Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coaplanning@aurora-il.org

Land Use Petition	Project Number: 2015.167
Petitioner Information	
Title: Ms. First Name: Toni Initial: Last Name	e: Johnson
Company: Hollywood Casino Aurora	Note that the second se
Job Title: Address: 49 W. Galena Boul	evard
City: Aurora State: IL Zip: 60506 Email: toni	.johnson@pngaming.com
Phone: 630-801-7084 Fax: 630-801-7233	Mobile:
Petitioner Relationship to Property Owner* Employee	
*If Petitioner is NOT the Subject Property Owner a Letter of Aurhorization with owner's Nam	e and contact information is required.
Subject Property Information	MECELVE
Address/Location: 1 W. New York Street 4 2 W. New York St.	N E O E O E
Parcel Number(s): <u>15-22-330-009</u>	SEP - 3 2015
Petition Request	CITY OF AURORA
Requesting approval of a Special Sign District located at 1 and 2 W. New York	
	D of digital files are required)
Development Tables (excel 1-0) Project Contact Info Sheet (1-5)	Four Copies of: Building and Signage Elevations (2-11) Special Sign District Bulk Regulations (2-20) FCOA
Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization* (2-2)	
Petition Fee (Pay	yable to "The City of A urora")
<u>Total Fee =</u> \$750.00 (Planning and Zoning Fee \$750.00 + E	Engineering Filing Fee \$0.00)
I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that submitted are true and correct to the best of my knowledge. The Authorized Signatory is reasonable inspections and investigations of the subject property during the period of property Comparts of the Subject Property Owner must sign this form unless the Contact Person has been as hereto.	nvites City representatives to make all cocessing this Petition.
Authorized Signature Date	8/19/15
I, the undersigned, a Notary Public in and for the said County and State aforesaid do he personally known to me to be the same person whose name is subscribed to the foregoi sealed and delivered the above petition as a free and voluntary act for the uses and pure	ing instrument and that said person signed
Given under my hand and notary seal this	15
State of	
County of Kare	
Brittany Sorensen Notary Signature OFFICIAL SEAL BRITTANY SORENSEN NOTARY BURGO STATE OF BURGO	

BRITTANY SORENSEN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES.08/09/16



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



Project Contact Information Sheet

2015 1107 Project Number:

CITY OF AURORA PLANNING DIVISION

	213.10				THE STATE OF THE		
Owner		(GLP Capital LP				
First Name:	Brandon	Initial:		Last Name:	Moore	Title:	Mr.
Email Address:	bmoore@glpropinc.cor		610.401.2900	Mobile No.:	<u> </u>	_ / / / / /	14
Additional Contac			010.101.2000	1000110 110		-	
Relationship to Proje	November 1 and 1 a		Tor	ant.			
	ot.	HC Aurora II C		nant			
Company Name:	Toni		dba Hollywood Ca		Johnson	Title:	Mrs.
First Name: Job Title:	IONI	Initial:	dent of Casino Ope	Last Name:	JOHNSON	_ Inde.	IVII'S.
Address:			West Galena Blvd	Tallons		-	
City:	Aurora	State		Zip:	60506	-	
Email Address:	toni.johnson@pngamir		630.801.7084	•	815.735.2463	_	
		THORE NO.	. 030.001.7004	. Woolle No	010.700.2400		
Additional Contac	***************************************		-				
Relationship to Proje	Ct:		to state and break source to	her			
Company Name:	***************************************	Matriarch Solutions					
First Name:	Sarah	Initial		Last Name:	Hurley	_Title:	Mrs.
Job Title:			President				
Address:			16 Thackery Court			_	
City:	Sicklerville	State		Zip		1	
Email Address:	sarahd@matriarchllc.c	Phone No.	856.904.9446	. Mobile No.:	856.904.9446	-	
<u>Additional Contac</u>	<u>t #3</u>						
Relationship to Proje	ct:	Attorney A	Architect Engine	er Landscap	e Architect Other		
Company Name:							
First Name:		Initial	:	Last Name:		_Title:	
Job Title:						-	
Address:							
City:		State	:	Zip			
Email Address:		Phone No.	:	Mobile No.:			
Additional Contac	t #4						
Relationship to Proje	ct:	Attorney A	Architect Engine	er Landscap	e Architect Other		
Company Name:							
First Name:		Initial	:	Last Name:		Title:	
Job Title:				•		_	
Address:	***************************************					_	
City:		State		Zip		-	
Email Address:		Phone No.	:	Mobile No.:			
Additional Contac	t #5			-		_	
Relationship to Proje		Attorney A	Architect Engine	er Landscan	e Architect Other		
Company Name:			tromtoot Engine	or zarracoap	07 HOIIIIOO(OHIO)		
First Name:			:	I ast Name:		Title:	
Job Title:		iiiidai	•	Last Harrio.			***************************************
Address:						-	
City:		State		Zin	•	-	
Email Address:	***************************************	Phone No.:	:	Mobile No:			
		1 110110 110		- Wobile 140			
Additional Contact		A44	\\	1	- Auchitect Other		
Relationship to Proje	Ul.	Attorney A	Architect Engine	er Landscap	e Architect Other		
Company Name:				1 / / 11			
First Name:		Initial	:	Last Name:		Title:	
lob Title:							
Address:	V					_	
City:		State			:	-	
Email Address:		Phone No.		Mobile No.:			



