

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: on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

Parcel Number(s): 15-02-200-011; 15-02-200-038; 15-02-200-039; 15-02-200-027; 15-02-200-022; 15-02-200-014; 15-02-426-015; 15-02-426-030; 15-02-427-002; 15-02-200-044

Petition Request

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district for a portion of the property from M-1 Manufacturing - Limited District to B-3 Business and Wholesale District on the property located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

Requesting approval of a Preliminary Plan and Plat for the property located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)

Two Paper and One pdf Copy of: Word Document of: Plan Description (2-18)
Fire Access Plan (2-6)

Preliminary Engineering
Stormwater Report (2-10)
Traffic Study

Two Paper and pdf Copy of:
Plan Description (2-18)
Preliminary Plan (2-8)
Preliminary Plat (2-9)
Preliminary Floor Plans and Renderings

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)

Petition Fee: \$

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: [Signature] Date 4/6/23

Print Name and Company: Gregory Moore, Vice President and General Manager, HC Aurora, 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 6th day of April 2023

State of IL)
County of Kendall) SS

Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 0

Petitioner: HC Aurora, LLC

Number of Acres: 18.68

Number of Street Frontages: 3.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 18.68

Area of site disturbance (acres): 18.68

Filing Fees Due at Land Use Petition:

Request(s):	Rezoning & Conditional Use	\$ 1,278.64
	Preliminary Plan & Plat	\$ 1,228.64
	Public Hearing Notice Sign(s)	\$ 45.00
		\$ -

Total: **\$2,552.28**

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

Verified By: Tracey Vacek

Date: 4/17/2023

April 12, 2023

From: Juan Gil
Alamo, Inc.
605 North Broadway Avenue, Aurora, IL 60505

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 2445 and 2448 Church Road, Aurora, Illinois

To whom it may concern:

As the collective record owners of the above stated property, the undersigned hereby affirm that the undersigned have full legal capacity to authorize HC Aurora, LLC, an Illinois limited liability company, its representatives and affiliates, to act as the owner's agent through the Rezoning, Conditional Use Permit and Planned Unit Development Land Use Petition process with the City of Aurora for said property.

SIGNATURE PAGES FOLLOW

Signature:

JUAN CARLOS GIL

Date

4/11/2023

Subscribed And Sworn To Before Me This 11th Day
Of April, 2023

Notary Signature

OFFICIAL SEAL
JENIFFER A SMUTZER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/08/2027

Signature:

IVAN FERNANDEZ

Date

Subscribed And Sworn To Before Me This Day
Of April, 2023

Notary Signature

ALAMO, INC., an Illinois corporation

By:

Name:

Title:

Subscribed And Sworn To Before Me This 11 Day
Of April, 2023

Notary Signature

OFFICIAL SEAL
JENIFFER A SMUTZER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/08/2027

Signature Certificate

Reference number: X79SV-SFDLA-SM5PM-LWJWK

Signer

Ivan Fernandez

Email: ifernandez@aragon.com

Sent:

Viewed:

Signed:

Timestamp

11 Apr 2023 14:48:09 UTC

11 Apr 2023 19:30:29 UTC

11 Apr 2023 22:10:19 UTC

Signature



Recipient Verification:

✓ Email verified

11 Apr 2023 19:30:29 UTC

IP address: 166.194.143.67

Document completed by all parties on:

11 Apr 2023 22:10:19 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.



Signature:
JUAN CARLOS GIL

Date _____

Subscribed And Sworn To Before Me This
Of April, 2023

Day



Notary Signature

Ivan Fernandez

Signature:
IVAN FERNANDEZ

Date 2023-04-11

Subscribed And Sworn To Before Me This
Of April, 2023

Day



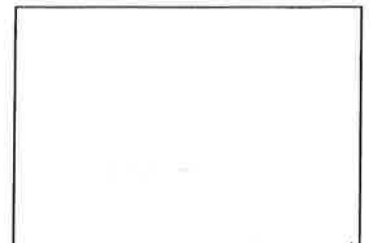
Notary Signature

ALAMO, INC., an Illinois corporation

By:
Name:
Title:

Subscribed And Sworn To Before Me This
Of April, 2023

Day



Notary Signature

123950.000001 4880-1201-1353.2

April 11, 2023

From: The Chicago Trust Company, successor Trustee, to Suburban Bank & Trust Company,
under Trust Agreement dated June 2, 1997 and known as Trust Number 1182
10 South LaSalle Street
Suite 2750
Chicago, IL 60603
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 2340 North Farnsworth Avenue, Aurora, Illinois

To whom it may concern:

As the record owner of the above stated property, the undersigned hereby affirms that it has full legal capacity to authorize HC Aurora, LLC, an Illinois limited liability company, its representatives and affiliates, to act as the owner's agent through the Rezoning, Conditional Use Permit and Planned Unit Development Land Use Petition process with the City of Aurora for said property.

Signature:

Peter Andriopoulos

Date

4-11-23

Peter Andriopoulos, on behalf of and with the
power to bind the Chicago Trust Company,
successor Trustee, to Suburban Bank & Trust
Company, under Trust Agreement dated June 2,
1997 and known as Trust Number 1182

Subscribed And Sworn To Before Me This
Of , 2023

Day

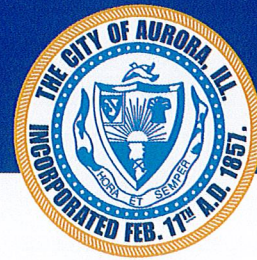
Notary Signature

Notary Public Seal

123950.000001 4877-6605-5001.1

City of Aurora

OFFICE OF THE MAYOR



Richard C. Irvin
Mayor

April 26, 2023

From: Alex Alexandrou, Chief Management Officer
City of Aurora
44 E. Downer Place
Aurora, IL 60505
Email: alexandroua@aurora.il.us

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507

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 HC Aurora, LLC, and its representatives, to act as the owner's agent through the Rezoning, Conditional Use, Preliminary Plan and Plat and Final Plan and Plat Land Use Petition process with the City of Aurora for said property.


Signature:  Date 4/26/23

EXHIBIT "A"
LEGAL DESCRIPTION

For the property located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

Parcel Number(s): 15-02-200-011; 15-02-200-038; 15-02-200-039; 15-02-200-027; 15-02-200-022; 15-02-200-014; 15-02-426-015; 15-02-426-030; 15-02-427-002

Commonly known as 2340 N. Farnsworth Avenue, 2380 N. Farnsworth Avenue, 2450 N. Farnsworth Avenue, 2500 N. Farnsworth Avenue, 2501 Church Road, 2495 Church Road, 2485 Church Road, 2445 Church Road, being on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard, in Kane County.

Situated in the City of Aurora, County of Kane, State of Illinois and being that part of the Northeast Quarter of Section 2, Township 38 North, Range 8, East of the Third Principal Meridian, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of Section 2, Township 38, Range 8, East of the Third Principal Meridian, thence South 89°04'08" West along the South line of the Northeast Quarter a distance of 87.25 feet to a point along the proposed westerly right of way of Farnsworth Avenue, variable width, said point being the Place of Beginning for the parcel herein described;

Course No.1 Thence South 00°28'32" East along said proposed westerly right of way, a distance of 390.37 feet to a set 5/8" rebar with cap "Langan" at a point along the north line of Kane county parcel 15-02-426-002 now or formerly owned by the Northern Illinois Gas Co. as recorded in Instrument No. 892412 of the Kane county records;

Course No.2 Thence South 89°31'08" West along said northerly line, a distance of 155.42 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.3 Thence South 89°31'51" West along said northerly line, a distance of 184.99 feet to a set 5/8" rebar with cap "Langan" at the northeast corner of Kane county parcel 15-02-427-004 now or formerly owned by the Northing Illinois Gas Co. as recorded in Instrument No. 1118607 of the Kane county records;

Course No.4 Thence South 87°54'25" West along said northerly line, a distance of 150.07 feet to a set 5/8" rebar at the southeast corner of Kane county parcel 15-02-427-005 now or formerly owned by Gonnella Baking Co. as recorded in Instrument No. 2000K07617 of the Kane county records;

Course No.5 Thence North 00°19'52" West along the westerly line of said Gonnella land, a distance of 612.13 feet to a point being referenced by a found 3/4" iron rod found South 0.72 feet and West 0.20 feet thereof;

