

Land Use Petition

Project Number: 2016.208

Subject Property Information

Address/Location: 491 S. State Route 59 / South of Ogden Avenue and West of Route 59

Parcel Number(s): 07-28-201-017

Petition Request(s)

An Ordinance Vacating a City Easement on the Property located at 491 S. State Route 59 being located south of Ogden Avenue and west of Route 59, being Lot 1 - Outlot 3 of Aurora Market Subdivision in DuPage County, Aurora Illinois

A Resolution Accepting the Dedication of an Easement at 491 S. State Route 59 being located south of Ogden Avenue and west of Route 59, being Lot 1 - Outlot 3 of Aurora Market Subdivision in DuPage County, Aurora Illinois

Attachments Required

(a CD of digital files of all documents are also required)

Attach the following worksheets:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)

One Paper Copy of:
Qualifying Statement (2-1)
Letter of Authorization* (2-2)
Paper Copy of Plat of Vacation (2-14)
Paper Copy of Plat of Dedication (2-13)

One Executed Mylar Copy of Plat of Vacation (2-14)
One Executed Mylar Copy of: Plat of Dedication (2-13)
Recording Fee (made out to DUPAGE COUNTY) in the amount of: \$80.00

Petition Fee: \$400.00 (Payable to The 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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: Date 10-28-16

Print Name and Company: Brian Barnard Panera, LLC

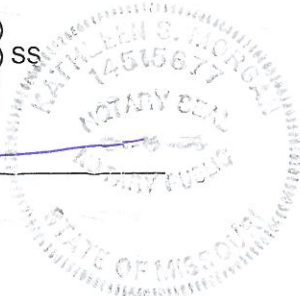
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 28TH day of OCTOBER, 2016.

State of MISSOURI)
) SS
County of ST. LOUIS)

NOTARY PUBLIC SEAL

Notary Signature





Filing Fee Worksheet

Project Number: 2016.208 **Linear Feet of New Roadway:** 0
Petitioner: Panera, LLC **New Acres Subdivided (if applicable):** 0.00
Number of Acres: 0.00 **Area of site disturbance (acres):** 0.00
Number of Street Frontages: 0.00
Non-Profit No

Filing Fees Due at Land Use Petition:

| | | |
|-----------------------|----|----------|
| Request(s): Vacations | \$ | 200.00 |
| Dedications | \$ | 200.00 |
| | \$ | - |
| | \$ | - |
| | \$ | - |
| | \$ | - |
| Sub Total: | | \$400.00 |

Fees Due at Final Engineering Approval:

| | | |
|------------------------|------|--------|
| Request(s): Select One | 0.00 | |
| | | |
| | | |
| | | |
| | | |
| Sub Total: | | \$0.00 |

Total: **\$400.00**

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

Verified By: _____

Date: _____



Project Contact Information Sheet

Project Number: 2016.208

Owner

First Name: David Initial: 0 Last Name: Lasky Title: Mr.
Company Name: Aurora Marketplace, L.P. c/o Bonnie Management Corporation
Job Title: President
Address: 8430 W. Bryn Mawr Ave., Suite 850
City: Chicago State: IL Zip: 60631
Email Address: David@BonnieMgmt.com Phone No.: (708) 851-0808 Mobile No.: 0

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

Relationship to Project: Tenant
Company Name: Panera, LLC
First Name: Brian Initial: 0 Last Name: Barnard Title: Mr.
Job Title: Sr. Development Project Manager
Address: 3630 South Geyer Rd, Suite 100
City: St. Louis State: MO Zip: 63127
Email Address: Brian.Barnard@panerabread.co Phone No.: (314) 984-2609 Mobile No.: (314) 304-1186

Additional Contact #1

Relationship to Project: Engineer
Company Name: SPACECO, Inc.
First Name: Martin Initial: 0 Last Name: Iwanicki Title: Mr.
Job Title: Project Manager
Address: 9575 W. Higgins Rd, Suite 700
City: Rosemont State: IL Zip: 60018
Email Address: miwanicki@spacecoinc.com Phone No.: (847) 696-4060 Mobile No.: 0

Additional Contact #2

Relationship to Project: Select One From List
Company Name: 0
First Name: - Initial: 0 Last Name: 0 Title: Select O
Job Title: 0
Address: 0
City: 0 State: 0 Zip: 0
Email Address: 0 Phone No.: 0 Mobile No.: 0

Additional Contact #3

Relationship to Project: Select One From List
Company Name: 0
First Name: - Initial: 0 Last Name: 0 Title: Select O
Job Title: 0
Address: 0
City: 0 State: 0 Zip: 0
Email Address: 0 Phone No.: 0 Mobile No.: 0

Additional Contact #4

Relationship to Project: Select One From List
Company Name: 0
First Name: - Initial: 0 Last Name: 0 Title: Select O
Job Title: 0
Address: 0
City: 0 State: 0 Zip: 0
Email Address: 0 Phone No.: 0 Mobile No.: 0

QUALIFYING STATEMENT

RE: 491 S. Route 59, Aurora, Illinois

The subject location is part of the Aurora Marketplace Shopping center. The parcel is currently occupied by a vacant bank building. The existing building and site improvements will be removed and replaced with a prototypical and aesthetically pleasing, free-standing Panera Bread restaurant building. The improvements will include a one-story building, a drive through lane, new parking lot, site lighting, and landscaping. The parking area will be expanded to accommodate additional parking. Ingress and egress will still be accomplished through the shopping center's existing access roads and parking area. No variances are anticipated. These proposed improvements will impact an existing on-site storm water detention easement. This easement will be vacated and a new easement will be dedicated.

AURORA MARKETPLACE, L.P.
c/o Bonnie Management Corporation
8430 West Bryn Mawr Avenue, Suite 850
Chicago, Illinois 60631-3448
(708) 851-0808 (Phone) (708) 851-0809 (Fax)
david@bonniemgmt.com

October 31, 2016

City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
Coaplanning@aurora.il.org

Re: Authorization Letter for 491 S. Route 59, Aurora, Illinois

To Whom It May Concern:

As the record owner of the stated property, I hereby affirm that I have full legal capacity to authorize Martin Iwanicki of Spaceco, Inc. to act as the Owner's Agent through the Land Use Petition process with the City of Aurora for said property.

Signature:  Date: October 31, 2016

Subscribed And Sworn To Before Me This 31st day of October 2016

Notary Signature 

