

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2017.188

Subject Property Information

Address/Location: 1378 Butterfield Road/being north of Butterfield Road and east of Church Road

Parcel Number(s): 12-35-480-004

Petition Request(s)

Requesting approval of a Final Plan for Lot 11 of Savannah Crossing Subdivision located at 1378 Butterfield Road being north of Butterfield Road and east of Church Road for Restaurant with a drive-through facility (2530) Use

Attachments Required

Development Tables Excel Worksheet - digital only (1-0)

Word Document of: Legal Description (2-1)

One Paper and pdf Copy of: Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Parking Worksheet (1-8)

Landscape Requirement Worksheet (1-22)

Landscape Materials Worksheet (1-23)

Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Existing CC and Rs (2-1)

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

Two Paper and One pdf Copy of: Fire Access Plan (2-6) Final Engineering Plans (2-16) Stormwater Permit Application (App 1-Stormwater Report (2-10): Does not need full report. Provide storm sewer calculations and overland flood route

calculation

Soil Investigation Report (1-copy)

One Paper and pdf Copy of: Final Plan (2-4) Landscape Plan (2-7)

Stormwater Permit Application (App 1-14) Building and Signage Elevations (2-11)



CITY OF AURORA
PLANNING & ZONING DIVISION

Petition Fee: \$1,250.00 (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: ChitpLoft Date 04-10-2018

Print Name and Company: CHRISTOPHER GUNN, INSITE DEVELOPMENT SERVICES, 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 10th day of april, 2018.

County of Du Page) S

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OFFICIAL SEAL
JACILYN M LIAROMATIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/12/21

NOTARY PUBLIC SEAL



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

Filing Fee Worksheet

Project Number: 2017.188

Linear Feet of New Roadway:

N/A

Petitioner: INSITE REAL ESTATE INVESTMENT PROPERTIE

New Acres Subdivided (if applicable): 0.00

Number of Acres: 1.05

Area of site disturbance (acres): 0.98

Number of Street Frontages: 2.00

Non-Profit No

Filling Fees Due at Land Use Petition:

Request(s):

Final Plan	\$ 750.00
Final Engineering Filing Fee	\$ 500.00
	\$ -
	\$ -
	\$ -
	\$ -

\$1,250.00 Total:

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Verified By:

Jill N. Morgan

Date: 4/7/2018





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Project Contact Information Sheet

Project Number:

2017.188

Petitioner Company (or Full Name of Petitioner):

CITY OF AURORA PLANNING & ZONING DIVISION

INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC(DEVELOPER)

Owner							
First Name:	D. Scott	Initial:		Last Name:	Carr	Title:	Mr.
Company Name:	TMK/Inland Aurora Venture, LLC	_		-			
Job Title:	Manager					-	
Address:	814 Commerce Drive, Suite 300						
City:	Oak Brook	State:	IL	Zip:	60523	3	
Email Address:		Phone No.:		Mobile No.:			
Main Contact (The in	dividual that signed the Land Use	Petition)					
Relationship to Project:	dividual that signed the Luna osc	Land Developer	r / Ruilder				
Company Name:	InSite Development Services, LLC	Lana Bovolopol	, Ballaoi				
First Name:	Christopher	Initial:		Last Name:	Gunn	Title:	Mr.
Job Title:	Project Manager	militar.		Edot Hamo.	Curin	_ 11110.	
Address:	1400 16th Street, Suite 300						
City:	Oak Brook	State:	L	Zip:	60523	3	
Email Address:	cgunn@insiterealestate.com	Phone No.:	630-617-9149	Mobile No.:	847-814-4866		
Additional Contact #		_1 110110 140	000 011 0140	_ 14100110 140	047 014 4000		
		Tanant					
Relationship to Project:	Tama Canital I I C	Tenant					
Company Name:	Toms Capital LLC	1-141-1		1 1 11	DI-		
First Name:	Nick	Initial:		Last Name:	Boyle	_Title:	Mr.
Job Title:	Manager					-	
Address:	450 West 14th Street, 13th Floor	04-4	NIV	7:	4004		
City:	New York	_State:	NY 240 7000	_Zip:	10014	<u> </u>	
Email Address:	Nick@tomscapital.com	_Phone No.:	212-524-7339	_ Mobile No.:		-	
Additional Contact #2	2						
Relationship to Project:		Engineer					
Company Name:	Mackle Consultants, LLC					_	
First Name:	David	Initial:	Α	Last Name:	Shindoll	_Title:	Mr.
Job Title:	Vice President						
Address:	9575 W. Higgins Road, Suite 500					_	
City:	Rosemont	_State:	<u>IL</u>	_Zip:	60018	<u>3</u>	
Email Address:	dshindoll@mackieconsult.com	_Phone No.:	847-696-1400	_ Mobile No.:	(847)878-3643		
Additional Contact #3	<u>3</u>						
Relationship to Project:		Architect					
Company Name:	InterPlan						
First Name:	Lisa	Initial:		Last Name:	Latal	Title:	
Job Title:	Program Manager						
Address:	604 Courtland Street, Suite 100						
City:	Orlando	State:	FL	Zip:	32804	Ī	
Email Address:	LLatal@interplanllc.com	Phone No.:	(630) 932-2336	Mobile No.:			
Additional Contact #4	4						
Relationship to Project:							
Company Name:							
First Name:		Initial:		Last Name:		Title:	
Job Title:		miliai.		Last Hame.		- ''	-
Address:						-	
City:		State:		Zip:		-	
Email Address:		Phone No.:		Mobile No.:			
						•	



