

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 2957 Kirk Road

Parcel Number(s): 12-36-353-009

Petition Request

Requesting approval of a Final Plan for Kirkland Crossings Resubdivision of Lot 5, Lot 2, located at 2957 Kirk Road, east of Kirk Road and south of Mesa Lane, for a Vehicle Repair, Minor (2834) use

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

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

Word Document of: Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Existing or Proposed CC&Rs

Two Paper and PDF Copy of:

Project Information Sheet

Engineering Plans

Stormwater Management Report

Sediment Erosion & Sediment Control
Plan

Two Paper and PDF Copy of:

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building and Signage Elevations
(Format Guidelines 2-11)

Petition Fee: \$1,250.00

Payable to: 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: _____

Date: 11/12/21

Print Name and Company: _____

Raymond J. Kane Essential Automotive 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 16th day of November, 2021.

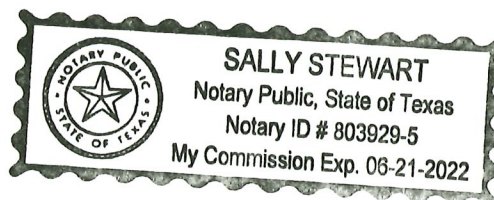
State of Texas)

) SS

NOTARY PUBLIC SEAL

County of Dallas)

Sally Stewart
Notary Signature





Planning and Zoning Division, 44 E Downer Pl, Aurora IL 60505
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

1-6

Filing Fee Worksheet

Project Number: 2021.218

Petitioner: Take 5 Chicago

Number of Acres: 0.83

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): 0.00

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: Steve Broadwell

Date:

Qualifying Statement for Take 5 in Kirkland Crossing Subdivision

Essential Automotive Services, LLC is proposing to construct a new Take 5 Oil Change Facility within the Kirkland Crossing Subdivision in Aurora. This will be a drive only oil change facility that only preforms oil change and other minor services. They are not an automotive repair shop and do not use pneumatic tools that would create excessively loud noises. They aim to create a fast and friendly experience where the customers remain in their vehicles throughout the entire process.

The development will consist of constructing a 1,450 S.F. building that will consist of three (3) service bays and a small office area. Asphalt pavement and curb and gutter will be installed as well as a screened trash enclosure. In addition to the building, ten (10) parking stalls will be installed per code and a loading area for box trucks to unload new oil and pick up the used oil. An 8' tall monument sign is also proposed to be installed along with other smaller directional signs throughout the site.

The public health, safety, morals, comfort, or general warfare will not be adversely affected by this development.

This project will not adversely affect the use and enjoyment of other property in the area as the Kirkland Crossing Subdivision is a commercial subdivision.

It is not anticipated that property values within the neighborhood will be impacted from this development.

This site has adequate utilities, access roads, and drainage is already provided as part of the Kirkland Crossing Subdivision.

The site obtains access from a private road that is part of the subdivision.

All zoning regulations set forth on this property will be adhered to and no variances, modifications, or exceptions are requested at this time.

November 16, 2021

City of Aurora
Planning and Zoning Division
44 E. Downer Palce,
Aurora, IL 60507

From: Owner's Full Name, Job Title
Company Name
Street Address, City, State, Zip
Phone:
Email:

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: Property address

To whom it may concern:

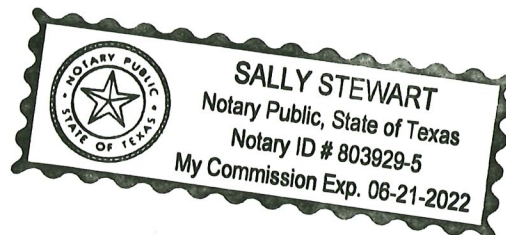
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Jacob and Hefner Associates, and its representatives, to act as the owner's agent through the _____ Land Use Petition process with the City of Aurora for said property.

Signature: [Signature] Date: 11/12/21

Subscribed And Sworn To Before Me This 16th day of November, 2021.

[Signature]
Notary Signature

Notary Public Seal





LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN THE FIRST RESUBDIVISION OF LOT 5 KIRKLAND CROSSING, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 39 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2013 AS DOCUMENT 2013K070090.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 6, 2003 AS DOCUMENT NO. 2003K075711 AND FIRST AMENDMENT RECORDED APRIL 3, 2012 AS DOCUMENT 2012K021285 AND FURTHER AMENDED BY SUPPLEMENT RECORDED MARCH 4, 2014 AS DOCUMENT 2014K010261*.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 17, 2007 AS DOCUMENT NUMBER 2007K105398 FOR THE* PURPOSE OF PUBLIC AND PRIVATE PEDESTRIAN AND VEHICULAR ACCESS.

*TYPOGRAPHICAL ERROR CORRECTED BY SURVEYOR

Parking and Stacking Requirement Worksheet

Project Number: 2021.218

Petitioner: Take 5 Chicago

Parking Requirement

Total Parking Requirement	10
Enclosed Parking Spaces	-
Surface Parking Spaces	10

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)	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 facilities greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
261	Structure 2220: Gasoline station, vehicle repair and service structures	1 space per 300 SF plus 3 per service bay. A minimum of 6 spaces shall be provided.	10

Landscaping CTE Requirement Worksheet

Project Number: 2021.218

Petitioner: Take 5 Chicago

Street Frontage 108 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Kirkland Crossings Resubdivision of **Unit/Phase:**

Perimeter Yard 667 L.F.

Buffer Yard - L.F.

Surface Parking Spaces 10 spaces

Parking Lot Islands - Number

Building Foundation 79 L.F.

Lot Number Lot 2

Standard Requirements

		Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	3.0	3	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	20.0	10	9	9	40	40
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	1.5	1	0	0	5	5
Building Foundation	1.0	0	0	0	10	10
Total:	25.5	14	9	9	55	55

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Verified By:

Steve Broadwell

Date: