

ORIGINAL



**CITY OF AURORA
CITY COUNCIL**

RESOLUTION NUMBER: R10-433

DATE OF PASSAGE: December 21, 2010

PETITIONER: Cibulskis, et al

A RESOLUTION APPROVING A PRELIMINARY PLAN AND PLAT ON 5.32 ACRES FOR A COMMERCIAL DEVELOPMENT FOR THE PROPERTY LOCATED AT 231 N. EOLA ROAD AND EAST OF EOLA ROAD AND NORTH OF THE ILLINOIS PRAIRIE PATH IN DUPAGE COUNTY, ILLINOIS

WHEREAS, by petition dated April 6, 2010, Cibulskis, et al filed with the City of Aurora a Preliminary Plan and Plat for the property located at 231 N. Eola Road and east of Eola Road and north of the Illinois Prairie Path as described on Exhibit "A" attached hereto; and

WHEREAS, said plan and plat was duly referred by the Aurora City Clerk to the Aurora City Council, who, in turn, referred said plan and plat to the Aurora Planning Council, Planning Commission and Planning & Development Committee for study and recommendation, and to the Aurora City Council for final decision; and

WHEREAS, said plan and plat has been determined to be in substantial conformance with the appropriate procedures and provisions set forth in the Aurora Zoning Ordinance No. 3100 Section 10.7-9 and 10.7-10; and

WHEREAS, said plat has been determined to be in substantial conformance with the Aurora Municipal Code, Chapter 43 entitled "The Aurora Subdivision Control Ordinance"; and

WHEREAS, said plan and plat has been determined to be in substantial conformance with the Northbridge Development Planned Development District Plan Description; and

WHEREAS, on October 26, 2010, the Aurora Planning Council recommended that said plan and plat be conditionally approved; and

WHEREAS, on October 20, 2010, the Aurora Planning Commission reviewed said plan and plat and recommended that said plan and plat be conditionally approved; and

WHEREAS, on November 4, 2010, the Planning and Development Committee of the Aurora City Council reviewed said plan and plat and said recommendations and recommended that said plan and plat be conditionally approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this resolution, accepts the recommendation of the Aurora Planning Commission and Planning and Development Committee, and hereby approves said Plan and Plat with the following condition:

1. That it be recognized by the petitioner that sufficient information was not provided to review and approve the preliminary stormwater management as shown on the Preliminary Plan and Plat. The lot sizes and site design may need to be modified at the time of Final Plan and Plat in order to meet the requirements of the Kane County Stormwater Ordinance.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Preliminary Plan and Plat as described on the attached Exhibit "A", and that the Aurora City Clerk is hereby directed to file and keep on record said plan and plat and a copy of this resolution after its passage and signing by the Aurora City Council.

APPROVED by the City Council of the City of Aurora, Illinois on December 21, 2010.

AYES 11 NAYS 0 ABSENT 1

SIGNED by the Mayor of the City of Aurora, Illinois on December 21, 2010.

ATTEST:


City Clerk


Mayor

Case File Number: NA08/1-10.150-Rz/Su
Parcel Numbers: 07-08-103-016
07-08-103-021

This instrument prepared by:
Aurora Planning and Zoning Division
1 South Broadway
Aurora, Illinois 60505

EXHIBIT "A"

INFORMATION SHEET

For the Preliminary Plan and Plat for the property located at 231 N. Eola Road and east of Eola Road and north of the Illinois Prairie Path

OWNER:	Cibulskis, et al 321 N. Eola Road Aurora, IL 60502
DATE PLAN & PLAT RECEIVED BY PLANNING:	October 26, 2010
PLAN & PLAT PREPARED BY:	Schoppe Design Associates, Inc. 126 S. Main Street Oswego, IL 60543

NOTE: A COPY OF THIS PLAN & PLAT AS REFERENCED HEREON IS ON FILE IN THE CITY OF AURORA PLANNING AND ZONING DIVISION OFFICE ON THE SECOND FLOOR, 1 SOUTH BROADWAY, AURORA, ILLINOIS, 60505.