Course No.6 Thence South 88°39'08" West, a distance of 543.61 feet to a set 5/8" rebar with cap "Langan" along the easterly existing right of way of Church Road, width varies;

Course No.7 Thence North 32°30'51" East along said existing easterly Church Road right of way, a distance of 61.38 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.8 Thence South 58°31'32" East, a distance of 7.41 feet to a set 5/8" rebar with cap "Langan" along the easterly proposed right of way of Church Road, width varies;

Course No.9 Thence along said proposed Church Road right of way being the arc of a curve deflecting to the right, an arc distance of 135.07 feet to a set 5/8" rebar with cap "Langan" at a point of tangency, said curve having a radius of 2950.00 feet, a delta of 02°37'24", and a chord distance of 135.06 feet which bears North 32°47'10" East;

Course No.10 Thence North $34^{\circ}05'52''$ East along said proposed easterly Church road right of way, a distance of 543.46 feet to a set 5/8" rebar with cap "Langan" at a point in the southerly proposed right of way of Bilter Road, width varies;

Course No.11 Thence North $74^{\circ}00'57''$ East along said proposed Bilter Road right of way, a distance of 32.51 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.12 Thence North $88^{\circ}43'48''$ East along said proposed Bilter Road right of way, a distance of 385.00 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.13 Thence South $83^{\circ}40'32''$ East along said proposed Bilter Road right of way, a distance of 151.33 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.14 Thence North $88^{\circ}43'48''$ East along said proposed Bilter Road right of way, a distance of 89.04 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.15 Thence South $46^{\circ}16'12''$ East along said proposed Bilter Road right of way, a distance of 53.20 feet to a set 5/8" rebar with cap "Langan" at an easterly point in the proposed right of way of said Farnsworth Avenue;

Course No.16 Thence along said proposed Farnsworth Avenue right of way being the arc of a curve deflecting to the left, an arc distance of 333.48 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon, said curve having a radius of 2329.10 feet, a delta of $08^{\circ}12'13''$, and a chord distance of 333.20 feet which bears South $09^{\circ}59'08''$ West;

Course No.17 Thence South $88^{\circ}55'34''$ West along said proposed Farnsworth Avenue right of way, a distance of 10.07 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.18 Thence along said proposed Farnsworth Avenue right of way being the arc of a curve deflecting to the left, an arc distance of 258.39 feet to a set 5/8" rebar with cap "Langan" at a point of tangency, said curve having a radius of 2339.10 feet, a delta of $06^{\circ}19'45''$, and a chord distance of 258.26 feet which bears South $02^{\circ}41'21''$ West;

Course No.19 Thence South $00^{\circ}28'32''$ East along said proposed Farnsworth Avenue right of way, a distance of 191.85 feet to the Place of Beginning, said parcel containing 813,831 square feet or 18.6830 acres of land according to a survey by LANGAN Engineering and Environmental Services dated August 12, 2022 and being the same more or less and being subject to all legal highways and easements.



Dykema Gossett PLLC

10 S. Wacker Drive
Suite 2300
Chicago, IL 60606

WWW.DYKEMA.COM

Tel: (312) 876-1700

Fax: (312) 876-1155

Andrew P. Scott

Direct Dial: (312) 627-8325

Direct Fax: (866) 950-3678

Email: APScott@dykema.com

April 14, 2023 [Revised May 12, 2023][Revised June 5, 2023] **Via Electronic Mail**

City of Aurora
Planning and Zoning Division
44 East Downer Place
Aurora, Illinois 60507

Re: **Property commonly known as: 2340 North Farnsworth Avenue, 2380 North Farnsworth Avenue, 2450 North Farnsworth Avenue; 2500 North Farnsworth Road, 2445 Church Road, 2485 Church Road, 2495 Church Road, 2501 Church Road, all located in Aurora, Kane County, Illinois; Parcel Number(s): 15-02-200-011, 15-02-200-014, 15-02-200-022, 15-02-200-027, 15-02-200-038, 15-02-200-039, 15-02-200-044, 15-02-426-015, 15-02-426-030, 15-02-427-002 (collectively, the “Property”)**

Ladies and Gentlemen:

My firm represents HC Aurora, LLC (the “Petitioner”), the owner and/or contract purchaser of the above-referenced properties. Petitioner has filed a Land Use Petition seeking: (a) the rezoning of certain parcels comprising the above-referenced property from M1 Manufacturing, Limited to B-3 Business and Wholesale District (the “B-3 District”); (b) a Condition Use Planned Development with an underlying B-3 Business and Wholesale District zoning classification; and (c) a Preliminary Plat and Plan for the above-referenced Property.

