

Land Use Petition

Project Number: 2015.156

Subject Property Information

Address/Location: 2340 W. Indian Trail

Parcel Number(s): 15-18-101-035

Petition Request(s)

Requesting approval of a Special Use for a Restaurant with a drive-through facility (2530) use on Lot 1 of Greenfield Commons Second Resubdivison Subdivision located at 2340 W. Indian Trail

Requesting approval of a Final Plan for Lot 1 of Greenfield Commons Second Resubdivison Subdivision located at 2340 W. Indian Trail for a Restaurant with a drive-through facility (2530) Use

Attachments Required

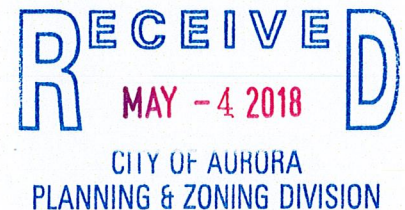
(a CD of digital files of all documents are also required)

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

Two Paper and One pdf Copy of:
Fire Access Plan (2-6)
Address Plat (2-17)
Final Engineering Plans (2-16)
Stormwater Permit Application (App 1-14)
Stormwater Report (2-10)
Soil Investigation Report, if available
Wetland Determination Letter

One Paper and PDF Copy of:
Final Plan (2-4)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)

One Paper and PDF Copy of:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Parking Worksheet (1-8)
Landscape Requirement Worksheet (1-22)
Landscape Materials Worksheet (1-23)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Existing or Proposed CC and Rs



Petition Fee: \$2,215.00 (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: [Signature] Date 5/3/18

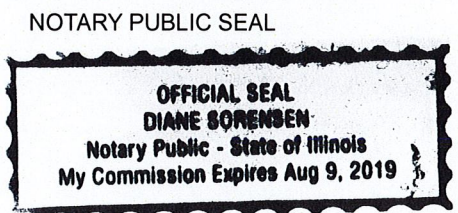
Print Name and Company: ERIC STYER, DXU ARCHITECTS

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 3 day of May, 2018.

State of IL)
County of Waukegan) SS

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2015.156
Petitioner: Mid-America Group
Number of Acres: 1.33
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): 1.33

Filing Fees Due at Land Use Petition:

Request(s):	Special Use	\$ 800.00
	Final Plan	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -
		\$ -

Total: **\$2,215.00**

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Verified By: Steve Broadwell

Date:

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



Project Contact Information Sheet

Project Number: 2015.156

Petitioner Company (or Full Name of Petitioner): Mid-America Group

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PLANNING & ZONING DIVISION

Owner

First Name: Chris Initial: _____ Last Name: Orr Title: 0
Company Name: West Aurora Development, LLC
Job Title: Manager
Address: PO Box 1517
City: Bolingbrook State: IL Zip: 60440
Email Address: lagohpd@gmail.com Phone No.: 630-272-7900 Mobile No.: _____

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

Relationship to Project: Architect
Company Name: Mid-America Group
First Name: Eric Initial: _____ Last Name: Styer Title: 0
Job Title: Architect
Address: 1605 Barclay Boulevard
City: Buffalo Grove State: IL Zip: 60089
Email Address: eric.styer@dxu-studio.com Phone No.: 847-947-2342, e Mobile No.: 847-721-2647

Additional Contact #1

Relationship to Project: Other
Company Name: Arrowhead Asset Management, Inc.
First Name: Chris Initial: _____ Last Name: Orr Title: 0
Job Title: Real Estate Development & Management
Address: PO Box 1517
City: Bolingbrook State: IL Zip: 60440
Email Address: lagohpd@gmail.com Phone No.: 630-272-7900 Mobile No.: _____

Additional Contact #2

Relationship to Project: Other
Company Name: DXU Architects
First Name: Brian Initial: _____ Last Name: Gallego Title: 0
Job Title: Senior Associate
Address: 412 S Wells St, Ste 200
City: Chicago State: IL Zip: 60607
Email Address: bgallego@dxuarch.com Phone No.: 312-955-0334, e 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.: _____

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ARCHITECTS

2-1 D: Qualifying Statement

Multi-Tenant Building
2340 W. Indian Trail Road
Aurora, IL

CITY OF AURORA
PLANNING & ZONING DIVISION

We are proposing to develop of the existing outlot pad located at the SEC of West Indian Trail Road and Orchard Road in the City of Aurora. Access to the outlot is off the interior ring road there is no direct access to The development will consist of a single story multi-tenant building with a drive-through, outdoor patio, onsite parking and landscaping. The property is zoned B-2 (S) which is consistent with adjacent properties to the south, east and west. The property to the North is a planned development with an industrial use. Currently we are marketing the property to restaurants, retail and service providers. The tenancies we are pursuing are similar to the surrounding properties and supportive to the residential districts beyond the commercial corridor. The proposed uses are allowed per the B-2 zoning with the exception of the restaurant drive-through and outdoor patio which require a special use. Outside of the special use the proposed development meets the requirements of the zoning ordinance.

