

Land Use Petition

Project Number: 2017.052

Subject Property Information

Address/Location: 708 N. State Route 59/ west of State Route 59 between Liberty Street and E. New York Street

Parcel Number(s): 07-21-200-048

Petition Request(s)

Requesting approval of a Final Plan for Lot 3 of Meijer Subdivision Subdivision located at 708 N. State Route 59 being along Drexel Avenue, west of State Route 59 between and east of Station Boulevard south of Liberty Street for a Special purpose recreational institutions (5200) use.



Attachments Required

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

- | | | |
|--|--|--|
| Word Document of: Legal Description (2-1) | Two Paper and One pdf Copy of: Fire Access Plan (2-6) Address Plat (2-17) PE Use Fee Fixture Count Sheet (5-4) Final Engineering Plans (2-16) Soil Investigation Report for the Site (if available) Wetland Determination Report / Letter by Design Professional | One Paper and pdf Copy of: Final Plan (2-4) Landscape Plan (2-7) Building and Signage Elevations (2-11) |
| One Paper and pdf Copy of: Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization (2-2) Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Parking Worksheet (1-8) Landscape Requirement Worksheet (1-22) Landscape Materials Worksheet (1-23) | | |

Petition Fee: \$1,400.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 10-12-2017
Print Name and Company: Jingyuan Zhen Egant Real Estate LLC

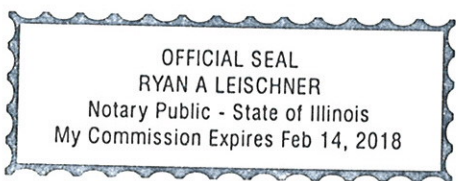
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 12th day of OCTOBER, 2017

State of ILLINOIS)
County of COOK) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: CHI17-0079-00

Petitioner: Egret Real Estate LLC

Number of Acres: 2.25

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 2.20

Filing Fees Due at Land Use Petition:

| | | | |
|-------------|------------------------------|----|--------|
| Request(s): | Final Plan | \$ | 750.00 |
| | | \$ | - |
| | | \$ | - |
| | | \$ | - |
| | | \$ | - |
| | Final Engineering Filing Fee | \$ | 650.00 |

Total: **\$1,400.00**

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

Verified By:

Date:

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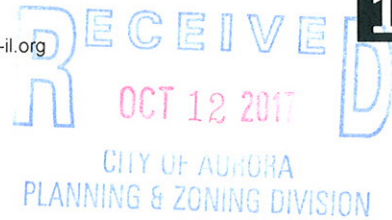
OCT 12 2017

CITY OF AURORA

PLANNING & ZONING DIVISION



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



1-5

Project Contact Information Sheet

Project Number: CHI17-0079-00

Petitioner Company (or Full Name of Petitioner): Egret Real Estate LLC

Owner

First Name: Eric Initial: E. Last Name: Hull Title: Mr.
 Company Name: The Huntington National Bank
 Job Title: Vice President
 Address: 3 Cascade Plaza
 City: Akron State: Ohio Zip: 44308
 Email Address: _____ Phone No.: _____ Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: _____ Real Estate Broker
 Company Name: Egret Enterprises, Inc.
 First Name: Helen Initial: _____ Last Name: Zhen Title: Ms.
 Job Title: Principal
 Address: 1251 Basswood Road
 City: Schaumburg State: Illinois Zip: 60173
 Email Address: helenzus@gmail.com Phone No.: 847-285-5788 Mobile No.: 630-999-5333

Additional Contact #1

Relationship to Project: _____ Attorney
 Company Name: Durlacher & Associates P.C.
 First Name: Michael Initial: A. Last Name: Durlacher Title: Mr.
 Job Title: Senior Attorney
 Address: 1837 Larkin Ave
 City: Elgin State: Illinois Zip: 60123
 Email Address: madattorney@gmail.com Phone No.: 312-304-6453 Mobile No.: _____

Additional Contact #2

Relationship to Project: _____ Broker / Bank Representative
 Company Name: Taurus Modal Group
 First Name: Kenneth Initial: J. Last Name: Soltis Title: Mr.
 Job Title: Senior Vice President, Project Management
 Address: 935 W. Chestnut St., #LL-15
 City: Chicago State: Illinois Zip: 60642
 Email Address: ken@taurusmodal.com Phone No.: 773-260-0200 Mobile No.: 312-735-4285