RECOMMENDATION

TO: THE COMMITTEE OF THE WHOLE

FROM: THE PLANNING & DEVELOPMENT COMMITTEE

The Planning & Development Committee At Their Meeting On Thursday, November 4, 2010 Recommended **APPROVAL** Of A Resolution Approving A Preliminary Plan And Plat On 5.32 Acres For A Commercial Development For The Property Located At 231 N. Eola Road And East Of Eola Road And North Of The Illinois Prairie Path In DuPage County, Illinois (Cibulskis, Et Al - NA08/1-10.150-Rz/Su - JR/TD - Ward 10) (If Moved Forward By The Planning And Development Committee At Its 11/4/2010 Meeting, This Item Should Accompany The Annexation Agreement To The 12/14/2010 City Council Meeting As Unfinished Business After The Public Hearing)

CONDITIONS:

1. That it be recognized by the petitioner that sufficient information was not provided to review and approve the preliminary stormwater management as shown on the Preliminary Plan and Plat. The lot sizes and site design may need to be modified at the time of Final Plan and Plat in order to meet the requirements of the Kane County Stormwater Ordinance.

Submitted By Michael B. Saville
Alderman Michael Saville, Chairman

Rick Melvino
Alderman Rick Melvino

Abby Schuler
Alderman Abby Schuler

John "Whitey" Peters
Alderman John "Whitey" Peters, Alternate

Dated This 8th Day Of November 2010

CIBULSKIS PROPERTY



Aurora, Illinois

PRELIMINARY PLAN & PLAT

File Item No. _____
Case File Number
NA08/1-10-150-R3/Su

PREPARED FOR:

Rich, John & Ron Cibulskis
231 CN North Eola Road
Aurora, IL. 60502

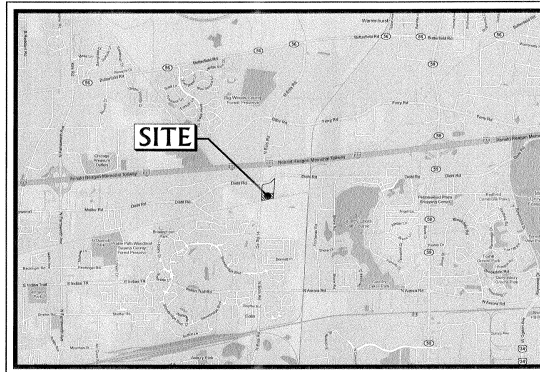
OWNER PIN
07-08-103-015
07-08-103-016
MR. CIBULSKIS
C/O AURORA AIR PRODUCTS
231 S EOLA ROAD
AURORA, IL. 60504

PREPARED BY:



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street Oswego, IL 60543
p: 630 551-3355 f: 630 551-3639
schoppedesign.net

LOCATION MAP



SECTION 5 & 8
TOWNSHIP 38 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN
NAPERVILLE TOWNSHIP
DUPAGE COUNTY, ILLINOIS

LEGAL DESCRIPTION

LOT 1 IN DIEHL'S INDUSTRIAL PARK, RECORDED MARCH 27, 1963 AS DOCUMENT NUMBER R63-9137, IN PARTS OF SECTION 5 AND 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID DIEHL'S INDUSTRIAL PARK; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 2 350.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOT 2 20.00 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2 TO A POINT ON THE WEST LINE OF SAID LOT 1 WHICH IS 20.00 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 20.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD RIGHT OF WAY PER DOCUMENT NUMBER R2009-083192 AND R94-070182.