City:

Email Address:

City of Aurora

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



Mobile No.:



Project Contact Information Sheet

CITY OF AURORA 2015.1107 PLANNING DIVISION Project Number: Aurora Civic Center Authority Owner First Name: Tim Initial: Last Name: Email Address: timr@paramountarts.cc Phone No.: 630.896.7676 Mobile No .: **Additional Contact #1** Relationship to Project: Tenant HC Aurora LLC dba Hollywood Casino Aurora Company Name: First Name: Last Name: Mrs. Job Title: Vice President of Casino Operations Address: 49 West Galena Blvd City: Aurora State: IL Zip: Email Address: toni.johnson@pngamir Phone No.: 630.801.7084 Mobile No.: 815.735.2463 Additional Contact #2 Relationship to Project: Other Matriarch Solutions LLC dba Matriarch Sign Solutions Company Name: First Name: Last Name: Hurley Title: Mrs. Sarah Job Title: President Address: 1216 Thackery Court 8081 City: Sicklerville State: NJ Zip: Email Address: sarahd@matriarchllc.c Phone No.: 856.904.9446 Mobile No.: 856.904.9446 **Additional Contact #3** __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other Relationship to Project: Company Name: First Name: Last Name: Job Title: Address: City: Email Address: Phone No.: Mobile No.: _ Additional Contact #4 Relationship to Project: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other Company Name: First Name: Last Name: Job Title: Address: City: State: Email Address: Phone No.: Mobile No.: Additional Contact #5 Relationship to Project: Attorney Architect Engineer Landscape Architect __ Other Company Name: First Name: Last Name: Title: Job Title: Address: City: Email Address: Phone No.: Mobile No.: **Additional Contact #6** Relationship to Project: __ Attorney __ Architect __ Engineer __ Landscape Architect __ Other Company Name: Title: First Name: Last Name: Job Title: Address:

State:



Qualifying Statement 2-1

September 2, 2015

Mr. Ed Sieben City of Aurora Planning & Zoning Division 1 South Broadway Aurora, IL 60506



Re: Hollywood Casino - Marquee Displays & Valet Parking Blade

To Whom It May Concern;

We are pleased to present our proposed sign upgrades for the referenced property. We will remove the (4) existing outdated and weathered signs. Our (3) new sign displays will provide a visual landmark to draw customers to the casino and to the downtown area shops and restaurants. The new signage also utilizes modern technology with the use of LED lighting and (2) high resolution EMC's. The sizes of the (3) new signs are listed below. This beautification project will bring the Hollywood brand to the exterior of the buildings. We look forward to bringing this exciting project to life.

