streets. This Bank is not anticipated to generate significant traffic counts and is being constructed to hold all parking and drive-through traffic on site with necessary stacking.

7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

This Bank project will comply with all regulations of the PUD and zoning district in which it is located.

8. A bullet point list of any variances, modifications or exceptions that you are seeing from the City's Codes and Ordinances.

None.

June 12, 2015

From: Thomas Hansen
President
St. Charles Bank & Trust Company
1001 S. Randall Rd.
Elgin, IL 60177
Phone: 630-563-7916
Email: thansen@bankstcharles.com

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JUN 24 2015

CITY OF AURORA
PLANNING DIVISION

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il.org

Re: Authorization Letter for: 2287 W. Galena Blvd, Aurora, IL 60506

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Charles Vincent George Architects and Ariano, Hardy, Ritt et al law firm and their representatives, to act as the owner's agent through the Final Plan Review Land Use Petition process with the City of Aurora for said property.

Signature: *Thomas C. Hansen* Date 6-19-15

Subscribed And Sworn To Before Me This 19th Day

Of June, 2015

Notary Signature *M. Keovongsak*



PROPERTY DESCRIPTION

LOT 3 IN FINAL PLAT OF SUBDIVISION OF ORCHARD LAKE DEVELOPMENT-UNIT 1-A, BEING A RESUBDIVISION OF LOT 2 IN ORCHARD LAKE DEVELOPMENT UNIT 1, ACCORDING TO THE PLAT RECORDED MAY 16, 2008 AS DOCUMENT NUMBER 2008K042152, IN KANE COUNTY, ILLINOIS.

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CITY OF AURORA
PLANNING DIVISION



City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coaplaning@aurora-il.org

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Filing Fee Form

Project Number: 2015.125

Petitioner: Richard Davis
Number of Acres: 1.07
Number of Signs: 0

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0
Area of site disturbance: 1.07

Filing Fees Due at Land Use Petition:

Request(s):	Final Engineering Filing Fee	\$ 650.00
	Final Plan Revision	\$ 750.00
	Sub Total:	\$1,400.00

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Fees Due at Final Engineering Approval:

Request(s):		
	Sub Total:	\$0.00

Total: \$1,400.00

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2015.125		m) Total High-water Line for all Stormwater Detention/Retention Facilities	NA	Linear Footage of Wet Bottom
Petitioner	Richard Davis		n) Number of parking spaces provided (individually accessible)	29	spaces
Subdivision Name	Orchard Lake Development		i. surface parking lot		spaces
Subdivision Unit/Phase	1A		<i>perpendicular</i>	27	spaces
Subdivision Lot Number	3		<i>parallel</i>		spaces
a) Tax/Parcel Identification Number(s) (PINs): 15-19-126-021			<i>angled</i>		spaces
b) Proposed land use(s): Business - General Retail - Special Use - Bank Facility			<i>handicapped</i>	2	spaces
			ii. enclosed		spaces
c) Total Property Size	1.09	Acres	iii. bike		racks
	47599.00	Square Feet	o) Number of buildings		
d) Total Lot Coverage (buildings and pavement)	26572.00	Square Feet	i. Number of stories	1	stories
	56%	Percent	ii. Building Square Footage (average)	3,903	square feet
e) open space / landscaping	21,027	Square Feet	iii. Gross Floor Area of commercial use		GFA
	44%	Percent	iv. Building Foundation perimeter (Typical)	297.00	Linear Footage
f) Proposed New Right-of-way	0	Acres	p) Total Number of Residential Dwelling Units	0	units
	0	Square Feet	i. Gross Density	0	du/acre
	0	Linear Feet of Centerline	ii. Net Density	0	Net Density
g) Proposed New Easements		Acres	q) Land to be dedicated to the School District	0	Acres
		Square Feet	r) Land to be dedicated to the Park District	0	Acres
h) Total Street Frontage (existing and proposed)	566	Linear Footage	s) Construction Value	150000	Dollars
i) Building Foundation perimeter (Typical)	297.00	Linear Footage	t) New Jobs Created	f	FTE
j) Total Perimeter Yard	818.17	Linear Footage	u) Site Distrubance	1.2	Acres
k) Buffer Yard		Linear Footage	v) School District		
l) Neighborhood Border		Linear Footage	w) Park District		