As a matter of background, the Petitioner, together with certain affiliates and contractually related parties, operates a casino at 1 West New York Street in the City of Aurora (the “City”). The existing casino has been in operation for almost 30 years. A variety of factors, including COVID, competition from other market participants and aging capital improvements, caused the Petitioner to assess alternatives for a new casino. Working with the City, the Petitioner identified the Property as an ideal location.

The Property, which is approximately 18.7 acres in size, is comprised of multiple parcels of land which are being assembled by the Petitioner for a new casino, hotel, restaurant and entertainment venue. The Property is mostly vacant but there are limited, single story buildings located on the Church Road frontage.

Assuming that the Petitioner is able to secure the necessary government approvals and permits, it intends to building a new, 394,000 square foot building with a new casino, approximately 225-

room hotel, multiple restaurants and dining options, banquet space and ancillary uses which is oriented toward Farnsworth Road. The Petitioner intends to provide at least 1,600 off street parking spaces located at grade and within a multi-story parking garage. Two loading berths will be located at the rear of the building and will be accessed via Church Road. The Petitioner also proposes a single point of access off of Bilter Road, two main points of access off of Farnsworth Road and secondary means of access via Corporate Boulevard. Extensive right of way improvements, including right of way widening, utility relocation, traffic signal modernization and traffic signal upgrades are planned to ensure safe and efficient traffic flow in the area.

In order to implement the proposed project, the Petitioner is seeking relief from certain provisions of the City's Municipal Code. For example, the Petitioner is seeking zoning relief to allow: (a) casinos and gambling establishments in the B-3 District; (b) a limited service hotel with a spa, fitness room and restaurant; (c) relief from interior yard and right of way setbacks; and (d) parking spaces to be reduced to 9' x 18' with a 24' drive aisle. The Petitioner is also seeking relief from certain City Building Code provisions as summarized in Attachment A.

For further reference, Attachment B and Attachment C address how the proposed project meets the standards for rezoning of portions of the Property and for a Conditional Use Planned Development.

Thank you for your consideration.

Sincerely,

Dykema Gossett PLLC

/s/ Andrew Scott

Andrew P. Scott

Attachment A

- Building Code:
 - 1207.2.2 Airborne sound in Hotel and R-1 uses:
 - Sound transmission class for 1207.2 shall be modified to ...(STC) of not less than 55 (50 if field tested) for airborne noise when tested in accordance with ASTM E 90.
 - IBC 2015 includes minimum STC of 50 which is standard
 - **Developer shall be permitted to use IBC 2015 requirements of 50 STC.**
 - 1404.1.1 Exterior Material in R-1 & R-2 Uses:
 - For the Hotel building, a minimum of 50% of the building elevations shall be glass and/or glazing systems. The remaining portion of the elevations shall be permitted to be EIFs except for the 1st floor, which, other than the glass and/or glazing systems, shall be material(s) acceptable to the Chief Development Services Officer of the City of Aurora.

Attachment B

**PLANNING AND ZONING COMMISSION FINDINGS OF FACT SHEET
REZONING PETITIONS**

Pursuant to Section 34-909 of Chapter 34 of the Code of Ordinances, "In considering a proposed amendment to chapter 49 or to the zoning map, the commission shall consider whether the proposed amendment:"

1. *Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?*

Yes, the proposal to amend the zoning of the subject property from the M-1 classification to the B-3 classification is in accordance with the City of Aurora's (the "City") policies and official plans. The City's Interim Land Use and Circulation Plan, last revised September 12, 2019, identifies the subject property as suitable for commercial uses. The B-3 classification largely permits commercial uses.