InSite Real Estate, LLC
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8854
Phone: 630-617-9100 | Fax: 630-617-9120 | www.insiterealestate.com

March 30, 2018

Mr. John Curley Chief Development Services Offices City of Aurora 1 South Broadway, 3rd Floor Aurora, Illinois 60507



RE: Savannah Crossings Subdivision Lot 11 – Land Use Petition Qualifying Statement DST Project 2017.188

Dear Mr. Curley,

Please accept this Qualifying Statement for a Land Use Petition at the above-mentioned site located at 1378 Butterfield Road in the City of Aurora (Lot 11). We attended pre-application meetings with the Development Services Team (DST) staff on October 17, 2017, and March 8, 2018. At the first meeting, staff requested Lot 11 coordinate its site plan with the proposed development on Lot 10 of the Savannah Crossings Subdivision as well as address staff's concerns regarding the location of the access and the drive-through stacking. InSite coordinated with the proposed user for Lot 10 to revise the Lot 11 site plan, and staff agreed the revision addressed their concerns during the March 8, 2018, meeting.

InSite proposes a 2,165-square foot Burger King Restaurant with a drive-through facility on Lot 11. The Plan Description for Savannah Crossings allows up to three drive throughs on Lots 3, 5, 9, 10, or 11, while the underlying zoning, B2(S) permits restaurants with a drive-through facility with Special Use Review. Two drive-throughs exist within the Subdivision, and the proposed development on Lot 10 also includes a drive-through. If the Lot 10 submittal occurs prior to the intake of this submittal, InSite respectfully requests a Special Use for the proposed drive-through on Lot 11.

The proposed restaurant use is consistent with the Plan Description for the Savannah Crossings Subdivision and will be operated by a franchisee that operates over 100 locations in their portfolio. This location will generate approximately 25 full-time and 25 part-time jobs. Access to the site will be limited to a private access road, and the site plan is configured to share access with Lot 10 to limit curb cuts, minimize interference between the drive-throughs, traffic, and pedestrians, as well as provide circulation for fire trucks between the two sites. A total of 22 parking stalls are proposed to meet the Subdivision Plan Description which exceeds City of Aurora Zoning requirements. Wet and dry utilities are stubbed to the site, and stormwater detention for this site is provided in the existing detention basins for the Subdivision.

We look forward to working with you and your department on this project. If you have any questions, please contact me at 630-617-9149.

Thank you,

Chris Gunn

InSite Real Estate, LLC

Chritiplandin

CC:

Ed Sieben – City of Aurora
Jill Morgan – City of Aurora

March 22, 2018

From: D. Scott Carr TMK/Inland Aurora Venture, LLC c/o IRC Retail Centers LLC 814 Commerce Drive, Suite 300 Oak Brook, Illinois 60523 APR 12 2018

CITY OF AURORA
PLANNING & ZONING DIVISION

To:

City of Aurora, Planning and Zoning Division

1 South Broadway Aurora, Illinois 60505

Re:

Authorization Letter for Lot 11 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 InSite Real Estate Investment Properties, L.L.C., an Illinois limited liability company, and its representatives to act as owner's agent through the Special Use and Final Plan process with the City of Aurora for said property.