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Proposed Use Detailed Table: Qualifying Statement

Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units	0	units	j) Gasoline station, vehicle repair and service structures	0	GFA
i. Gross Density	0	du/acre		0	No. of Service Bays
ii. Net Density	0	Net Density	k) Car wash facilities	0	No. of Bays
b) Number of Single Family Dwelling Units	0	units	l) Personal service establishments	0	GFA
i. Gross Density	0	du/acre	m) Retail sales and services - Single-tenant Building	0	GFA
ii. Net Density	0	Net Density	n) Retail sales and services - Multi-tenant Building	0	GFA
iii. Unit Square Footage (average)	-	square feet	o) Retail, sale of bulky items	0	GFA
iv. Bedroom Mix	0%	% 1 bdr	p) Retail with outdoor display/sales	0	GFA
	0%	% 2 bdr	q) Malls or shopping center	0	GFA
	0%	% 3 bdr (20% std)	r) Recreational Facilities	0	GFA
	0%	% 4 bdr (80% std)	s) Manufacturing and Industrial	0	GFA
v. Number of Single Family Corner Lots	0	units	t) Warehouse, storage or distribution facility	0	GFA
c) Number of Single Family Attached Dwelling Units	0	units	u) Electronic Data Storage Center	0	GFA
i. Gross Density	0	du/acre	v) Theater	0	Seats
ii. Net Density	0	Net Density	w) Sports stadium or arena, auditoriums.	0	GFA
iii. Unit Square Footage (average)	-	square feet		0	Fixed Seats
iv. Bedroom Mix	0%	% 1 bdr	x) Exhibition, convention, or conference center	0	GFA
	0%	% 2 bdr (90% std)	y) Religious Institutions	0	Seats in Principal Sanctuary
	0%	% 3 bdr (10% std)	z) Amusement park	0	GFA
	0%	% 4 bdr	w) Hospital building	0	GFA
d) Number of Multifamily Dwelling Units	0	units	x) Medical clinic building	0	GFA
i. Gross Density	0	du/acre	y) Community facility	0	GFA
ii. Net Density	0	Net Density	z) Grade school / middle schools	0	Classroom
iii. Unit Square Footage (average)	-	square feet		0	Fixed Seats
iv. Bedroom Mix	0%	Efficiency	aa) High School	0	Classroom
	0%	% 1 bdr (40% std)		0	No. of Admin Offices
	0%	% 2 bdr (50% std)		0	Fixed Seats
	0%	% 3 bdr (10% std)	bb) College or university facility	0	Classroom
e) Number of Dormitories	0	GFA		0	GFA
f) Hotels and motels	0	Guestrooms		0	GFA
Single room occupancy units	0	Guestrooms		0	Fixed Seats
Bed and breakfast	0	Guestrooms	cc) Business, trade or specialty school facility	0	GFA
Lodging house rooming house or boarding house	0	Guestrooms	dd) Preschool or daycare	0	GFA
g) Housing services for the elderly	0	du	ee) Library building	0	GFA
h) Business or professional offices, including financial institutions	3,903	GFA	ff) Museum, exhibition, or similar facility	0	GFA
i) Food and beverage establishments	0	Seats	gg) Funeral homes, mortuaries, and cremation facilities	0	GFA

Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-126-021			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0	du/acre
b) Proposed land use(s): Business - General Retail - Special Use - Bank Facility			ii. Net Density	0	Net Density
			k) Number of Single Family Dwelling Units	0	units
c) Total Property Size	1.093	Acres	i. Gross Density	0	du/acre
	47,599	Square Feet	ii. Net Density	0	Net Density
d) Total Lot Coverage (buildings and pavement)	26,572	Square Feet	iii. Unit Square Footage (average)	-	square feet
	56%	Percent	iv. Bedroom Mix	0%	% 1 bdr
e) Open space / landscaping	21,027	Square Feet		0%	% 2 bdr
	44%	Percent		0%	% 3 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 4 bdr
g) Land to be dedicated to the Park District	0	Acres	v. Number of Single Family Corner Lots	0	units
h) Number of parking spaces provided (individually accessible)	29	spaces	l) Number of Single Family Attached Dwelling Units	0	units
i. surface parking lot	0	spaces	i. Gross Density	0	du/acre
perpendicular	27	spaces	ii. Net Density	0	Net Density
parallel	0	spaces	iii. Unit Square Footage (average)	-	square feet
angled	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
handicapped	2	spaces		0%	% 2 bdr
ii. enclosed	0	spaces		0%	% 3 bdr
iii. bike	0	racks		0%	% 4 bdr
i) Number of buildings	0		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	1	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	3,903	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use	0	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	297	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr

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Development Data Table: Preliminary/Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-126-021		
b) Subject Property Area	1.093	Acres
	47,599	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
D) Proposed New Easements	0	Acres
	-	Square Feet

Landscape Data Table: Landscape Plan

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-126-021		
b) Total Property Size	1.09	Acres
	47,599	Square Feet
c) Total Lot Coverage <i>(buildings and pavement)</i>	26,572	Square Feet
	56%	Percent
d) open space / landscaping	21,027	Square Feet
	44%	Percent
e) Total Street Frontage (existing and proposed)	566	Linear Footage
f) Building Foundation perimeter (Typical)	297	Linear Footage
g) Total Perimeter Yard	818	Linear Footage
h) Buffer Yard	-	Linear Footage
i) Neighborhood Border	-	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	NA	Linear Footage of Wet Bottom
	-	Linear Footage of Dry Bottom
k) Number of Surface Parking Lot Spaces	-	spaces
l) Total Number of Residential Dwelling Units	-	units
m) Total Number Single Family Corner Lots	-	units

Landscape Material Data Table: Landscape Plan			
Symbol	Description	Value	Unit
	a) Total Canopy Trees	23	Count
	Acer: freemani 'Autumn Blaze'	17%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Celtis occidentalis: 'Chicagoland'	22%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Quercus: rubra	17%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Tillia: cordata 'Greenspire'	22%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Ulmus: 'Homestead'	22%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	b) Total Evergreens	12	Count
	Abies: concolor	33%	Percent of Evergreens
		6'	Height at Installation (feet)
	Pseudotsuga: menziesii	33%	Percent of Evergreens
		6'	Height at Installation (feet)
	Picea: pungens	33%	Percent of Evergreens
		6'	Height at Installation (feet)
	c) Total Understory Trees	7	Count
	Amelanchier: canadensis	29%	Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	Cercis: canadensis	29%	Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	Pyrus: calleryana 'Chanticleer'	42%	Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	d) Total Deciduous Shrubs	151	Count
	Aronia: melanocarpa	11%	Percent of Shrubs
		36"	Height at Installation (inches)
	Cornus: cericea 'Isanti'	10%	Percent of Shrubs
		36"	Height at Installation (inches)
	Hydrangea: arborescens	8%	Percent of Shrubs
		36"	Height at Installation (inches)
	Potentilla: fruticosa	8%	Percent of Shrubs
		24"	Height at Installation (inches)
	Rosa: 'Knockout'	7%	Percent of Shrubs
		24"	Height at Installation (inches)
	Spiraea: bumalda 'Gumball'	38%	Percent of Shrubs
		18" - 24"	Height at Installation (inches)
	Syringa: patula 'Miss Kim'	18%	Percent of Shrubs
		24"	Height at Installation (inches)
	e) Total Evergreen Shrubs	47	Count
	Buxus: microphylla 'Wintergreen'	36%	Percent of Shrubs
		24"	Height at Installation (inches)
	Euonymus: fortunei vegetus	19%	Percent of Shrubs
		24"	Height at Installation (inches)
	Taxus: x media 'Densiformis'	23%	Percent of Shrubs
		24"	Height at Installation (inches)
	Thuja: occidentalis 'Globe'	21%	Percent of Shrubs
		24"	Height at Installation (inches)
	f) Ornamental Grasses	0	Count
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size
	f) Perennials	163	Count
	Astilbe: chinensis 'Visions'	1 Gal	Size
	Hemerocallis: 'Stella-de-Oro'	1 Gal	Size
	Hosta: fortunei 'Francee'	1 Gal	Size
	Perovskia: atriplicifolia 'Little Spire'	1 Gal	Size
	g) Annuals	0	Count
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size
	h) Groundcover	0	Count
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size