In addition, the proposal conforms to the City's Comprehensive Plan Physical Development Policies, dated April 3, 1984. The proposal would specifically achieve the policies of encouraging new development contiguous to existing development, eliminating blighting factors, promoting the development of vacant land within the City's corporate boundaries, developing major land uses in proximity to expressways, promoting commercial expansion in a manner that is consistent with the City's comprehensive land use plan, and encouraging commercial growth within the City to widen employment opportunities and strengthen the economic base.

2. *Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?*

Yes, the proposal represents the consistent extension of the requested classification. Many properties on the west side of Farnsworth Road and north of the expressway are zoned B-3. Surrounding land uses are industrial and commercial businesses to the north, west and south and commercial businesses and wetlands located to the east. In addition, while classified as a Planned Development District, the property on the east side of Farnsworth Road is improved with an outlet mall, the nature of which is very consistent with B-3 zoning. Accordingly, the proposal would promote a zoning classification which is predominant in the surrounding area. Moreover, the proposal to rezone the subject property to the B-3 classification would have no adverse effect on the essential character of the surrounding area and would in fact lead to the stabilization and

revitalization of the surrounding area through new development and additional employment opportunities.

3. *Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?*

Yes, the proposal to rezone the subject property to the B-3 classification is consistent with a desirable trend of development in the general area. Much of the subject property is currently vacant and is in need of development. The proposal would not only allow for the development of the subject property, but would lead to the stabilization and revitalization of the surrounding area through new development and additional employment opportunities. Finally, the proposal is consistent with the official physical development policies and the City's comprehensive plan.

4. *Will the rezoning allow uses which are more suitable than uses permitted under the existing zoning classification?*

Yes, the rezoning will allow for uses that are more suitable than the uses currently permitted under the existing zoning classification. Given the subject property's close proximity to the Chicago Premium Outlet Mall and other commercial uses, a zoning classification that would focus on business uses would be more suitable in the area as compared to manufacturing or industrial uses. At the same time, however, commercial uses would be compatible with non-commercial uses in the immediate area.

5. *Is the rezoning a consistent extension of the existing land uses, existing zoning classifications, and essential character of the general area?*

Yes, the rezoning is a consistent extension of existing land uses, zoning classifications, and essential character of the general area. Land uses in the area are industrial and commercial. The subject property is also in close proximity to the Chicago Premium Outlet Mall. Existing zoning classifications reflect current land uses so the proposal would be creating a larger area consistent with the same zoning classification as other surrounding properties. Finally, given that the surrounding area is largely commercial, and to a lesser extent industrial, the proposal to rezone the subject property to the B-3 classification would have no adverse effect on the essential character of the general area. In fact, the proposal would lead to the stabilization and revitalization of the surrounding area through new development and additional employment opportunities. Lastly, the proposal would be in-keeping with the established commercial uses along Farnsworth Road and would be in accordance with the City's land use map which calls for commercial uses along Farnsworth Road.

Attachment C

**PLANNING AND ZONING COMMISSION FINDINGS OF FACT SHEET
CONDITIONAL USE PETITIONS**

Pursuant to Section 34-503 of Chapter 34 of the Code of Ordinances, "In deliberating upon a proposed conditional use, the commission shall consider whether the conditional use:"

6. *Will the establishment, maintenance or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?*

No, a planned unit development for the purposes of establishing a casino, hotel, restaurants and ancillary uses (the "Proposed Casino") as the conditional use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The Applicant currently operates a casino within the City of Aurora (the "City") and the instant proposal involves relocation of the existing casino to the subject property. Given that this use is already in existence and has operated in the City for several decades, there would be no additional impact to public health, safety, and morals. Moreover, the Proposed Casino would add to the general welfare by providing a safe and well-run operation for the general public to access and enjoy gaming. In addition, the Proposed Casino would be in a convenient and easily accessible location for the general public to visit given the subject property's close proximity to I-88. The Proposed Casino furthers the general welfare by eliminating a blighted area, strengthening the City's tax base and creating diverse employment opportunities. Finally, all improvements will be constructed in accordance with all applicable codes so as to ensure public health and safety.

7. *Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?*

No, the Proposed Casino will not be injurious to the use and enjoyment of other property in the immediate vicinity. The Proposed Casino will be developed on mostly vacant land in an area surrounded by commercial and industrial uses and in close proximity to the Chicago Premium Outlet Mall. There are no residential uses in proximity to the subject property. Given the state of surrounding land uses, the Proposed Casino would have little effect on the use and enjoyment of other properties in the area. Lastly, the Proposed Casino will benefit surrounding commercial properties by bringing additional patrons to the area.