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

By: ____ Name:

Its: ____

Subscribed and sworn to before me this 22~2 day of March, 2018

Notary Signature: David C. Hinton

"OFFICIAL SEAL"
David C. Hinton
Notary Public, State of Illinois
My Commission Expires September 20, 2020

LEGAL DESCRIPTION

LOT 11 OF SAVANNAH CROSSINGS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2007 AS DOCUMENT 2007K066321, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



Parking and Stacking Requirement Worksheet

Project Number: 2017.188

Petitioner: INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC(DEVELOPER)

Parking Requirement

Total Parking Requirement	9
Enclosed Parking Spaces	-
Surface Parking Spaces	9

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

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	15	
Drive-through facilities	15	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 faculties greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Jill N. Morgan

Requirement Based On:

Sq Ft / Units

<u>Use</u>

Structure 2210: Food and beverage

Needed

Number Required

28.0000 establishments

1 per 3 seats

9.33 9

Total

APR 12 2018

CITY OF AURORA PLANNING & ZONING DIVISION



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Landscaping CTE Requirement Worksheet

Project Number: 2017.188

Petitioner: INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC

Street Frontage

436 L.F.

Perimeter Yard

856 L.F.

Stormwater HWL N/A

L.F. Wet Bottom

Buffer Yard

- L.F.

L.F. Dry Bottom

Surface Parking Spaces

22 spaces 4 Number

Neighborhood Border

<u>Dwelling Units</u>

L.F. units

Building Foundation

229 L.F.

Subdivision Name: Savannah Crossings

N/A

Lot Number

Lot 11

Parking Lot Islands

Standard Requirements

Standard Requirements	Plant Mix Guidelines						
		Canopy Trees	Evergreen	Understory	Evergreen	Deciduous	
			Trees	Trees	Shrubs	Shrubs	
				CTE Equivilant Va	alue		
	Total CTEs	1	1/3	1/3	1/20	1/20	
	Required					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Street Trees	13.0	13	0	0	0	0	
Wet Stormwater Facility	0.0	0	0	0		0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	26.0	13	12	12	- 0	0	
Buffer Yard	0.0	0	0	12	52	52	
Parking Lot Islands	2.0	1	0	0	0	0	
Building Foundation	2.0	0	0	0	7	7	
Total:	43.0	27	12	0	20	20	
	10.0	21	12	12	79	79	1

Unit/Phase:

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Verified By: Jill N. Morgan



CITY OF AURORA
PLANNING & ZONING DIVISION

Date: 4/7/2018



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1-23

Landscape Material Worksheet

Project Number: 2017.188

Petitioner: INSITE REAL ESTATE INVESTMENT PROPE

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Proposed Street Trees (Minimum of 4 unique entries required)

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Genus	Species	Common Name	PLAN
Catalpa	speciosa	Northern Cataloa	(1 0
Celtis	occidentalis		
Gleditsia	triacanthos f. inermis		
Robinia			
Ulmus	accolade		
	Catalpa Celtis Gleditsia Robinia	Catalpa speciosa Celtis occidentalis Gleditsia triacanthos f. inermis Robinia psuedoacacia	Catalpa speciosa Northerr Catalpa Celtis occidentalis Hackberry Gleditsia triacanthos f. inermis Skyline' Honey Locust Robinia psuedoacacia Black Locust

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Ginkgoaceae	Ginkgo	biloba	'Princeton Sentry'
Fabaceae	Gleditsia	triacanthos f. inermis	Skyline' Honey Locust
Cannabaceae	Celtis	occidentalis	Hackberry
Ulmaceae	Ulmus	accolade	Accolade Elm
Platanaceae	Platanus	acerfolia	London Plane Tree
latanaceae			London Flanc Free

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	virginiana	Eastern Redcedar
Pinaceae	Picea	glauca 'Densata'	Black Hills Spruce
Pinaceae	Pseudotsuga	menziesii	Douglas Fir
Cupressaceae	Thuja	plicata	Giant Arborvitae

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Cercis	canadensis	Eastern Redbud
Rosaceae	Amelanchier	grandifola	Apple Serviceberry
Rosaceae	Crataegus	crusgalli	Thronless Cockspur Hawthorn
Rosaceae	Malus	x 'Jewelcole'	Red Jewel Crabapple
Cornaceae	Cornus	mas	Cornelian Cherry Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Hydrangeaceae	Hydrangea	arborescens	Smooth Hydrangea
Anacardiaceae	Rhus	aromatic 'Gro-Low'	Gro-Low Sumac
Rosaceae	Aronia	melanocarpa	Iroquois Beauty Chokeberry
Adoxaceae	Viburnum	dentatum	Blue Muffin Arrowwood Viburnum
Grossulariaceae	Ribes	alpinum	Alpine Currant

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea		Bird's Nest Spruce
Taxaceae	Taxus	The state of the s	Dense Yew
Buxaceae	Buxus	microphylla 'Glencoe'	Chicagoland Green Boxwood
Cupressaceae	Juniperus	chinensis var. sargentii	
Aquifoliaceae	llex	glabra	Inkberry

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: Jill N. Morgan Date: 4/7/2018