Sign Sizes:

Marquee #1: 38'-8" high x 24'-2 ½" wide, 936.54 sq ft Marquee #2: 38'-8" high x 24'-2 ½" wide, 936.54 sq ft Valet Parking Blade: 34' high x 7'-2" wide, 243.78 sq ft

Sincerely,

Sarah DiBartolo-Hurley President Certified WBENC

Development Table 1-0

	Signage Data Table: Wall Signa	ige		
Wall Sign #	Description	<u>Value</u>	<u>Unit</u>	
1	i) Width of Façade - on which Sign is Located	430.00	Feet	
	ii) Height of Façade - on which Sign is Located	45.50	Feet	
	iii) Square Footage of Façade - on which Sign is Located	19,565.00	Square Feet	
	vi) Width of Sign Face	24.20	Feet	
	v) Height of Sign Face	38.70	Feet	
	vi) Square Footage of Sign Face	936.54	Square Feet	
	vii) Percent of Sign Coverage - Façade on which Sign is Located	5%	Percent	
Wall Sign #	Description	<u>Value</u>	<u>Unit</u>	
	i) Width of Façade - on which Sign is Located	430.00	Feet	
	ii) Height of Façade - on which Sign is Located	45.50	Feet	
	iii) Square Footage of Façade - on which Sign is Located	19,565.00	Square Feet	
2	vi) Width of Sign Face	24.20	Feet	
2	v) Height of Sign Face	38.70	Feet	
	vi) Square Footage of Sign Face	936.54	Square Feet	
	vii) Percent of Sign Coverage - Façade on which Sign is Located	5%	Percent	
Wall Sign #	Description	<u>Value</u>	<u>Unit</u>	
3	i) Width of Façade - on which Sign is Located	186.00	Feet	
	ii) Height of Façade - on which Sign is Located	90.00	Feet	
	iii) Square Footage of Façade - on which Sign is Located	16,740.00	Square Feet	
	vi) Width of Sign Face	7.17	Feet	
	v) Height of Sign Face	34.00	Feet	
	vi) Square Footage of Sign Face	243.78	Square Feet	
	vii) Percent of Sign Coverage - Façade on which Sign is Located	1%	Percent	



CITY OF AURORA
PLANNING DIVISION





PLANNING DIVISION

August 27, 2015

Penn Tenant, LLC 825 Berkshire Blvd. Wyomissing, Pennsylvania 19610

RE: Authorization for HC Aurora, LLC

Dear Tenant:

We received your request for our authorization to proceed with certain sign improvements at the property commonly known as Hollywood Casino Aurora located at 49 W. Galena Boulevard in Aurora, Illinois. We have reviewed the supporting documentation provided and hereby provide our authorization as land owner and landlord under the Master Lease between GLP Capital, L.P. and Penn Tenant, LLC dated as of November 1, 2013, as amended, which includes the property operated by HC Aurora, LLC referenced above.

Very truly yours,

GLP Capital, L.P.

Brandon J. Moore

Senior Vice President, General Counsel & Secretary Gaming and Leisure Properties, Inc., its general partner COPLEYATHEATRE





August 18, 2015 HC Aurora, LLC 49 W. Galena Blvd. Aurora, IL 60506 SEP - 3 2015

CITY OF AURORA
PLANNING DIVISION

RE: Letter of Authorization

To whom it may concern,

I, <u>Tim Rater</u> President and Chief Executive Officer Aurora Civic Center Authority, hereby authorize HC Aurora LLC (Hollywood Casino) to remove two signs located on the North side of 2 W. New York St., Aurora, IL and replace with a new valet sign.