Development of the Proposed Casino will involve extensive right of way improvements which will provide for smooth and efficient traffic flow on the rights

of way surrounding the Property. These improvements will also inure to the benefit of other businesses in the surrounding area because they provide for efficient site access while also providing greater through traffic options. Finally, the Proposed Casino will have greater organization to its points of ingress/egress which will improve traffic flow in the area.

The Proposed Casino will be developed and operated in accordance with all City codes and therefore would not have lighting, signage, or outdoor amplification beyond what is allowed. Though the hours of operation would run beyond those of the surrounding uses, the Proposed Casino's peak hours will correspond to other uses in the surrounding area. The majority of the Proposed Casino's operations will take place indoors so any late night/early morning activities will not impact the surrounding area. The building is oriented toward Farnsworth Road and will therefor add to the energy and dynamic feel already created in the area from the Chicago Premium Outlet Mall.

Finally, the Proposed Casino will stabilize the area and potentially spur development, both of which would benefit property values in the surrounding area.

8. *Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?*

No, the conditional use for the Proposed Casino will not impede the normal and orderly development and improvement of the surrounding property. The surrounding area is a mix of commercial and industrial uses and the subject property is located in close proximity to the Chicago Premium Outlet Mall. The establishment of a casino at the subject property is consistent with other commercial development in the area and may spur development of surrounding properties with complimentary commercial and retail uses. In addition, the Proposed Casino will have more evenly distributed, access restricted points of ingress/egress which will help ensure orderly future development.

9. *Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the conditional use?*

The Proposed Casino is a wholesale redevelopment of the subject property. City utilities are adequate to serve the Proposed Casino. The subject property will be improved with entirely new infrastructure to take advantage of the existing water, sewer, gas and electric facilities in the area. The Proposed Casino will fully comply with all stormwater detention requirements. Finally, development of the Proposed Casino includes extensive right of way improvements on Farnsworth, Bilster and Church in order to ensure smooth, safe and efficient traffic flow. The Proposed Casino will be accessible by existing roads, but the Applicant will develop interior driveways to ensure safe and easy circulation around the different components of the Proposed Casino. Further, the subject property currently has six full access

points of ingress/egress that are located in an unorganized manner. The Proposed Casino will maintain six points of ingress/egress, but they will be more evenly distributed through the site. Certain points of access will also be turn restricted.

10. *Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets? (For automobile intensive uses including but not limited to, gas stations, car washes, and drive through facilities, the concentration of similar uses within 1000 feet of said subject property should be given consideration as to the impact this concentration will have on the traffic patterns and congestion in the area.)*

Yes, the Proposed Casino will take adequate measures to provide ingress and egress designed to minimize traffic congestion in the public streets. As part of the proposal, the Applicant will cooperate with the City to reduce a portion of the subject property to allow for the creation of additional traffic lanes on the surrounding streets and for the potential development of a bike path. The Proposed Casino will also include the development of a parking structure that will help alleviate any concerns of additional traffic congestion in the area. Finally, the points of ingress/egress will be evenly distributed throughout the site to ensure more efficient traffic flow.

11. *Does the conditional use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the commission?*

Yes, the Proposed Casino will comply with all applicable regulations of the B-3 zoning classification and will conform with the bulk, density, parking, and loading standards set forth in the City's Zoning Ordinance.

12. *FOR HOTELS: Does the market feasibility study, that was provided to the City, include all the requisite data and demonstrate that the proposed hotel use has sufficient demand generators already in place or proposed as part of the hotel use development and other factors present, to support the economic viability of such hotel use, in order to prevent blight, excessive vacancies or obsolescence as a result of such hotel use being abandoned, after construction thereof?*

This standard is not applicable as the proposed project is not solely a hotel. Though the Proposed Casino will include a hotel, the casino will serve as a strong demand generator to support the economic viability of the hotel portion of the project. Moreover, proximity to the Chicago Premium Outlet Mall will further fuel demand for room nights. There are concerns of blight, excessive vacancies, and/or obsolescence as a result of abandonment of the hotel as it is an integral part of the casino development.