

Land Use Petition

Project Number: 2018.006

Subject Property Information

Address/Location: 2962 Kirk Road/being north of Butterfield Road and west of Kirk Road
Parcel Number(s): 12-36-315-004

Petition Request(s)

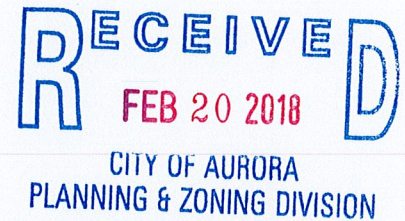
Requesting a Plan Description Revision to the Special Use Planned Development on the property located at 2962 Kirk Road being north of Butterfield Road and west of Kirk Road

Requesting approval of a Final Plan for Lot 4 of Savannah Crossing Subdivision located at 2962 Kirk Road being north of Butterfield Road and west of Kirk Road for a Restaurant with a drive-through facility (2530) Use

Attachments Required

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

- | | | |
|---|--|--|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One pdf Copy of: | One Paper and pdf Copy of: |
| Word Document of: Legal Description (2-1) | Fire Access Plan (2-6) | Final Plan (2-4) |
| One Paper and pdf Copy of: | Final Engineering Plans (2-16) | Landscape Plan (2-7) |
| Qualifying Statement (2-1) | Stormwater Permit Application (App 6-5) | Building and Signage Elevations (2-11) |
| Plat of Survey (2-1) | Stormwater Report (2-10) | Plan Description Revision (2-18) |
| Legal Description (2-1) | Soil Investigation Report | |
| Letter of Authorization (2-2) | Wetland Determination/ Letter by Design Professional | |
| Existing or Proposed CC and Rs (2-1) | | |
| Contact Information Worksheet (1-5) | | |
| Filing Fee Worksheet (1-6) | | |
| Parking Worksheet (1-8) | | |
| Landscape Requirement Worksheet (1-22) | | |
| Landscape Materials Worksheet (1-23) | | |



Petition Fee: \$1,465.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: *William H. Perry* Date 2/16/18

Print Name and Company: William H. Perry, P.E. - Watermark Engineering Resources

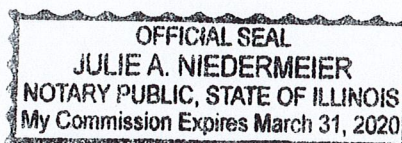
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 16th day of February 2018

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

Julie A. Niedermeier
Notary Signature



Qualifying Statement:

The proposed project encompasses the construction of a Wendy's Restaurant with a drive-thru. Other details include 41 parking stalls in a one-way vehicular circulation pattern through the site. Access is from a service driveway that connects to other out-lots, Mesa Lane, Kirk Road, and Butterfield Road. The proposed restaurant will be 2,336 S.F. containing a commercial kitchen, seating for 40 people, and public restrooms. The restaurant will also feature a dedicated drive thru, a fully screened trash enclosure, and signage.

The proposed development complies with all applicable zoning standards and does not pose a risk to the health, welfare, safety, or comfort to the community. The project is an allowed use; however, because of the drive-thru, the petitioner is seeking a special use per zoning criteria.

The project is adjacent to compatible uses and zoning and will not require any special buffers or screenings. As proposed the project will connect to public infrastructure without detrimental burden. The proposed site is stubbed for utility connections in anticipation of this type of proposed commercial development.

The proposed site plan will be supported by streets and drives that have been designed for this type of development and no additional off-site infrastructure will be necessary to facilitate the project.

February 14, 2018

RECEIVED
FEB 20 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

From: D. Scott Carr
TMK/Inland Aurora Venture, LLC
c/o IRC Retail Centers LLC
814 Commerce Drive, Suite 300
Oak Brook, Illinois 60523


To: City of Aurora, Planning and Zoning Division
1 South Broadway
Aurora, Illinois 60505

Re: Authorization Letter for Lot 4 of Savannah Crossings, Aurora, Illinois

To Whom It May Concern:

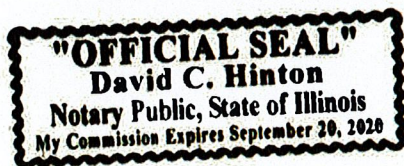
As the record owner of the above-identified property, the undersigned entity affirms that it has full legal capacity to authorize Wenzak Land Management, LLC and its representatives to act as owner's agent through the Special Use Permitting for a Drive-through Land Use Petition process with the City of Aurora for said property.