Print Name

Signature

8/20/15

THAT PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-TWO, TOWNSHIP THIRTY-EIGHT NORTH, RANGE EIGHT, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT B IN BLOCK TWO OF ISLAND AVENUE ADDITION TO AURORA, ALL BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT TWELVE IN SAID BLOCK TWO; THENCE NORTHEASTERLY 8.0 FEET ON THE NORTHEASTERLY EXTENTION OF THE NORTHWESTERLY LINE OF SAID LOT TWELVE HAVING AN ASSUMED BEARING OF NORTH 54°- 28′-44″ EAST; THENCE NORTH 52° - 34′-26″ EAST; A DISTANCE OF 178.6 FEET TO THE SOUTHWESTERLY LINE OF NEW YORK STREET (ALSO KNOWN AS ILLINOIS ROUTE 66 AND U.S. ROUTE 30); THENCE NORTH 39°-36′-14″ WEST ON THE SOUTHWESTERLY LINE OF SAID NEW YORK STREET A DISTANCE OF 13.05 FEET; THENCE NORTH 49°-58′-56″ EAST, A DISTANCE OF 66.0 FEET TO THE NORTHEREASTERLY LINE OF SAID NEW YORK STREET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 48°-58′-46″ EAST A DISTANCE OF 50.75 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY, 361.26 FEET ON THE ARC OF A CURVE TANGENT TO THE LAST DESCRIBED COURSE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 115.0 FEET WITH A CHORD DISTANCE OF 230.0 FEET AND A CHORD BEARING OF SOUTH 40°-01′-14″ EAST; THENCE SOUTH 49°-58′-46″ WEST, TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 51.34 FEET TO THE NORTHEASTELRY LINE OF SAID NEW YORK STREET; THENCE NORTH 39°-41′- 03″ WEST ON THE NORTHEASTERLY LINE OF SAID NEW YORK STREET; THENCE NORTH 59°-41′- 03″ WEST ON THE NORTHEASTERLY LINE OF SAID NEW YORK STREET, A DISTANCE OF 229.46 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS



EXHIBIT I

LEGAL DESCRIPTION OF THE NIC



CITY OF AURORA
PLANNING DIVISION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND PARTS OF LOTS A AND B IN BLOCK 2 OF ISLAND AVENUE ADDITION TO AURORA, AND THAT PART OF THE SOUTHWEST 1/4 OF SECTON 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 9 AT THE NORTHEAST CORNER OF ISLAND AVENUE AND GALENA BOULEVARD (FORMERLY MAIN STREET). THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINES OF SAID LOTS 9, 10, 11 AND 12 TO THE MOST NORTHERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY 8.0 FEET ON A NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE OF SAID LOT 12; THENCE NORTHEASTERLY AT AN ANGLE OF 178 DEGREES 05 MINUTES 40 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 178.6 FEET; THENCE NORTHWESTERLY AT AN ANGLE OF 87 DEGREES 49 MINUTES 20 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 13.05 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 90 DEGREES 25 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 117.35 FEET; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 361.28 FEET ON THE ARC OF A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 115.0 FEET, THRU A CENTRAL ANGLE OF 180 DEGREES 00 MINUTES; THENCE SOUTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 321.6 FEET TO A LINE PARALLEL WITH AND 170.0 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES THEREFROM THE NORTHEASTERLY LINE OF GALENA BOULEVARD, SUCH PARALLEL LINE ALSO BEING A SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SAID EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 12 TO A LINE (HEREAFTER REFERRED TO AS LINE A) DRAWN FROM A POINT ON THE NORTHEASTERLY LINE OF GALENA BOULEVARD 44.18 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT A, SAID LINE A MEASURED NORTHEASTERLY AT AN ANGLE OF 88 DEGREES 19 MINUTES MEASURED CLOCKWISE FROM SAID NORTHERLY LINE OF GALENA BOULEVARD; THENCE SOUTHWESTERLY ALONG LINE A, 170.07 FEET TO THE NORTHEAST LINE OF GALENA BOULEVARD; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF GALENA BOULDVARD, BEING THE SOUTHWESTERLY LINES OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 AND PART OF LOT A, 242.8 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 12 IN SAID BLOCK TWO; THENCE NORTHEASTERLY 8.0 FEET ON THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID LOT 12 HAVING AN ASSUMED BEARING OF NORTH 54 DEGREES 28 MINUTES 44 SECONDS EAST. THENCE NORTH 52 DEGREES 34 MINUTES 26 SECONDS EAST, A DISTANCE OF 178.6 FEET TO THE SOUTHWESTERLY LINE OF NEW YORK STREET (ALSO KNOWN AS ILLINOIS ROUTE 66 AND U.S. ROUTE 30); THENCE NORTH 39 DEGREES 36 MINUTES 14 SECONDS WEST OF THE SOUTHWESTERLY LINE OF SAID NEW YORK STREET, A DISTANCE OF 13.05 FEET; THENCE NORTH 49 DEGREES 58 MINUTES 56 SECONDS EAST, A DISTANCE OF 66.0 FEET TO THE NORTHEASTERLY LINE OF SAID NEW YORK STREET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 48 DEGREES 58 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.75 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY, 361.26 FEET ON THE ARC OF A CURVE TANGENT TO THE LAST DESCRIBED COURSE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 115.0 FEET WITH A CHORD DISTANCE OF 230.0 FEET AND A CHORD BEARING OF SOUTH 40 DEGREES 01 MINUTE 14 SECONDS EAST; THENCE SOUTH 49 DEGREES 58 MINUTES 46 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 51.34 FEET TO THE NORTHEASTERLY LINE OF SAID NEW YORK STREET; THENCE NORTH 39 DEGREES 41 MINUTES 03 SECONDS WEST ON THE NORTHEASTERLY LINE OF SAID NEW YORK STREET, A DISTANCE OF 229.46 FEET TO THE POINT OF BEGINNING:, ALL IN THE CITY OF AURORA, KANE COUNY, ILLINOIS.



EXHIBIT "B"

SPECIAL SIGN DISTRICT BULK REGULATIONS FOR GLP Capital LP LOCATED 2 West New York Street, Aurora, IL 60506

In addition to any signs permitted by City ordinance, pursuant to Section 2902.5 of the City Code of Ordinances, the City hereby establishes a special sign district for the Subject Property and adopts the special sign district regulations and specifications in this Exhibit "B". The regulations in this Exhibit "B" shall supplement the regulations in the City sign ordinance. In the case of a conflict between the regulations in the City sign ordinance and this Exhibit "B", the less restrictive provision shall apply.

A. Signs Permitted

Permanent – Non-Residential Development Identification

- a. Developer shall submit for approval, at the time of special sign district review, a proposed sign package identifying size, type and location permanent non-residential development identification within the Subject Property.
- b. Overall Casino Signage:
 - 1. Area 937 sq. ft. each side
 - 2. Height 39 ft. max.
 - 3. Quantity 2 on the Subject Property
 - 4. Setback n/a
 - Locations 1 on North West façade of Porte Cochere and 1 on South East façade of Porte Cochere
- c. Construction: Wall mounted blade style, with consistent architectural elements on all signs, with consistent architectural elements on all signs, with any combination of painted aluminum, steel, vinyl, printed graphics, lexan with LED illumination; signage itself may be with any combination of backlit pin letters, paneling or EMC



EXHIBIT "B"

SPECIAL SIGN DISTRICT BULK REGULATIONS FOR Aurora Civic Center LOCATED 1 West New York Street, Aurora, IL 60506

In addition to any signs permitted by City ordinance, pursuant to Section 2902.5 of the City Code of Ordinances, the City hereby establishes a special sign district for the Subject Property and adopts the special sign district regulations and specifications in this Exhibit "B". The regulations in this Exhibit "B" shall supplement the regulations in the City sign ordinance. In the case of a conflict between the regulations in the City sign ordinance and this Exhibit "B", the less restrictive provision shall apply.

A. Signs Permitted

Permanent - Non-Residential Development Identification

- a. Developer shall submit for approval, at the time of special sign district review, a proposed sign package identifying size, type and location permanent non-residential development identification within the Subject Property.
- b. Overall Casino Signage:
 - 1. Area 234 sq. ft. each side
 - 2. Height 34 ft. max.
 - 3. Quantity 1 on the Subject Property
 - 4. Setback n/a
 - Locations On South West façade of parking garage facing West New York Street
- c. Construction: Wall mounted blade style, with consistent architectural elements on all signs, with consistent architectural elements on all signs, with any combination of painted aluminum, steel, vinyl, printed graphics, lexan with LED illumination; signage itself may be with any combination of backlit pin letters or paneling



City of Aurora
Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coaplanning@aurora-ll.org

Filing Fee Fo	iling Fee Form Project t		t Number:	Number: 2015.167		
Petitioner: Number of Acres: Number of Signs:		Linear Feet of New Roadway; New Acres Subdivided (if applicable): Area of site desturbance:		0		
Filling Fees Due at L	and Use Petition:					
	Special Use Revision		\$	750.00		
	Walls and the same of the same					
		Sub Total:		\$750.00		
Fees Due at Final Er	gineering Approval:					
Request(s):						
		Sub Total:	***************************************	\$0.00		
		Total:		\$750.00		

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