Additional Contact #3

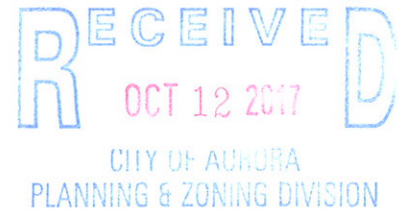
Relationship to Project: _____ Architect
 Company Name: Ware Malcomb
 First Name: Grant Initial: _____ Last Name: Brandenburg Title: Mr.
 Job Title: Architect, Studio Manager
 Address: 1900 Spring Road, Suite 210
 City: Oak Brook State: Illinois Zip: 60523
 Email Address: gbrandenburg@waremalcomb.com Phone No.: 630.218.0063 Mobile No.: _____

Additional Contact #4

Relationship to Project: _____ Engineer
 Company Name: Spaceco, Inc.
 First Name: Gary Initial: _____ Last Name: Wiss Title: Mr.
 Job Title: Vice President
 Address: 9575 W. Higgins Rd., Ste. 700
 City: Rosemont State: Illinois Zip: 60018
 Email Address: gwiss@spacecoinc.com Phone No.: 847-696-4060 Mobile No.: _____

August 30, 2017

Edward Sieben / Zoning Administrator
City of Aurora
44 E Downer Place
Aurora IL



Re: 708 N. Route 59, Lot 3. / Egret Real Estate LLC

QUALIFYING STATEMENT FOR EGRET REAL ESTATE LLC

The Qualifying Statement for a Land Use Petition is a brief narrative of the proposal, which includes a concise but thorough overall description of the proposed development project, specific details of the proposal (e.g. types of uses, number of units, variances requested) and information on how the proposal relates to the following standards:

Background Information:

The Principal of Egret Real Estate LLC (“Egret”), Helen Zhen, is former China National Team Member, winner of National Championships and Olympic level-world competitions. She has a lifetime of training in badminton and over 10 years’ experience in Illinois training and coaching young athletes. She currently runs a successful existing badminton training center in Schaumburg that has trained hundreds of athletes and students from beginners to state champions. Based on their track record, Egret’s Aurora training center will become known as one of the top Badminton training centers in the county producing state, national and international competitors.

Current Use: Vacant.

Proposed Site Use – Badminton Training Facility.

The proposed Site Plan prepared by Ware Malcomb shows a 23,380 square feet. Painted Pre-Cast Concrete Building: 3,600 office 18,900 Training Area, 880 sq. ft of storage dedicated for 12 Badminton Courts (2 rows of six). 12 Courts laid out in this fashion will allow the Egret Training Center (“Egret”) to obtain national certification with the USA Badminton Association and the USAB Court Officials Advisory Group (COAG) to host national level tournaments. Helen and her internationally renowned coaching staff will instruct individual students ages 10-18 but adults and enthusiast also train and workout at the facility. Egret anticipates holding 2 national level tournaments per year with approximately 150 total participants over 3 days. (approx.50 participants per day).

Facility Amenities:

In addition to the badminton courts, Egret will have fitness and workout equipment on site to allow for fitness classes and cross training for the public at large in addition to the badminton students. While badminton will be the primary use, the Facility is designed to allow for multiple

uses including basketball, court sports, and indoor athletic activities such as cheerleading or dance. The facility also will have full functional locker rooms, bathrooms, a pro sales shops, and future expansions allows for a juice and nutrition snack bar.

Safety features will include a sprinkler system, fire extinguishers, fire proof rated doors, smoke and CO detectors and other elements required by Aurora Code and Aurora Fire Department regulations.

Site Amenities:

The Site will have a dedicated drop off entry (with a covered awning at a later date), pedestrian side-walks along Drexel Ave, and the building, extensive landscaping including bushes, green space and trees as reflected on the Landscaping Plan. ~~424~~ 113 Onsite Parking Spaces will provided ample parking exceeding the City's parking requirements for this size building.

a) The public health, safety, morals, comfort or general welfare:

- The establishment of the Egret Training Facility will promote the moral, comfort, public health, safety and general welfare of the community. The property has been vacant for the least 20 years. With the construction and completion of the Egret Training Facility, it will transform an unused and unsightly vacant property into a fully functional athletic and badminton training center.
- Public health and safety of the community will be enhanced by construction of active athletic training center with fully compliant fire and safety features including sprinklers, fire extinguishers, ect. The Site will have paved pedestrian sidewalks along Drexel and portions of the building perimeter and possibly a fence screening between the west property line.
- The general welfare and comfort of the community will benefit by establishing a multi-use badminton and sports facility that will employ people from the area and contribute to real estate and sales taxes.

b) The use and enjoyment of other property already established or permitted in the general area

- *In General* – Establishment of the training center will bring more people to the area for badminton training, competitions, participation, spectators, fitness and workouts, ect. This bring additional notoriety and prestige to the area will concurrently enhancing the surrounding areas and their existing users and promoting other local business.
- *To the North* - Meijer has already provided consent to Egret's plans and the shared use of the access road, Drexel Ave. which is a private roadway owed by Meijer and utilities. There are preexisting cost sharing agreements for utilities hookup and shared use of roadway that will be mutually beneficial to Egret and Meijers.
- *To the East* – Currently vacant, the future proposed plans include a hotel and/or retail development. In any event, the neighboring users including Panera Bread and other retailers complement Egret's proposed use, and vice versa. During tourneys, competitors from all over the world will have close by accommodations and access shopping and retail.

- *To the South:* Retailer, such as Best Buy and others located the retail strip center to the South and Egret will mutually benefit from transformation of a vacant property into a working training center with daily users.
- *To the West Side:* The current site plan maintains the required setback including the parking areas. The building will be set back approx. 50 feet from the property line. The residence townhomes are nearly another 100 feet from their side lot line. There will be landscaping, bushes and vegetation that will provide a natural buffer. In addition, the Facility is open to the public so residents from school age children to adult can train or use the work out areas.

c) Property values within the neighborhood.

- The Egret's training facility will bring a positive effect to property values in the immediate area. The training facility will offer the residents and visitors of aurora year round amenities which will increase traffic to local businesses and demand for housing in the neighborhood. In Northern Illinois where the weather limits outdoor activities for substantial portion of the year, indoor activity spaces are in high demand. The facility has been designed to allows for multiple uses of many types of indoor activities increasing overall, commercial and residential land value.
- The completion of the construction of the training facility will transform and greatly increase the subject property's value, which was formerly a vacant land site, while simultaneously providing market comparables to properties in the neighborhood. While the facility will be built to meet the overall needs of Egret, the facility has been designed with future uses in mind so that in the future it can accommodate a variety of commercial and retail uses.

d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

- In addition to the responses to Item b) above, the development of an athletic training facility complements the orderly development of the established and permitted uses in the areas by increasing traffic, exposure and prestige to the area.

e) Utilities, access roads, drainage and/or other necessary facilities

- Nearly all vehicle traffic will come from the East from Route 59 over Drexel Ave which is a private road owned and maintained by Mejier. Access and cost sharing are established by pre-existing Declarations and Covenants running with the property.
- Utility access and hook up are already provided for with shared use agreements similar to access agreement. For more specific information, please refer to the utility plan submitted to the City.

f) Ingress and egress as it relates to traffic congestion in the public streets

- See response to Item e) above. Ingress and egress will be off of Drexel Ave., a privately road. Traffic will come off of Route 59 on to Drexel.

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

- Current Zoning appears to be a B-B. The intent of the B-B business boulevard district is to combine residential, commercial, office and industrial development in an orderly arrangement along a major street so as to maximize the commercial service benefit it offers and to minimize its harmful affects on (1) traffic movement and flow; (2) traffic safety; (3) the various land uses within and in close proximity to the B-B district; and (4) the beauty of the community.
- The proposed plans, parking and set backs meet with the current zoning and regulations affecting the Site and Property.

h) A bullet point list of any variances, modifications or exceptions that you are seeking from City's Codes or Ordinance.

- Petitioner Egret is not seeking any variances or exceptions. After significant efforts and redesign, Egret went through several revisions and site modification in order to met with all applicable zoning and regulations.

Please feel free to contact the following if you have any questions or would like additional information:

| <u>Name/Person</u> | <u>Area</u> | <u>Phone</u> | <u>Email</u> |
|--------------------|--|--------------|--|
| Helen Zhen | Petitioner, Principal Egret Real Estate LLC | 630-999-5333 | helenzus@gmail.com |
| Michael Durlacher | Legal matters | 312-304-6453 | madattorney@gmail.com |
| Ken Soltis | Design Team | 312-735-4238 | ken@taurusmodal.com |
| Ryan Phillips | Realtor/Design Team | 773-206-3234 | ryan@taurusmodal.com |
| Miro Moro | Architect/Civil Eng. | 630-570-6763 | mmoro@waremalcomb.com |
| Gary Wiss | Engineer/ Spaceco Inc. | 847-696-4060 | gwiss@spacecoinc.com |

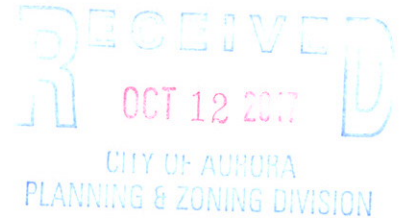
Respectfully submitted,



Michael Durlacher
Attorney for Petitioner, Egret Real Estate LLC

From: Egret Real Estate LLC / Land Use Petition
2871 Peachtree Circle
Aurora IL 60502
c/o Taurus Modal Attn: Ken Soltis (312) 735-4285 ken@taurusmodal.com
c/o Michael Durlacher 312-304-6453 email: madattorney@gmail.com
For Property Owner: c/o Jack Parrino 312-580-2315 email: jparrino@thompsoncoburn.com

To: City of Aurora, Planning and Zoning
44 E. Downer Place
Aurora IL 60506
(630) 256-3080
coaplanning@aurora-il-org



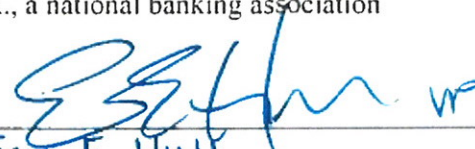
Re: Authorization Letter for 708 N. 59th Street, Aurora IL

To whom it may concern:

As the owner of record of the above stated property, I hereby affirm that I have full legal capacity to authorize, Egret Real Estate LLC, and its representatives, to act as the owner's agent through the City of Aurora Land Use Petition process with the City of Aurora for said Property.

Property Owner"

THE HUNTINGTON NATIONAL BANK,
SUCCESSOR BY MERGER TO FIRSTMERIT
BANK, N.A., a national banking association

By: 
Name: Eric E. Hull
Title: VICE PRESIDENT

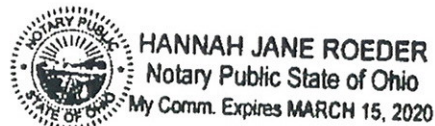
State of Ohio)
County of Summit) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Eric E. Hull personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such persons, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this day of August 29, 2017.



Notary Public



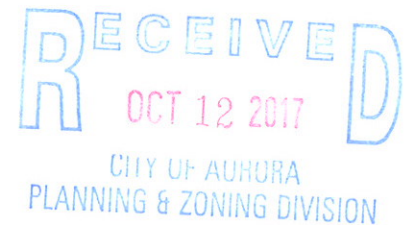
LEGAL DESCRIPTION:

PARCEL 1: LOT 3 IN MEIJER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2000 AS DOCUMENT R2000-14525, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY NON-EXCLUSIVE DRIVEWAY ACCESS EASEMENT AGREEMENT RECORDED JANUARY 27, 2000 AS DOCUMENT R2000-13296 FOR INGRESS AND EGRESS OVER PARTS OF LOT 2 AS DESCRIBED IN EXHIBIT B ATTACHED THERETO AND DEPICTED ON EXHIBIT C ATTACHED THERETO.

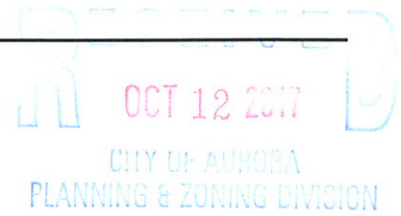
Common Address: 708 N. 59th Street Aurora:

P.I.N. 07-21-200-048



Parking and Stacking Requirement Worksheet

Project Number: CHI17-0079-00
Petitioner: Egret Real Estate LLC



Parking Requirement

| | |
|----------------------------------|------------|
| Total Parking Requirement | 111 |
| Enclosed Parking Spaces | - |
| Surface Parking Spaces | 111 |

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

Stacking Requirement

| | | |
|---|----------|--|
| Total Stacking Requirement (number of stacking spaces) | - | |
| Drive-through facilities | - | 5 stacking spaces at each bay, window, lane, ordering station, machine or similar. |
| Car wash facilities, automated | - | 20 stacking spaces or 10 per approach lane, whichever is greater. |
| Car wash facilities, self-service | - | 3 stacking spaces per approach lane, plus 2 drying spaces per stall |
| Preschool or daycare facilities, drop-off area | - | 5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF. |

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

OFFICE USE ONLY

Verified By: Alex Minnella

Requirement Based On:

| <u>Sq Ft / Units</u> | <u>Use</u> | <u>Needed</u> | <u>Number Required</u> |
|----------------------|---|---------------------------|------------------------|
| 3600 | Structure 2100: Business or professional office | 1 space per 300 SF of GFA | 12 |
| 18900 | Structure 2400: Recreational Facilities | 1 space per 200 SF of GFA | 98.9 |