City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Land Cash Calculator

Project Number: 2015.125

Land Cash Agreement Number: 2015.125

Petitioner: Richard Davis

Subdivision Name: Orchard Lake Development **Unit/Phase:** 1A

School District: 0 **Park District:** 0

Population Estimates

Estimated Population for the Development:	-
Estimated Elementary Population:	-
Estimated Junior High Population:	-
Estimated High School Population:	-

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Amount of School Land To Be Donated	Net School Land Due
Elementary	0.01833	0.00	0.00	0.000
Junior High	0.03222	0.00		
High School	0.02304	0.00		
Total		0.000		

	Park Acres per Person	Park Land Donation Required	Amount of Park Land To Be Donated	Net Park Land Due
	0.0100	0.000	0.00	0.000

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
SFD	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
SFA	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
APT	0	0	0	0	0	
	School Ac Req:	0.00		Park Ac Req:	0.00	
		0.000			0.000	

Cash Equivalents

2014 Raw Land Value per Acre	\$ 78,449.46	2014 Improved Land Value (1.5 times)	\$ 117,674.19
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School Land Cash Equilant Owed	\$ -	Improved Value
School Dedication Credit	\$ -	Raw Land Value
School Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

Park Land Cash Equilant Owed	\$ -	Improved Value
Park Dedication Credit	\$ -	Raw Land Value
Park Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Planner Count

Landscape Requirement Calculation						
<u>Description</u>	<u>Value</u>	<u>Unit</u>	<u>Deficient</u>	<u>CTE</u>	<u>Canopy</u>	<u>Understory</u> <u>/Evergreen</u>
Stormwater Facility - Wetbottom	#VALUE!	CTEs	#VALUE!	0		
<i>Canopy</i>	#VALUE!					
<i>Non-Canopy</i>	#VALUE!					
Stormwater Facility - Dry Bottom	0	CTEs	0	0		
<i>Canopy</i>	-					
<i>Non-Canopy</i>	-					
Street Trees	#REF!	CTEs	#REF!	0		
Perimeter Yard	#REF!	CTEs	#REF!	0		
<i>Parking Lot CTE</i>	-					
<i>Parking Lot Islands</i>	-					
<i>Parking Lot Screening</i>						
<i>Storage Areas</i>						
Foundation	#REF!	CTEs	#REF!	0		
<i>Non-Canopy (100%)</i>	#REF!				Non-Canopy:	0.00
<i>Dumpster Enclosure</i>						
Buffer Yard	#REF!	CTEs	#REF!	0		
<i>Non-Canopy (50%)</i>	#REF!				Non-Canopy:	0.00
Dwelling Unit	-	CTEs	0	0		
<i>Addition for Corner Lots</i>	-					
Neighborhood Border	#REF!	CTEs	#REF!	0		
<i>Non-Canopy (50%)</i>	#REF!				Non-Canopy:	0
Total CTEs	#VALUE!	Total Counted CTEs	#VALUE!	0.00		

Data Table - Provided #VALUE!
 Planner Count - Provided 0
 Difference (Req - Count) #VALUE!