TMK/INLAND AURORA VENTURE, LLC,
an Illinois limited liability company

By: 
Name: D. Scott Carr
Its: MANAGER
Date: 2.14.18

Subscribed and sworn to before me this 14th day of February, 2018

Notary Signature: David C. Hinton





RECEIVED
FEB 20 2018

CITY OF AURORA
PLANNING & ZONING DIVISION

January 29, 2018

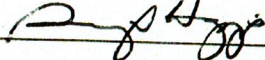
From: Greg Haggis, Chief Financial Officer
Wenzak QSC Management
424 Fort Hill Drive, Suite 142, Naperville, IL 60540
Phone: (630) 862-5355
Email: greg@wenzak.com

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: Lot 4 of Savannah Crossings Subdivision, according to the plat thereof recorded June 22, 2007 as Document 2007K066321 in the City of Aurora, Kane County, Illinois

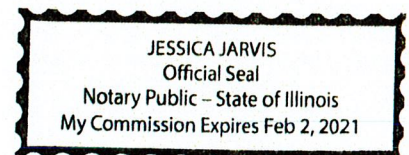
To whom it may concern:

As the proposed buyer of the above stated property I hereby affirm that I have full legal capacity to authorize Watermark Engineering Resources, Ltd, and its representatives, to act as the owner's agent through the Special Use Permitting for a Drive-through Land Use Petition process with the City of Aurora for said property.

Signature:  Date 1/31/18

Subscribed And Sworn To Before Me This 31 Day Of January 20 18

Notary Signature 



Legal Description:

Lot 4 in Savannah Crossings Subdivision, being a subdivision of that part of the southeast quarter of section 35, and that part of the southwest quarter of section 36, all in the Township 39 North, Range 8 East of the third Meridian, in the township of Batavia, Kane County, Illinois.

RECEIVED
FEB 20 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2018.006

Petitioner Company (or Full Name of Petitioner): Wendy's

Owner

First Name: Donna Initial: _____ Last Name: King Title: Ms.
 Company Name: TMK Aurora Venture
 Job Title: _____
 Address: 2901 Butterfield Road
 City: Oak Brook State: IL Zip: 60523
 Email Address: tmkdevelopment@comcast.net Phone No.: (847) 948-7322 Mobile No.: _____

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

Relationship to Project: Engineer
 Company Name: Watermark Engineering
 First Name: Ken Initial: _____ Last Name: Price Title: Mr.
 Job Title: Landscape Architect
 Address: 2631 Ginger Wood Parkway
 City: Aurora State: IL Zip: 60502
 Email Address: kprice@watermark-engineering.com Phone No.: 630-375-1800 Mobile No.: _____

Additional Contact #1

Relationship to Project: Contract Purchaser
 Company Name: Wenzak QSC Management
 First Name: Greg Initial: _____ Last Name: Haggis Title: Mr.
 Job Title: Chief Financial Officer
 Address: 424 Fort Hill Drive, Suite 142
 City: Naperville State: IL Zip: 60540
 Email Address: greg@wenzak.com Phone No.: 630-862-5355 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
 Company Name: Wallin, Gomez Architects, Ltd.
 First Name: Donald Initial: _____ Last Name: Wallin Title: _____
 Job Title: _____
 Address: 711 South Dearborn Street, Suite 606
 City: Chicago State: IL Zip: 60605
 Email Address: _____ Phone No.: 312-427-4702 Mobile No.: _____

Additional Contact #3

Relationship to Project: Engineer
 Company Name: Watermark Engineering
 First Name: Bill Initial: _____ Last Name: Perry Title: _____
 Job Title: _____
 Address: 2631 Ginger Wood Parkway
 City: Aurora State: IL Zip: 60502
 Email Address: bperry@watermark-engineering.com Phone No.: 630-375-1800 Mobile No.: _____

Additional Contact #4

Relationship to Project: Contract Purchaser
 Company Name: Wendy's
 First Name: Jeff Initial: _____ Last Name: Gylling Title: Mr.
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: Jeff.Gylling@wendy's.com Phone No.: _____ Mobile No.: _____

Filing Fee Worksheet

Project Number: 2018.006

Petitioner: Wendy's

Number of Acres: 1.23

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): 1.03

Filing Fees Due at Land Use Petition:

Request(s):	Special Use & Final Plan	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ 650.00

Total: **\$1,465.00**

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

Verified By: Jill N. Morgan

Date: 2/8/2018

Parking and Stacking Requirement Worksheet

Project Number: 2018.006

Petitioner: Wendy's

Parking Requirement

Total Parking Requirement	13
Enclosed Parking Spaces	-
Surface Parking Spaces	13

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)	10	
Drive-through facilities	10	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 faculties greater than 5,000 SF.

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

OFFICE USE ONLY

Verified By: Jill N. Morgan

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
40 seats	Structure 2210: Food and beverage establishm	1 per 3 seats	13.3
2.0000 Stacking		5 spaces at each window, ordering station, machine or similar	10



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

Landscaping CTE Requirement Worksheet

Project Number: 2018.006

Petitioner: Wendy's

Street Frontage 224 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Savannah Crossings

Unit/Phase: N/A

Lot Number Lot 4

Perimeter Yard 927 L.F.

Buffer Yard - L.F.

Surface Parking Spaces 41 spaces

Parking Lot Islands - Number

Building Foundation 256 L.F.

Standard Requirements

Plant Mix Guidelines

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivilant Value				
		1	1/3	1/3	1/20	1/20
Street Trees	7.0	7	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	28.0	14	13	13	56	56
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	3.0	2	0	0	10	10
Building Foundation	3.0	0	0	0	30	30
Total:	41.0	23	13	13	96	96

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

Verified By: Jill N. Morgan

Date: 2/9/2018

Landscape Material Worksheet

Project Number: 2018.006

Petitioner: Wendy's

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gleditsia	tricanthos	Honeylocust Tree
Aceraceae	Acer	fremanii 'Jeffersred'	Autumn Blaze Maple
Ulmaceae	Ulmus	Regal	Regal Elm
Ginkgoaceae	Ginkgo	biloba	Ginkgo Tree (male only)
Fagaceae	Quercus	bicolor	Swamp White Oak

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gleditsia	tricanthos	Honeylocust Tree
Aceraceae	Acer	fremanii 'Jeffersred'	Autumn Blaze Maple
Ulmaceae	Ulmus	Frontier'	Frontier Hybrid Elm
Ginkgoaceae	Ginkgo	biloba	Ginkgo Tree (male only)
Magnoliaceae	Liliodendron	tulipifera	Tulip Tree
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Fagaceae	Quercus	bicolor	Swamp White Oak

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Piceaceae	Picea	glauca	Black Hills Spruce
Cupressaceae	Thuja	plicata	Giant Arborvitae
Cupressaceae	Juniperus	virginiana	Canaertii Juniper
Pinaceae	Pinus	strobus	Eastern White Pine
Piceaceae	Picea	pungens	Baby Blue Eyes Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Adoxaceae	Viburnum	lentago	Nannyberry Viburnum
Rosaceae	Amelanchier	grandiflora	Autum Brilliance Serviceberry
Anacardiaceae	Continus	coggygia	Purple Smoketree
Rosaceae	Malus	Red Jewel'	Red Jewel Crabapple Tree
Magnolaceae	Magnolia	soulangiana	Saucer Magnolia

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Rosa	Radtko'	Knock out Rose
Adoxaceae	Viburnum	dentatum	Arrowood Viburnum
Anacardiaceae	Rhus	aromatica	Gro-Low Sumac
Rosaceae	Aronia	melanocarpa	Black Chokeberry
Caprifoliaceae	Weigela	Dark Horse"	Dark Horse Weigela

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	pfizeriana	Kallay's Compact Juniper
Taxaceae	Taxus	media	Dense Yew
Buxaceae	Buxus	"Green Mountain'	Green Mountain Boxwood
Cupressaceae	Chamaecyparis	pisifera	Soft Serve Cypress
Aquifoliaceae	Ilex	glabra	Shamrock Inkberry

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.