The building is constructed of masonry with cast stone veneer at the base along the front, brick veneer above and EIFS along the sign band. The cornice is detailed to provide horizontal movement at the end caps. The color scheme is tan base and sign band, red brick with black accents and awnings. Storefront bay extend across the front façade and along the side for the first bay. The remaining sides and rear of the building are constructed of colored splitface concrete block with groundface accent bands. The cornice along the front of the building varies in height to further articulate the façade. Up/ down lighting has been provided to give the building more of a presence in the evening / night.

The Lot area is 1.33 acres of which the building occupies 8,320 gross square feet. Currently we are proposing to demise the building into three tenants. Tenant 'A' a restaurant (2,845 SF), Tenant 'B' personal business (3,594 SF), and Tenant 'C' drive-thru restaurant (1,881 SF). All uses are permitted under the current zoning with the drive-thru requiring a special use. The site will have 56 parking spaces including 3 ADA stalls and an 11 car stack for the drive-thru. In addition there will be an outdoor seating area for the drive-thru restaurant. Trash will be contained in dumpster located in a masonry trash enclosure at the rear of the property. Materials will match the base building materials. Zoning bulk regulations, parking requirements and landscaping have all been complied with as illustrated in the final site plan.

Community Development Standards:

The proposed development will add health and convenience services that will benefit the local community and will not have any negative impact to the public health, safety, morals, comfort or general welfare.

The proposed uses are mostly complementary to the existing uses and / or will offer the community additional choices which is consistent in the existing surrounding developments.

Due to the quality of the building and overall development the effect on the surrounding property values we expect to be positive. Please note this property is an outlot of a larger commercial / retail development to the south therefore the proposal meets the previously contemplated comprehensive plan.

The uses proposed are permitted uses within the given zoning district with the additional special use requirement for the restaurant drive-through. There are multiple drive-through in the area with varied uses primarily QSR and banking oriented. This development will offer another option for the community which we feel will be complementary to the existing food users. The proposed development should not have any negative impact on any future developments in the area.

The development is on an existing outlot the utilities, access roads, drainage and other typical development requirements were addressed during the larger development to the south. This proposal will simply be extended some of the existing services into the property and will little to no impact on any surrounding properties.

Access to the development is off the interior road system developed during the planning of the larger development to the south and outlot configuration. There will be no direct access to the property off Indian Trail or Orchard Roads. Additional traffic will be minimal, the success of the development is based off traffic counts already anticipated to be in the area simply diverted to the subject development for convenience or services provided.

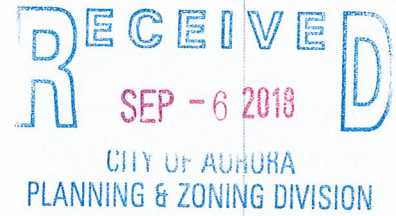
As indicated above the zoning bulk regulations, use, parking and landscaping requirements will be complied with.

In conclusion we are requesting approval for the following:

- Special use for the drive-through located on the east side of the proposed building for a restaurant use
- Special use for operation of outdoor dining area 'patio' for the same restaurant

September 06, 2018.

From: Spiro Angelos, Owner
JRG West Aurora, LLC
11900 Freeman Road, Huntley, IL. 60142
Phone: 847-630-4865
Email: spiro.angelos@aol.com

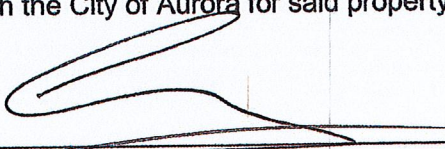


To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il-org

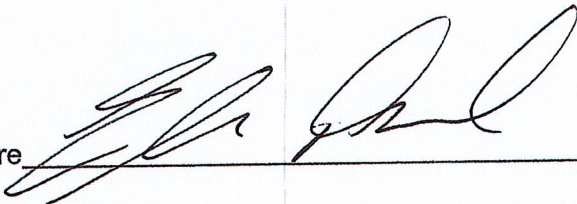
Re: Authorization Letter for: 2340 W. Indian Trail

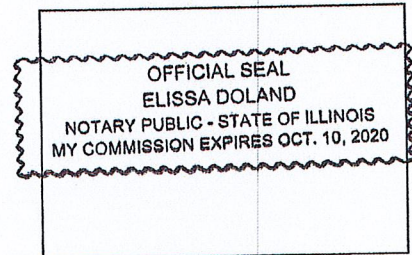
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize **DXU** LLC, and its representatives, to act as the owner's agent through the Special Use Petition process with the City of Aurora for said property.

Signature:  _____ Date

Subscribed And Sworn To Before Me This 6th Day
Of Sept., 2018

Notary Signature  _____



Notary Public Seal

LEGAL DESCRIPTION: 2340 W. Indian Trail Road Greenfield Commons Second Re-subdivision Lot 1

PARCEL 1.