Landscape Requirement Calculation

Description	Value	Unit	Deficient	CTE	Canopy	Understory /Evergreen	Shrubs
Stormwater Facility - Wetbottom	#VALUE!	CTEs	#VALUE!	0			
<i>Canopy</i>	#VALUE!						
<i>Non-Canopy</i>	#VALUE!						
Stormwater Facility - Dry Bottom	0	CTEs	0	0			
<i>Canopy</i>	-						
<i>Non-Canopy</i>	-						
Street Trees	#REF!	CTEs	#REF!	0			
Perimeter Yard	#REF!	CTEs	#REF!	0			
<i>Parking Lot CTE</i>	-						
<i>Parking Lot Islands</i>	-						
<i>Parking Lot Screening</i>							
<i>Storage Areas</i>							
Foundation	#REF!	CTEs	#REF!	0			
<i>Non-Canopy (100%)</i>	#REF!					Non-Canopy: 0.00	
<i>Dumpster Enclosure</i>							
Buffer Yard	#REF!	CTEs	#REF!	0			
<i>Non-Canopy (50%)</i>	#REF!					Non-Canopy: 0.00	
Dwelling Unit	-	CTEs	0	0			
<i>Addition for Corner Lots</i>	-						
Neighborhood Border	#REF!	CTEs	#REF!	0			
<i>Non-Canopy (50%)</i>	#REF!					Non-Canopy: 0	
Total CTEs	#VALUE!	Total Counted CTEs	#VALUE!	0.00			

0

CTEs Per	Unit
3	100 linear feet
	75% percent
	25% percent
5	100 linear feet
	75% percent
	25% percent
3	100 linear feet
3	100 linear Feet
1.5	20 spaces
1	20 spaces
7	100 linear feet
1	100 linear feet
	100% percent
2	200 linear feet
	50% percent
	50% percent
1	1 du
0.5	1 du
4	100 linear feet
	50% percent
	50% percent

Data Table - Provided #VALUE!
 Planner Count - Provided 0
 Difference (Req - Count) #VALUE!



City of Aurora

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Parking Requirement Worksheet

Project Number: 2015.125

Land Cash Agreement Number: 2015.125

Petitioner: Richard Davis

Subdivision Name: Orchard Lake Development **Unit/Phase:** 1A

School District: 0 **Park District:** 0

Population Estimates

Estimated Population for the Development:	-
Estimated Elementary Population:	-
Estimated Junior High Population:	-
Estimated High School Population:	-

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Amount of School Land To Be Donated	Net School Land Due
Elementary	0.01833	0.00	0.00	0.000
Junior High	0.03222	0.00		
High School	0.02304	0.00		
Total		0.000		

	Park Acres per Person	Park Land Donation Required	Amount of Park Land To Be Donated	Net Park Land Due
	0.0100	0.000	0.00	0.000

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
SFD	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
SFA	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
APT	0	0	0	0	0	
	School Ac Req:	0.00		Park Ac Req:	0.00	
		0.000			0.000	

Cash Equivalents

2014 Raw Land Value per Acre	\$ 78,449.46	2014 Improved Land Value (1.5 times)	\$ 117,674.19
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School Land Cash Equilivant Owed	\$ -	Improved Value
School Dedication Credit	\$ -	Raw Land Value
School Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

Park Land Cash Equilivant Owed	\$ -	Improved Value
Park Dedication Credit	\$ -	Raw Land Value
Park Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

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Verified By:

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Elevation Data Table: Elevations		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Building Height	126.85	feet
b) Grade Elevation	100	feet
c) Building Square Footage by Floor	3,902	Square Feet
d) Building Square Footage	4,682	Square Feet

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Signage Data Table: Ground Signage

Ground Sign #	Description	Value	Unit
1	i) Length of street frontage - on which Sign is Located	204	Feet
	ii) Width of Sign Face	6.00	Feet
	iii) Height of Sign Face	3.08	Feet
	vi) Square Footage of Sign Face	19	Square Feet
	v) Height of Sign (overall)	8	Feet
	vi) Width of Sign (overall)	8	Feet
	vii) Type of Sign	Aluminum channel letters	
	viii) Type of Sign Base	Metal, stone tile & EIFS	
	ix) Is there a Digital Display	Yes	
	If Yes then, Location of Digital Display on the sign	Below name of bank	
	Height of Digital Display	1	Feet
	Width of Digital Display	6	Feet
	Square Footage of Digital Display	5	Square Feet
Percent of Digital Display Sign Coverage	28%	Percent	
Ground Sign #	Description	Value	Unit
2	i) Length of street frontage - on which Sign is Located	-	Feet
	ii) Width of Sign Face	-	Feet
	iii) Height of Sign Face	-	Feet
	vi) Square Footage of Sign Face	-	Square Feet
	v) Height of Sign (overall)		Feet
	vi) Width of Sign (overall)		Feet
	vii) Type of Sign		
	viii) Type of Sign Base		
	ix) Is there a Digital Display		
	If Yes then, Location of Digital Display on the sign		
	Height of Digital Display		Feet
	Width of Digital Display		Feet
	Square Footage of Digital Display	-	Square Feet
Percent of Digital Display Sign Coverage		Percent	