AND:
LOT 2 IN DIEHL'S INDUSTRIAL PARK, RECORDED MARCH 27, 1963 AS DOCUMENT NUMBER R63-9137, IN PARTS OF SECTION 5 AND 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, AND THAT PART OF LOT 1 IN SAID DIEHL'S INDUSTRIAL PARK DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID DIEHL'S INDUSTRIAL PARK; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 2 350.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOT 2 20.00 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2 TO A POINT ON THE WEST LINE OF SAID LOT 1 WHICH IS 20.00 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 20.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD RIGHT OF WAY PER DOCUMENT NUMBER R94-070182.

TOTAL SUBJECT PROPERTY CONTAINS: 5.32 ACRES OR 231,567 SQ. FT.

SHEET INDEX

- 1 COVER SHEET
- 2 PRELIMINARY PLAN & PLAT
- 3 FIRE ACCESS PLAN
- 4 UTILITIES SCHEMATIC
- 5 TOPOGRAPHIC SURVEY

GENERAL NOTES

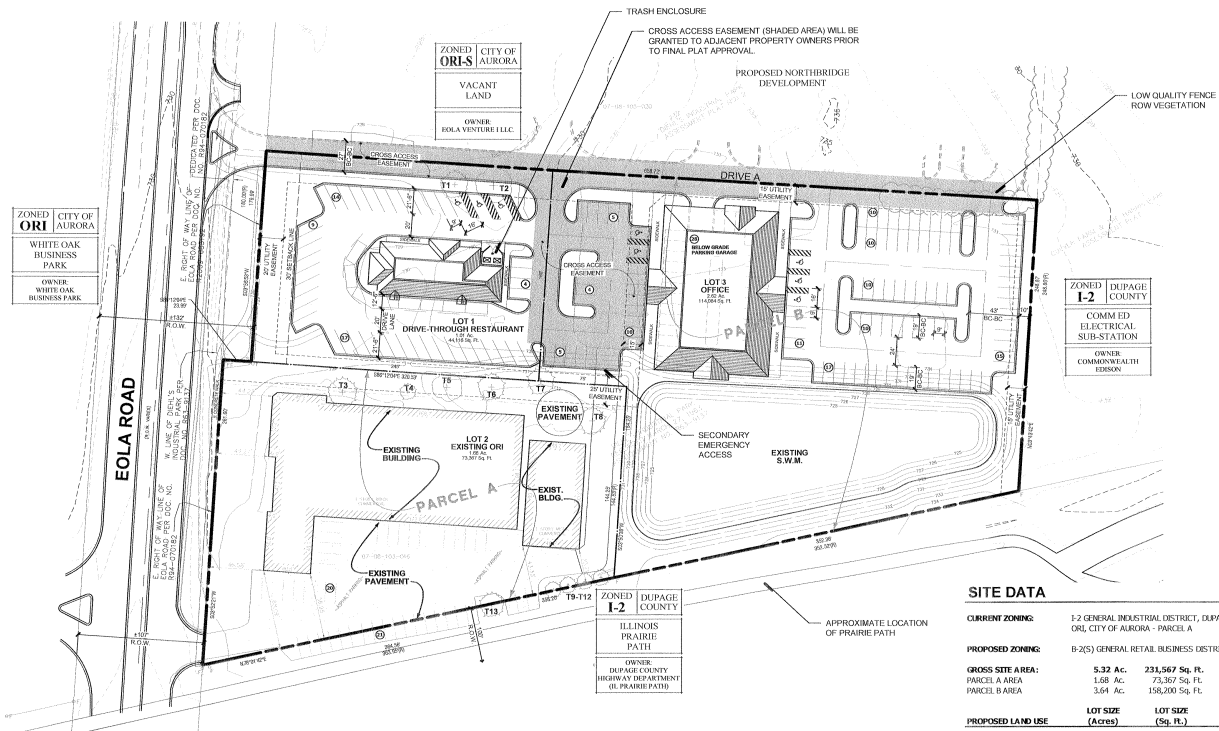
1. Existing boundary line and topographic information obtained from Plat of Survey prepared by Atwell, LLC dated 03-23-2010.
2. See Preliminary Engineering Plans dated xx-xx-2010 prepared by Rempe-Sharpe for existing and proposed utility information.

