

Land Use Petition

Project Number: 2018.006

Subject Property Information

Address/Location: 2962 Kirk Road/being north of Butterfield Road and west of Kirk Road
Parcel Number(s): 12-36-315-004

Petition Request(s)

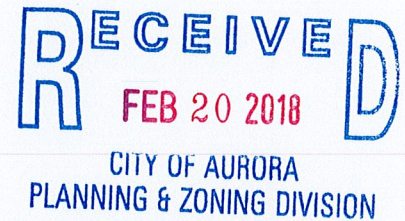
Requesting a Plan Description Revision to the Special Use Planned Development on the property located at 2962 Kirk Road being north of Butterfield Road and west of Kirk Road

Requesting approval of a Final Plan for Lot 4 of Savannah Crossing Subdivision located at 2962 Kirk Road being north of Butterfield Road and west of Kirk Road for a Restaurant with a drive-through facility (2530) Use

Attachments Required

(a CD of digital files of all documents are also required)

- Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)
One Paper and pdf Copy of: Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Existing or Proposed CC and Rs (2-1)
Contact Information Worksheet (1-5)
Filing Fee Worksheet (1-6)
Parking Worksheet (1-8)
Landscape Requirement Worksheet (1-22)
Landscape Materials Worksheet (1-23)
Two Paper and One pdf Copy of: Fire Access Plan (2-6)
Final Engineering Plans (2-16)
Stormwater Permit Application (App 6-5)
Stormwater Report (2-10)
Soil Investigation Report
Wetland Determination/ Letter by Design Professional
One Paper and pdf Copy of: Final Plan (2-4)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)
Plan Description Revision (2-18)



Petition Fee: \$1,465.00 (Payable to The City of Aurora)

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

Authorized Signature: [Signature] Date 2/16/18
Print Name and Company: William H. Perry, P.E. - Watermark Engineering Resources

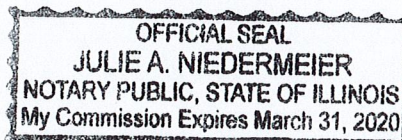
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 16th day of February 2018

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Qualifying Statement:

The proposed project encompasses the construction of a Wendy's Restaurant with a drive-thru. Other details include 41 parking stalls in a one-way vehicular circulation pattern through the site. Access is from a service driveway that connects to other out-lots, Mesa Lane, Kirk Road, and Butterfield Road. The proposed restaurant will be 2,336 S.F. containing a commercial kitchen, seating for 40 people, and public restrooms. The restaurant will also feature a dedicated drive thru, a fully screened trash enclosure, and signage.

The proposed development complies with all applicable zoning standards and does not pose a risk to the health, welfare, safety, or comfort to the community. The project is an allowed use; however, because of the drive-thru, the petitioner is seeking a special use per zoning criteria.

The project is adjacent to compatible uses and zoning and will not require any special buffers or screenings. As proposed the project will connect to public infrastructure without detrimental burden. The proposed site is stubbed for utility connections in anticipation of this type of proposed commercial development.

The proposed site plan will be supported by streets and drives that have been designed for this type of development and no additional off-site infrastructure will be necessary to facilitate the project.

February 14, 2018

RECEIVED
FEB 20 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

From: D. Scott Carr
TMK/Inland Aurora Venture, LLC
c/o IRC Retail Centers LLC
814 Commerce Drive, Suite 300
Oak Brook, Illinois 60523


To: City of Aurora, Planning and Zoning Division
1 South Broadway
Aurora, Illinois 60505

Re: Authorization Letter for Lot 4 of Savannah Crossings, Aurora, Illinois

To Whom It May Concern:

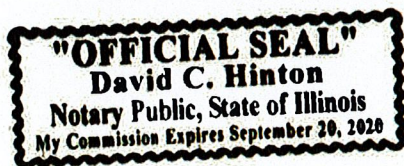
As the record owner of the above-identified property, the undersigned entity affirms that it has full legal capacity to authorize Wenzak Land Management, LLC and its representatives to act as owner's agent through the Special Use Permitting for a Drive-through Land Use Petition process with the City of Aurora for said property.

TMK/INLAND AURORA VENTURE, LLC,
an Illinois limited liability company

By: 
Name: D. Scott Carr
Its: MANAGER
Date: 2.14.18

Subscribed and sworn to before me this 14th day of February, 2018

Notary Signature: David C. Hinton





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FEB 20 2018

CITY OF AURORA
PLANNING & ZONING DIVISION

January 29, 2018

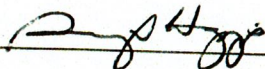
From: Greg Haggis, Chief Financial Officer
Wenzak QSC Management
424 Fort Hill Drive, Suite 142, Naperville, IL 60540
Phone: (630) 862-5355
Email: greg@wenzak.com

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: Lot 4 of Savannah Crossings Subdivision, according to the plat thereof recorded June 22, 2007 as Document 2007K066321 in the City of Aurora, Kane County, Illinois

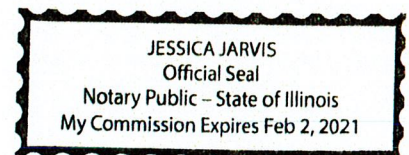
To whom it may concern:

As the proposed buyer of the above stated property I hereby affirm that I have full legal capacity to authorize Watermark Engineering Resources, Ltd, and its representatives, to act as the owner's agent through the Special Use Permitting for a Drive-through Land Use Petition process with the City of Aurora for said property.

Signature:  Date 1/31/18

Subscribed And Sworn To Before Me This 31 Day Of January 20 18

Notary Signature 



Legal Description:

Lot 4 in Savannah Crossings Subdivision, being a subdivision of that part of the southeast quarter of section 35, and that part of the southwest quarter of section 36, all in the Township 39 North, Range 8 East of the third Meridian, in the township of Batavia, Kane County, Illinois.

RECEIVED
FEB 20 2018
CITY OF AURORA
PLANNING & ZONING DIVISION