

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: Southeast Corner of Eola Road & Diehl Road

Parcel Number(s): 07-05-304-012, 07-08-103-022, 07-08-103-023, and 07-08-103-024

Petition Request

Requesting approval of a Conditional Use for a Truck Stop Establishments (2841) Use on the property located at southeast corner of Eola Road and Diehl Road

Requesting approval of a Preliminary Plat Revision consolidating the property located at southeast corner of Eola Road & Diehl Road and establishing QT 4448 Addition Subdivision

Requesting approval of a Preliminary Plan Revision for QT 4448 Addition Subdivision located at southeast corner of Eola Road & Diehl Road for a Truck Stop Establishments (2841) Use

Attachments Required

(a digital file of all documents is also required)

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

Preliminary Engineering Plans

Two Paper and pdf Copy of:

One Paper and pdf Copy of:

Preliminary Stormwater Permit Application &

Preliminary Plan (2-8)

Qualifying Statement (2-1)

Project Information Sheet (App 1-14)

Preliminary Plat (2-9)

Plat of Survey (2-1)

Preliminary Stormwater Report (Guideline 2-10)

Soil Investigation Report

Legal Description (2-1), Word Document and PDF

Drain tile survey

Letter of Authorization (2-2)

Stormwater Report (Guideline 2-10)

Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

Traffic Study

Soil Investigation Report

Fire Access Plan (Guideline 2-6)

Petition Fee: \$1,649.57

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 _____

Print Name and Company: _____

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 _____ day of _____.

State of _____)
) SS
County of _____)

NOTARY PUBLIC SEAL

Notary Signature

Project Contact Information Sheet

Project Number: DR2024-311

Petitioner Company (or Full Name of Petitioner): QuikTrip Corporation

Owner

First Name: Timothy Initial: Last Name: Boos Title: Mr.
 Company Name: Yorkville Partners II, LLC
 Job Title: Manager
 Address: 1733 Park Street, Suite 110
 City: Naperville State: Illinois Zip: 60563
 Email Address: tboos@boosrt.com Phone No.: 312-560-2560 Mobile No.:

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

Relationship to Project: Land Developer / Builder
 Company Name: QuikTrip Corporation
 First Name: Ali Initial: F Last Name: Bukhres Title: Mr.
 Job Title: Real Estate Project Manager
 Address: 50 South Main Street
 City: Naperville State: Illinois Zip: 60540
 Email Address: abukhres@quiktrip.com Phone No.: Mobile No.: 918-284-9456

Additional Contact #1

Relationship to Project: Surveyor
 Company Name: Farnsworth Group
 First Name: Paul Initial: E Last Name: Brown Title: Mr.
 Job Title: Senior Land Surveying Manager
 Address: 301 W Washington Street
 City: Pontiac State: Illinois Zip: 61764
 Email Address: pbrown@f-w.com Phone No.: 815-844-5571 Mobile No.: 815-674-3030

Additional Contact #2

Relationship to Project:
 Company Name:
 First Name: Initial: Last Name: Title:
 Job Title:
 Address:
 City: State: Zip:
 Email Address: Phone No.: Mobile No.:

Additional Contact #3

Relationship to Project:
 Company Name:
 First Name: Initial: Last Name: Title:
 Job Title:
 Address:
 City: State: Zip:
 Email Address: Phone No.: Mobile No.:

Additional Contact #4

Relationship to Project:
 Company Name:
 First Name: Initial: Last Name: Title:
 Job Title:
 Address:
 City: State: Zip:
 Email Address: Phone No.: Mobile No.:

Filing Fee Worksheet

Project Number: DST2024-311
Petitioner: QuikTrip Corporation
Number of Acres: 5.99
Number of Street Frontages: 2.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 6.44

Filing Fees Due at Land Use Petition:

Request(s):	Conditional Use	\$	834.78
	Preliminary Plan & Plat Revision	\$	784.78
	Public Hearing Notice Sign(s)	\$	30.00

Total: **\$1,649.57**

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

Verified By: Tracey M. Vacek

Date: 12/11/2024

Authorization Letter

October 21, 2024

From: Yorkville Partners II, LLC
1733 Park Street, Suite 110
Naperville, Illinois 60563
Attn: Timothy A. Boos, Manager
Andy Perdue, Manager
Phone: (312) 560-2560
E-Mail: tboos@boosrt.com
And aperdue@wcgrp.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: 6 acres of vacant land at the SEC of Eola Road & Diehl Road, Aurora, Illinois, DuPage County, consisting of PINs: 07-05-304-012, 07-08-103-022, 07-08-103-023, and 07-08-103-024

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 **QuikTrip Corporation**, and its representatives, to act as the owner's agent through the **Conditional Land Use Petition** process with the City of Aurora for said property.