KEY

- ABBREVIATIONS:
- AC. ACRES
 - BC BACK OF CURB
 - FC FRONT OF CURB
 - SQ. FT. SQUARE FOOT/FEET
 - ⊙ MANHOLE
 - ⊗ WATER VALVE
 - ⌒ FLARED END SECTION
 - U.P. UTILITY POLE
 - FIRE HYDRANT
 - ← OVERLAND FLOW



REV.	DATE	SHEET NUMBER	PURPOSE
0	03-02-2010	ALL	ISSUED FOR INITIAL REVIEW
1	03-25-2010	ALL	REVISED SURVEY INFORMATION
2	07-02-2010	ALL	REVISED PER CITY COMMENTS
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ZONED CITY OF AURORA
ORI
 WHITE OAK BUSINESS PARK
 OWNER: WHITE OAK BUSINESS PARK

ZONED CITY OF AURORA
ORI
 VACANT LAND
 OWNER: EOLA VENTURE LLC

ZONED DUPAGE COUNTY
I-2
 COMM ED ELECTRICAL SUB-STATION
 OWNER: COMMONWEALTH ENERGY

ZONED DUPAGE COUNTY
I-2
 ILLINOIS PRAIRIE PATH
 OWNER: DUPAGE COUNTY HIGHWAY DEPARTMENT (IL PRAIRIE PATH)

1 PRELIMINARY PLAN & PLAT
 SCALE: 1" = 50'

SITE DATA

CURRENT ZONING: I-2 GENERAL INDUSTRIAL DISTRICT, DUPAGE COUNTY - PARCEL B ORL, CITY OF AURORA - PARCEL A

PROPOSED ZONING: D-2(5) GENERAL RETAIL BUSINESS DISTRICT WITH A SPECIAL USE FOR A PLANNED DEVELOPMENT

GROSS SITE AREA: 5.32 Ac. 231,567 Sq. Ft.

PARCEL A AREA: 1.68 Ac. 73,367 Sq. Ft.

PARCEL B AREA: 3.64 Ac. 158,200 Sq. Ft.

PROPOSED LAND USE	LOT SIZE (Acres)	LOT SIZE (Sq. Ft.)	BUILDING SIZE	% OF SITE COVERAGE WITH BUILDINGS	PARKING REQUIRED	PARKING PROVIDED
LOT 1 DRIVE-THROUGH RESTAURANT	1.01 Ac.	44,116 Sq. Ft.	4,900 Sq. Ft.	11.1%	44 Spaces	44 Spaces
LOT 2 EXISTING LIGHT INDUSTRIAL	1.68 Ac.	73,367 Sq. Ft.	27,374 Sq. Ft.	37.3%	27 Spaces	41 Spaces
LOT 3 OFFICE (3 story) w/ parking below	2.62 Ac.	114,084 Sq. Ft.	39,900 Sq. Ft.	11.7%	133 Spaces	135 Spaces
TOTALS	5.32 Ac.	231,567 Sq. Ft.	72,174 Sq. Ft.	19.7%	204 Spaces	220 Spaces
TOTAL SITE COVERED BY PAVEMENT:			65,061 Sq. ft.	28.1%		

EXISTING TREES:

#	TYPE	CONDITION	SIZE
T1	AUSTRIAN PINE	GOOD	14" CALIPER
T2	SILVER MAPLE	FAIR	30" CALIPER
T3	LARCH	GOOD	20" CALIPER
T4	COLORADO SPRUCE	GOOD	6" HEIGHT
T5	DMK	GOOD	12" CALIPER
T6	AUSTRIAN PINE	GOOD	12" CALIPER
T7	AUSTRIAN PINE	GOOD	12" CALIPER
T8	AUSTRIAN PINE	GOOD	18" CALIPER
T9	COLORADO SPRUCE	GOOD	6" HEIGHT
T10	COLORADO SPRUCE	GOOD	4" HEIGHT
T11	COLORADO SPRUCE	GOOD	4" HEIGHT
T12	COLORADO SPRUCE	GOOD	5" HEIGHT
T13	AUSTRIAN PINE	GOOD	12" CALIPER