Landscaping CTE Requirement Worksheet

Project Number: CH117-0079-00
Petitioner: Egret Real Estate LLC
Street Frontage: 162 L.F.
Stormwater HWL: L.F. Wet Bottom
 - L.F. Dry Bottom
Neighborhood Border: L.F.
Dwelling Units: - units
Subdivision Name: Meijer Subdivision

Perimeter Yard: 1,256 L.F.
Buffer Yard: 371 L.F.
Surface Parking Spaces: 231 spaces
Parking Lot Islands: - Number
Building Foundation: 724 L.F.
Lot Number: Lot 3

Standard Requirements

| | Plant Mix Guidelines | | | | | Waived CTEs |
|------------------------------|----------------------|-----------------|------------------|------------------|------------------|-------------|
| | Canopy Trees | Evergreen Trees | Understory Trees | Evergreen Shrubs | Deciduous Shrubs | |
| Total CTEs Required | 1 | 1/3 | 1/3 | 1/20 | 1/20 | 1 |
| Street Trees | 5 | 0 | 0 | 0 | 0 | |
| Wet Stormwater Facility | 0 | 0 | 0 | 0 | 0 | |
| Dry/Turf Stormwater Facility | 0 | 0 | 0 | 0 | 0 | |
| Neighborhood Border | 0 | 0 | 0 | 0 | 0 | |
| Dwelling Unit | 0 | 0 | 0 | 0 | 0 | |
| Perimeter Yard | 19 | 17 | 17 | 74 | 74 | 1 |
| Buffer Yard | 4 | 3 | 3 | 14 | 14 | |
| Parking Lot Islands | 11 | 0 | 0 | 57 | 57 | |
| Building Foundation | 0 | 0 | 0 | 70 | 70 | |
| Total: | 39 | 20 | 20 | 215 | 215 | 1 |

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

Verified By:

Alex Minnella

Date:



Landscape Material Worksheet

Project Number: CHI17-0079-00
Petitioner: Egret Real Estate LLC

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PLANNING & ZONING DIVISION

Proposed Street Trees (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|-----------|-----------|--------------|-----------------------------|
| Aceraceae | Acer | saccharum | State Street Miyabe Maple |
| Ulmaceae | Celtis | occidentalis | Hackberry |
| Fagaceae | Quercus | bicolor | Swamp White Oak |
| Rosaceae | Crataegus | crus-galli | Thornless Cockspur Hawthorn |
| | | | |

Proposed Canopy Trees (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|----------------|--------------|-------------|---------------------|
| Hamamelidaceae | Liquidambar | styraciflua | Moraine Sweet Gum |
| Platanaceae | Platanus | acerifolia | Bloodgood Planetree |
| Fagaceae | Quercus | imbricaria | Shingle Oak |
| Magnoliaceae | Liriodendron | tulipifera | Tulip-tree |
| | | | |

Proposed Evergreen Trees (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|--------------|----------------------|-----------|--------------------|
| Pinaceae | Pinus | strobus | Eastern White Pine |
| Cupressaceae | Juniperus virginiana | Canaerti | Canaerti Juniper |
| Cupressaceae | Taxodium | distichum | Baldcypress |
| Pinaceae | Abies | concolor | White Fir |
| | | | |

Proposed Understory Trees (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|---------------|---------|--------------|-------------------------|
| Oleaceae | Syringa | pekinensis | China Snow Peking Lilac |
| Rosaceae | Malus | zumi | Zumi Crabapple |
| Anacardiaceae | Rhus | copallina | Flameleaf Sumac |
| Cornaceae | Cornus | alternifolia | Pagoda Dogwood |
| | | | |

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|------------|----------|--------------|----------------------|
| Oleaceae | Syringa | meyeri | Dwarf Korean Lilac |
| Adoxaceae | Viburnum | dentatum | Blue Muffin Viburnum |
| Rosaceae | Spiraea | nipponica | Snowmound Spirea |
| Myricaceae | Myrica | pensylvanica | Northern Bayberry |
| | | | |

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

| Family | Genus | Species | Common Name |
|----------|-------|--------------|---------------------------|
| Buxaceae | Buxus | Glencoe' | Chicagoland Green Boxwood |
| Pinaceae | Picea | glauca | Dwarf Alberta Spruce |
| Taxaceae | Taxus | media | Dense Intermediate Yew |
| Cypress | Thuja | occidentalis | Woodward Arborvitae |
| | | | |

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Alex Minnella Date: September 19, 2017