



**Filing Fee Worksheet**

**Project Number:** 2017.188

**Linear Feet of New Roadway:** N/A

**Petitioner:** INSITE REAL ESTATE INVESTMENT PROPRTIE

**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

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plan	\$	750.00
	Final Engineering Filing Fee	\$	500.00
		\$	-
		\$	-
		\$	-
		\$	-

**Total:** **\$1,250.00**

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

Verified By: Jill N. Morgan

Date: 4/7/2018

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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



CITY OF AURORA  
 PLANNING & ZONING DIVISION

### Project Contact Information Sheet

**Project Number:** 2017.188

**Petitioner Company (or Full Name of Petitioner):** 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  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: Land Developer / Builder  
 Company Name: InSite Development Services, LLC  
 First Name: Christopher Initial: \_\_\_\_\_ Last Name: Gunn Title: Mr.  
 Job Title: Project Manager  
 Address: 1400 16th Street, Suite 300  
 City: Oak Brook State: IL Zip: 60523  
 Email Address: cgunn@insiterealestate.com Phone No.: 630-617-9149 Mobile No.: 847-814-4866

**Additional Contact #1**

Relationship to Project: Tenant  
 Company Name: Toms Capital LLC  
 First Name: Nick Initial: \_\_\_\_\_ Last Name: Boyle Title: Mr.  
 Job Title: Manager  
 Address: 450 West 14th Street, 13th Floor  
 City: New York State: NY Zip: 10014  
 Email Address: Nick@tomscapital.com Phone No.: 212-524-7339 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Engineer  
 Company Name: Mackle Consultants, LLC  
 First Name: David Initial: A Last Name: Shindoll Title: Mr.  
 Job Title: Vice President  
 Address: 9575 W. Higgins Road, Suite 500  
 City: Rosemont State: IL Zip: 60018  
 Email Address: dshindoll@mackieconsult.com Phone No.: 847-696-1400 Mobile No.: (847)878-3643

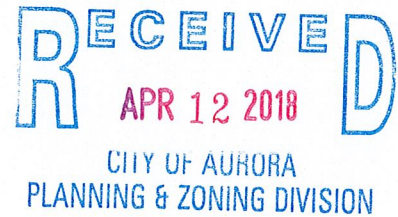
**Additional Contact #3**

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  
 Email Address: LLatal@interplanllc.com Phone No.: (630) 932-2336 Mobile No.: \_\_\_\_\_

**Additional Contact #4**

Relationship to Project: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

March 30, 2018



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

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

Dear Mr. Curley,

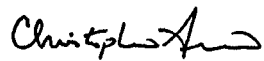
Please accept this Qualifying Statement for a Land Use Petition at the above-mentioned site located at 1378 Butterfield Road in the City of Aurora (Lot 11). We attended pre-application meetings with the Development Services Team (DST) staff on October 17, 2017, and March 8, 2018. At the first meeting, 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,

A handwritten signature in black ink, appearing to read "Chris Gunn". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Gunn  
InSite Real Estate, LLC

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

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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:

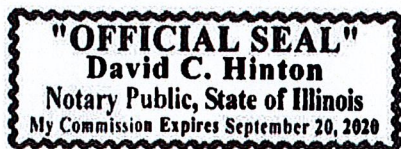
As the record owner of the above-identified property, the undersigned entity affirms that it has full legal capacity to authorize InSite Real Estate Investment Properties, L.L.C., an Illinois limited liability company, and its representatives to act as owner's agent through the Special Use and Final Plan process with the City of Aurora for said property.

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

By:   
Name: D. Scott Carr  
Its: MANAGER  
Date: 3-22-18

Subscribed and sworn to before me this 22<sup>ND</sup> day of March, 2018

Notary Signature: David C. Hinton



**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.

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## Parking and Stacking Requirement Worksheet

**Project Number:** 2017.188

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

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>9</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	9

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

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>15</b>	
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 facilities greater than 5,000 SF.


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**OFFICE USE ONLY**

Verified By: Jill N. Morgan

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
28.0000	Structure 2210: Food and beverage establishments	1 per 3 seats	9.33
<b>Total</b>			<b>9</b>

  
 APR 12 2018  
 CITY OF AURORA  
 PLANNING & ZONING DIVISION



**Landscaping CTE Requirement Worksheet**

**Project Number:** 2017.188  
**Petitioner:** INSITE REAL ESTATE INVESTMENT PROPERTIES, LLC  
**Street Frontage:** 436 L.F.  
**Stormwater HWL:** N/A L.F. Wet Bottom  
 N/A L.F. Dry Bottom  
**Neighborhood Border:** - L.F.  
**Dwelling Units:** - units  
**Subdivision Name:** Savannah Crossings  
**Unit/Phase:** N/A  
**Lot Number:** Lot 11  
**Perimeter Yard:** 856 L.F.  
**Buffer Yard:** - L.F.  
**Surface Parking Spaces:** 22 spaces  
**Parking Lot Islands:** 4 Number  
**Building Foundation:** 229 L.F.

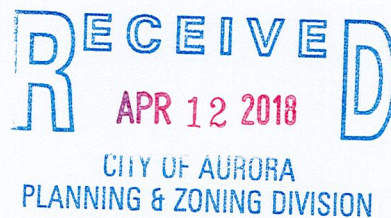
**Standard Requirements**

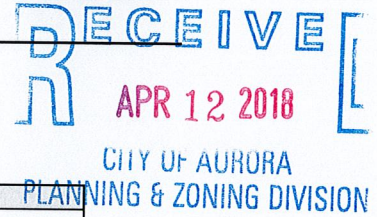
	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	13.0	13	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	26.0	13	12	12	52	52
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	2.0	1	0	0	7	7
Building Foundation	2.0	0	0	0	20	20
<b>Total:</b>	<b>43.0</b>	<b>27</b>	<b>12</b>	<b>12</b>	<b>79</b>	<b>79</b>

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Verified By: Jill N. Morgan

Date: 4/7/2018





**Landscape Material Worksheet**

**Project Number:** 2017.188  
**Petitioner:** INSITE REAL ESTATE INVESTMENT PROPE

**Proposed Street Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Bignoniaceae	Catalpa	speciosa	Northern Catalpa
Cannabaceae	Celtis	occidentalis	Hackberry
Fabaceae	Gleditsia	triacanthos f. <i>inermis</i>	Skyline' Honey Locust
Fabaceae	Robinia	psuedoacacia	Black Locust
Ulmaceae	Ulmus	accolade	Accolade Elm

**Proposed Canopy Trees (Minimum of 4 unique entries required)**

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

**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	grandifolia	Apple Serviceberry
Rosaceae	Crataegus	crusgalli	Thornless Cocksaur 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	abies	Bird's Nest Spruce
Taxaceae	Taxus	media 'Densiformis'	Dense Yew
Buxaceae	Buxus	microphylla 'Glencoe'	Chicagoland Green Boxwood
Cupressaceae	Juniperus	chinensis var. <i>sargentii</i>	Sargent Juniper
Aquifoliaceae	Ilex	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