GENERAL NOTES:

A. Existing boundary line and topographic information obtained from Plat of Survey prepared by Atwell, LLC.

B. See Preliminary Engineering Plans prepared by Rempe-Sharp for existing and proposed utility information.

C. Total number of buildings: 4

FOOT NOTES:

1. Drive-Through Restaurant to have 132 seats

2. The existing 21 parking spaces along the south property line are included in the parking count.

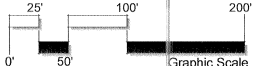
PARKING REQUIREMENTS PER ZONING ORDINANCE:

Drive-Through Restaurant: 1 parking space per 3 seats

Drive-Through Facilities: 5 parking spaces at each bay, window, land, ordering station, machine or similar use

Manufacturing & Industrial: 1 parking space per 1,000 sq. ft. of GFA

Office: 1 parking space per 300 sq. ft. of GFA



Prepared By: **sda**
 Schaepe Design Associates, Inc.
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 Aurora, IL 60502
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 Fax: 630.581.1001
 Email: info@sda.com
 Website: www.sda.com

Prepared For: **Rich, John & Ron Cibulskis**
 231 CN North Eola Road
 Aurora, IL 60502

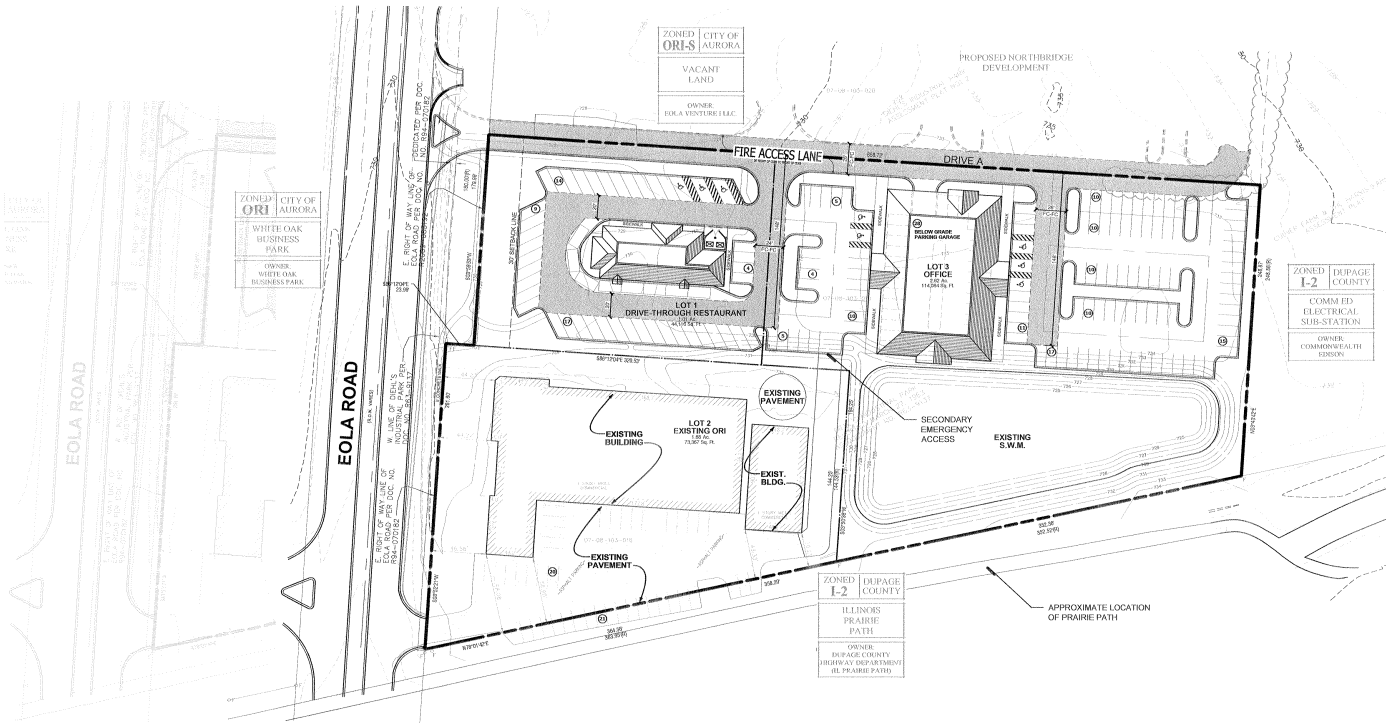
CIBULSKIS PROPERTY
 Aurora, Illinois
PRELIMINARY PLAN & PLAT

2 OF 5

Revisions

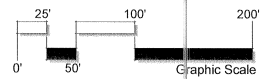
NO.	DATE	DESCRIPTION
1	02-26-2010	REVISED PER CITY COMMENTS
2	02-26-2010	REVISED PER CITY COMMENTS
3	03-02-2010	REVISED PER CITY COMMENTS
4	03-02-2010	REVISED PER CITY COMMENTS
5	03-02-2010	REVISED PER CITY COMMENTS

Date: 02-26-2010
 Scale: 1" = 50'
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 P/M: MJS
 Drawn: CT
 File #: 288.001_P2
 Sheet:



1 FIRE ACCESS PLAN
SCALE: 1" = 50'

1 FIRE ACCESS PLAN
SCALE: 1" = 50'



Prepared By
sda
Schoppe Design Associates, Inc.
126 S. Main Street
Aurora, IL 60502
P: 630 515-3352
F: 630 515-9309
www.schoppe.com

Prepared For
Rich, John & Ron Cibulskis
231 CN North Eola Road
Aurora, IL 60502

CIBULSKIS PROPERTY
Aurora, Illinois
FIRE ACCESS PLAN

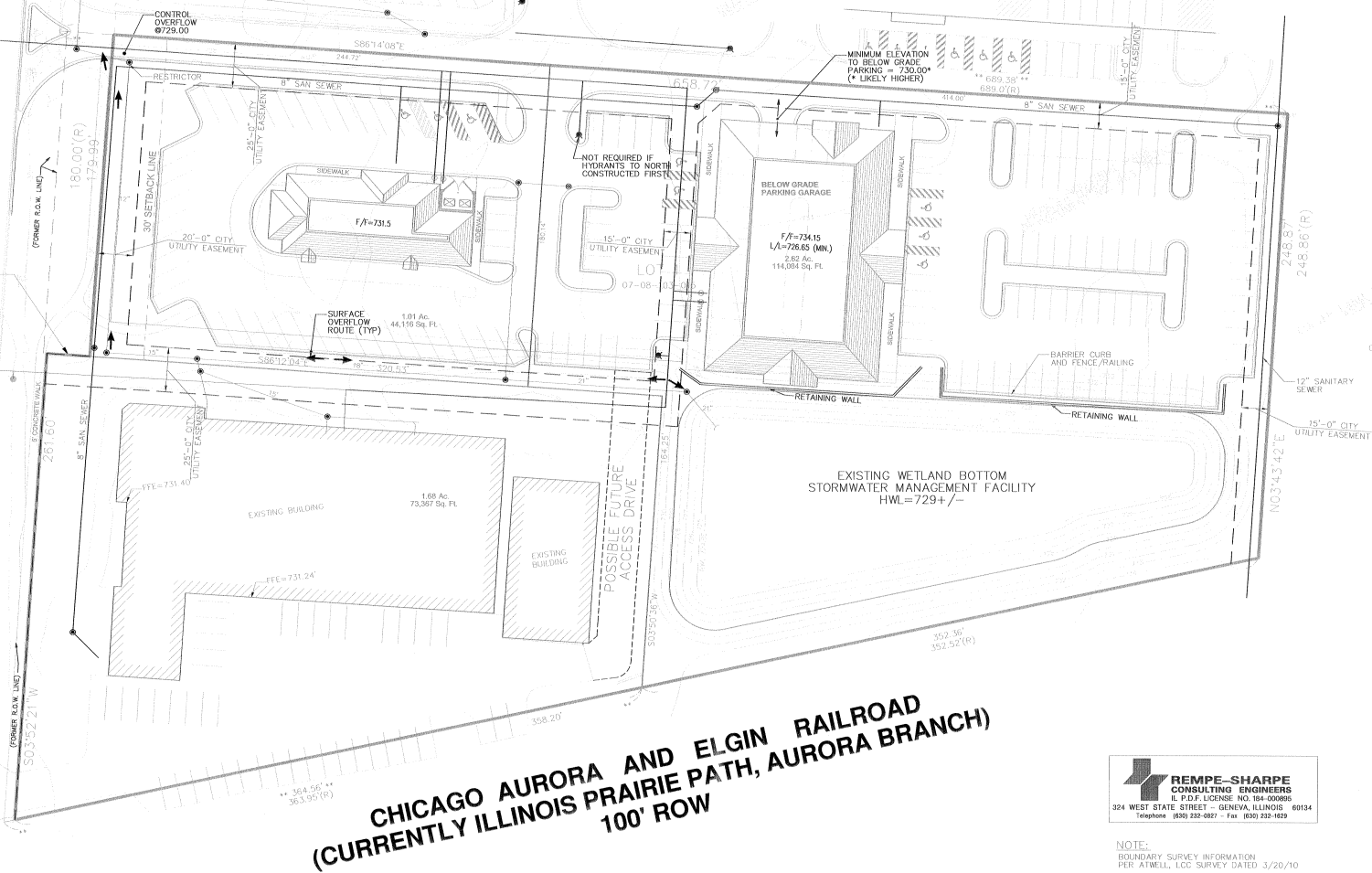


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EOLA ROAD

LOT 1
07-08-103-020



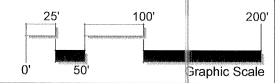
**CHICAGO AURORA AND ELGIN RAILROAD
(CURRENTLY ILLINOIS PRAIRIE PATH, AURORA BRANCH)