LOT 1 IN GREENFIELD COMMONS SECOND RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 AND 5 OF GREENFIELD COMMONS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2006 AS DOCUMENT 2006K092882, IN KANE COUNTY, ILLINOIS.

PARCEL 2.

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN LOWE'S HOME CENTERS, INC., ORIX BRADFORD AURORA VENTURE AND OLD SECOND NATIONAL BANK OF AURORA DATED AUGUST 3, 2004 AND RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107683 FOR INGRESS AND EGRESS OVER THE EASEMENT AREAS SET FORTH THEREIN; FOR MAINTENANCE, REPAIR AND REMOVAL OF JOINT UTILITY FACILITY; FOR PUBLIC UTILITIES; CONSTRUCTION; CURE RIGHTS; DRAINAGE; AND SIGNS.

PARCLE 3.

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR STORMWATER AND CENTER ACCESS ROAD BY AND BETWEEN LOWE'S HOME CENTERS, INC., ORIX BRADFORD AURORA VENTURE AND OLD SECOND NORTH OF AURORA DATED AUGUST 4, 2004 AND RECORDED AUGUST 12, 2004 AS DOCUMENT 2004K107682 FOR INGRESS AND EGRESS, CONSTRUCTION AND STORMWATER CONTROL OVER THE EASEMENT AND DRAINAGE AREAS SET FORTH THEREIN.

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Parking and Stacking Requirement Worksheet

Project Number: 2015.156

Petitioner: Mid-America Group

Parking Requirement

Total Parking Requirement	48
Enclosed Parking Spaces	-
Surface Parking Spaces	48

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

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OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
8,441	Structure 2254: Strip retail	1 space per 175 SF of GFA	48

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 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Landscaping CTE Requirement Worksheet

Project Number: 2015.156
Petitioner: Mid-America Group
Street Frontage: 143 L.F.
Stormwater HWL: - L.F. Wet Bottom
 - L.F. Dry Bottom
Neighborhood Border: - L.F.
Dwelling Units: - units
Subdivision Name: Greenfield Commons Second Resub **Unit/Phase:** **Lot Number:** Lot 1

Perimeter Yard: 915 L.F.
Buffer Yard: - L.F.
Surface Parking Spaces: 56 spaces
Parking Lot Islands: 3 Number
Building Foundation: 368 L.F.

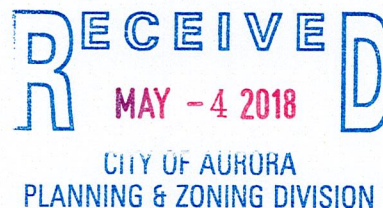
Standard Requirements

	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	4.0	4	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	27.0	14	12	12	54	54
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	4.0	3	0	0	13	13
Building Foundation	4.0	0	0	0	40	40
Total:	39.0	21	12	12	107	107

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Verified By: Steve Broadwell

Date:



Landscape Material Worksheet

Project Number: 2015.156
Petitioner: Mid-America Group

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Ulmaceae	Celtis	occidentalis	Hackberry
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Bignoniaceae	Catalpa	speciosa	Northern Catalpa

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	freemanii	Marmo Maple
Ginkgoaceae	Ginko	biloba	Princeton Sentry Ginko
Gleditsia	triacanthos	inermis	Skyline Honeylocust
Ulmaceae	Ulmus	Morton Glossy'	Triumph Elm

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	virginiana	Hillspire Eastern Red Cedar
Pinaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Picea	pungens	Baby Blues Spruce
Pinaceae	Pinus	strobus	Eastern White Pine

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Autumn Brilliance Serviceberry
Magnoliaceae	Magnolia	stellata	Star Magnolia
Rosaceae	Malus	Red Jewel'	Red Jewel
Adoxaceae	Viburnum	lentago	Nannyberry Viburnum

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Aronia	melanocarpa	Iriquois Beauty Black Chokeberry
Diervillaceae	Diervilla	G2X88544'	Diervilla 'Kodiak Orange'
Anacardiaceae	Rhus	aromatica	Grow-Low Sumac
Rosaceae	Rosa	Radko'	Double Knockout Rose
Adoxaceae	Viburnum	Dentatum 'Christom'	Blue Muffin Viburnum
Diervillaceae	Weigela	Dark Horse'	Dark Horse Weigela

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Thuja	occidentalis 'Art Boe'	Thuja North Pole Arborvitae
Cupressaceae	Thuja	occidentalis 'Smaragd'	Emerald Green Arborvitae
Buxaceae	Buxus	Green Mound'	Green Mountain Boxwood
Cupressaceae	Chamaecyparis	pisifera 'Dow Whiting'	Soft Serve Cypress
Celastraceae	Euonymus	fortunei 'Emerald Gaiet'	Emerald Gaiety wintercreeper
Aquifoliaceae	Ilex	glabra	Inkberry
Cupressaceae	Juniperus	chinensis 'Daub's Frost'	Daub's Frosted Juniper
Taxaceae	Taxus	media 'Densiformis'	Densiformis Yew

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.

Verified By: Steve Broadwell Date: _____