YORKVILLE PARTNERS II, LLC,
an Illinois limited liability company

By: 
Name: Andy Perdue
Its: Manager

Subscribed And Sworn To Before Me This 21st Day Of October, 20204 Notary

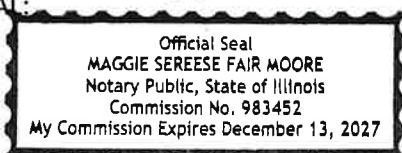
Signature



Date

10/21/2024

SEAL:





November 14, 2024

City of Aurora, Illinois
77 S Broadway.
Aurora, Illinois 60505

To Whom It May Concern:

This letter intends to serve as a project description for the land located at the northwest corner of Eola and Diehl. The property is currently a vacant lot. We are proposing to construct a QuikTrip convenience store with gasoline and diesel offer.

QuikTrip opened its doors in 1958. Since then, we have built over 1,000 convenience stores across the country with over 980 active and operating units. QuikTrip prides itself on its ability to continuously improve its offer and innovate. What began as a modest convenience store has now grown into a corporation with over 25,000 employees. These employees are vital to the success of the company, whose purpose is "To Provide Opportunity for Employees to Grow and Succeed". The overwhelming majority of QuikTrip corporate employees started with the company by working in the stores. QuikTrip's investment in its employees continues to pay dividends as the employees are inherently tied to the long-term success of the company.

The project will provide roughly 50 parking spaces for the QuikTrip convenience store, we are proposing 8 pumps (16 fueling positions) at the gasoline canopy and 2 diesel bays. We will not have any truck repair or car/truck wash on site. Access will be provided on Diehl and Eola. QuikTrip is requesting Conditional Use Permit for this use.

The convenience store will offer immediate and future consumption food and drink options, customary convenience store offerings, beer/liquor as allowed by the city, gaming, and an overall first-class atmosphere. QuikTrip also installs a state-of-the-art security system for the safety of its employees and customers in every one of its stores. The security system features employee badges for access to restricted areas of the building, 24-hour live surveillance by the corporate office in Tulsa, OK, 100% parking lot camera coverage, and extensive security training for all employees.

Standards

- A. The proposed Conditional use will not endanger the health, safety, comfort, convenience, and general welfare of the public. QuikTrip maintains an internal facility support staff that ensures the proper maintenance is completed inside and outside the establishment to ensure that it is a good neighbor and positively contributes to the Village. The Applicant's employees will come from the community being served. Additionally, the Applicant maintains high safety and security standards by providing high quality video cameras that are monitored 24 hours a day, design engineers that take all safety measures and go above and beyond and work with our environmental engineers to ensure all EPA standards are met.
- B. The site plan for this development will not adversely impact adjacent properties and other properties within the immediate area of the proposed development because the building and vehicle access driveways will be wholly contained on the subject property and not impact the use of and/or access to the adjacent

property. Moreover, the proposed development will activate currently vacant land and provide a service for commuters in the subject area.

- C. The proposed fueling center use is consistent with the current zoning of the site (subject to Conditional Use Approvals), and the surrounding land uses. By establishing an aesthetically pleasing and convenient location for food and fuel, the proposed development will provide a valuable service to the property owners, customers, commuters, and employees within the immediate area. The project will also enhance the overall attractiveness and desirability of the subject area and, again, activate currently vacant land.
- D. The proposed conditional use will not impede the normal and orderly development and improvements of adjacent properties and other property within the immediate vicinity of the proposed conditional use. To the contrary, the proposed development will provide a more convenient route for new improvements or development in the surrounding area.
- E. The Proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area. Adequate utilities, access roads (vehicle driveways), drainage and other necessary facilities are accounted for in the Applicant's plan. QuikTrip will meet all governing authority applicable codes and ordinances for utilities management and storm-water-run-off, which will present a substantial improvement upon current conditions.
- F. Adequate measures have been taken to provide ingress/egress design that minimizes traffic congestion in public streets/highways. The Applicant has been diligently working with the County/City DOT, its civil engineers, and its traffic engineers to ensure that each point of ingress and egress provides ample room for car and truck circulation, thereby preventing congestion on public roads. The Applicant's assessment considers traffic flow patterns both on the public streets and on the subject lot to ensure there are no negative impacts on the traffic conditions at or around the subject site.
- G. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development. Most of the surrounding area is industrial and/or commercial in nature, which the Applicant believes will help support the proposed fueling center. The site plan for the proposed development will provide adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and other necessary facilities. The Applicant's design will meet all applicable codes and ordinances for utilities management, access roads, parking and loading, and stormwater detention, ensuring a substantial improvement upon current lot conditions.
- H. The applicant does not foresee any variances will be needed at this time. If a variance is required, the applicant will take the necessary processes to resolve the issue.

If you have any questions or comments about the project, please do not hesitate to reach out to me. We are very excited about this project, and we look forward to becoming a great corporate citizen of the City of Aurora.

Sincerely,



Ali Bukhres
Real Estate Project Manager
QuikTrip Corporation

**QUIKTRIP – AURORA, IL – STORE 4448
LEGAL DESCRIPTION OF PROPERTY**

PARCEL ONE:

THE SOUTH 1/2 OF LOT 4 AND ALL OF LOT 5 (EXCEPTING FROM LOTS 4 AND 5 THAT PART TAKEN IN CONDEMNATION CASE 93ED-84) IN DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2, IN PART OF THE NORTHWEST 1/4 OF SECTION 8 AND PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT R64-30327, DU PAGE COUNTY, ILLINOIS;

AND

ALSO EXCEPTING THAT PART DEDICATED AND CONVEYED TO COUNTY OF DUPAGE BY WARRANTY DEED RECORDED AS DOCUMENT R2009-016859 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 5 SOUTH 86 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 6.56 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF WARRANTY DEED PER DOCUMENT NUMBER R93-191752 AND THE NORTHWEST CORNER OF WARRANTY DEED PER DOCUMENT NUMBER R2004-318740 AND ALSO THE SOUTHEASTERLY CORNER OF CONDEMNATION CASE NUMBER 93ED-84; THENCE ALONG THE EASTERLY LINE OF SAID CONDEMNATION CASE FOR THE FOLLOWING TWO (2) COURSES; 1) THENCE NORTH 03 DEGREES 54 MINUTES 47 SECONDS EAST, A DISTANCE OF 250.97 FEET TO A POINT OF CURVATURE; 2) THENCE ALONG SAID CURVE, CONCAVE TO THE EAST WITH A RADIUS OF 11399.16 FEET, AN ARC LENGTH OF 14.25 FEET (13.45 FEET AS MEASURED) AND A CHORD BEARING NORTH 03 DEGREES 56 MINUTES 49 SECONDS EAST TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4; THENCE ALONG SAID NORTH LINE SOUTH 86 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF 62.72 FEET; THENCE SOUTH 41 DEGREES 53 MINUTES 48 SECONDS WEST, A DISTANCE OF 62.61 FEET; THENCE SOUTH 03 DEGREES 50 MINUTES 32 SECONDS WEST, A DISTANCE OF 215.23 FEET TO THE SOUTH LINE OF SAID LOT 5 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID WARRANTY DEED PER DOCUMENT NUMBER R2004-318740; THENCE ALONG SAID SOUTHERLY LINE OF LOT 5 NORTH 86 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 24.46 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL TWO:

LOTS 1, 3, AND THE NORTH 1/2 OF LOT 4 OF DIEHL INDUSTRIAL PARK ASSESSMENT PLAT NO. 2 AS PLATTED AND RECORDED AS DOCUMENT NUMBER R64-30327, LYING SOUTH OF REALIGNED DIEHL ROAD (AS SHOWN ON PLAT OF HIGHWAYS SHEET 12A OF 18 LAST REVISED 4-30-93 PREPARED BY MIDWEST TECHNICAL CONSULTANTS, UNRECORDED) AND EAST OF EOLA ROAD IN THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEAST CORNER OF CONDEMNATION CASE 93ED-84 AND THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 4; THENCE ALONG SAID SOUTH LINE SOUTH 86 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF 62.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 53 MINUTES 48 SECONDS EAST, A DISTANCE OF 59.83 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID REALIGNED DIEHL ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES; 1) THENCE SOUTH 89 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 51.00 FEET TO A POINT OF CURVATURE; 2) THENCE ALONG A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 622.96 FEET, AN ARC LENGTH OF 516.45 FEET, A CHORD BEARING OF NORTH 66 DEGREES 21 MINUTES 57 SECONDS EAST AND A CHORD LENGTH OF 501.79 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 42 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 136.64 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 03 DEGREES 46 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 1, 3 AND 4, A DISTANCE OF 387.31 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 4; THENCE NORTH 86 DEGREES 15 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 618.97 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

**QUIKTRIP – AURORA, IL – STORE 4448
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