100' ROW**

1 UTILITIES SCHEMATIC
SCALE: 1" = 30'

REMPE-SHARPE CONSULTING ENGINEERS
IL P.D.F. LICENSE NO. 184-000995
324 WEST STATE STREET - GENOA, ILLINOIS 60134
Telephone (800) 232-0827 - Fax (830) 232-1829

NOTE:
BOUNDARY SURVEY INFORMATION
PER: ATWELL, LLC SURVEY DATED 3/20/10

EXCERPT FROM OFF-SITE
EASEMENT EXHIBIT PREPARED
BY: WEAVER BOOS CONSULTANTS



Prepared By: **sda**
Schoppe Design Associates, Inc.
200 S. Main Street
Genoa, IL 60135
Tel: 800-351-4355
Fax: 800-351-4039
www.schoppe.com

Prepared For: **Rich, John & Ron Cibulskis**
231 CN North Eola Road
Aurora, IL 60502

CIBULSKIS PROPERTY
AURORA, ILLINOIS
UTILITIES SCHEMATIC

North Arrow

Revisions

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2:07:28:2010 REVISED PER CITY COMMENTS
1:03:26:2010 REVISED SURVEY INFORMATION
03:02:2010 REVISED FOR FINAL REVIEW

Date: 02-26-2010
Scale: 1" = 30'
Job #: 208-001
Project: HSA
Drawn: HSA
File #: au110pdm
Sheet

4 OF 5

CIBULSKIS PROPERTY au110pdm