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Signage Data Table: Wall Signage

Wall Sign #	Description	Value	Unit
1	i) Width of Façade - on which Sign is Located	78	Feet
	ii) Height of Façade - on which Sign is Located	27	Feet
	iii) Square Footage of Façade - on which Sign is Located	2,094	Square Feet
	vi) Width of Sign Face	12.10	Feet
	v) Height of Sign Face	3.60	Feet
	vi) Square Footage of Sign Face	44	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	2%	Percent
Wall Sign #	Description	Value	Unit
2	i) Width of Façade - on which Sign is Located	-	Feet
	ii) Height of Façade - on which Sign is Located	-	Feet
	iii) Square Footage of Façade - on which Sign is Located	-	Square Feet
	vi) Width of Sign Face	-	Feet
	v) Height of Sign Face	-	Feet
	vi) Square Footage of Sign Face	-	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	#DIV/0!	Percent

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Photometric Data Table			
	<u>Description</u>	<u>Value</u>	<u>Unit</u>
	Total proposed external lumens	146056	Lumens
	Total square footage of area to be illuminated.	47,594	Square Feet
<u>Fixture #</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
1	i) Type of Fixture (i.e. Pole, Wall Mounted)	Pole	
	ii) manufacturer and model number(s)	McGraw-Edison - Gleon; Galleon LED	
	iii) Number of these Fixtures Shown	4	Fixtures
	vi) Lamp source type (bulb type, i.e. high pressure sodium, LED)	LED	
	v) Lumen output and wattage per Fixture	36514/370	Lumen/Wattage
	vi) Mounting Height / Fixture Height	30	Feet
<u>Fixture #</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
2	i) Type of Fixture (i.e. Pole, Wall Mounted)	-	
	ii) manufacturer and model number(s)	-	
	iii) Number of these Fixtures Shown	-	Fixtures
	vi) Lamp source type (bulb type, i.e. high pressure sodium, LED)	-	
	v) Lumen output and wattage per Fixture	-	Lumen/Wattage
	vi) Mounting Height / Fixture Height	-	Square Feet



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Land Cash Calculator

Project Number: 2015.13

Land Cash Agreement Number: 2015.13

Petitioner: Rich Davis

Subdivision Name: Orchard Lake Development

Unit/Phase: 0

School District: 0

Park District: 0

Population Estimates

Estimated Population for the Development:	-
Estimated Elementary Population:	-
Estimated Junior High Population:	-
Estimated High School Population:	-

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Amount of School Land To Be Donated	Net School Land Due
Elementary	0.01833	0.00		
Junior High	0.03222	0.00		
High School	0.02304	0.00		
Total		0.000	0.00	0.000

	Park Acres per Person	Park Land Donation Required	Amount of Park Land To Be Donated	Net Park Land Due
	0.0100	0.000	0.00	0.000

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
SFD	7		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
SFA	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
APT	60	0	0	0	0	
	School Ac Req:	0.00		Park Ac Req:	0.00	
		0.000			0.000	

Cash Equivalents

2015 Raw Land Value per Acre	\$ 779,817.00	2015 Improved Land Value (1.5 times)	\$ 1,169,725.00
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School Land Cash Equilant Owed	\$ -	Improved Value
School Dedication Credit	\$ -	Raw Land Value
School Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

Park Land Cash Equilant Owed	\$ -	Improved Value
Park Dedication Credit	\$ -	Raw Land Value
Park Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

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Parking and Stacking Requirement Worksheet

Project Number: 0

Petitioner: 0

Parking Requirement

Total Parking Requirement	29
Enclosed Parking Spaces	-
Surface Parking Spaces	29

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement	15
Drive-through facilities	15
Car wash facilities, automated	-
Car wash facilities, self-service	-
Preschool or daycare facilities, drop-off area	-

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Verified By: