

Land Use Petition

Project Number: 2018.146

Subject Property Information

Address/Location: northwest corner of Route 59 and New York Street

Parcel Number(s): 07-21-200-049; 07-21-200-050

Petition Request(s)

Requesting approval of a Final Plan Revision for Lots 1, 2, & 10 of Yorkshire Plaza Subdivision located at the northwest corner of Route 59 and New York Street.

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: Fire Access Plan (2-6)

One Paper and pdf Copy of: Final Plan (2-4)

Word Document of: Legal Description (2-1)

Final Engineering Plans (2-16)

Landscape Plan (2-7)

One Paper and pdf Copy of:

Stormwater Permit Application (App 6-5) Stormwater Report (2-10)

Building and Signage Elevations (2-11)

Contact Worksheet (1-5)

Filing Fee Worksheet (1-6)

Parking Worksheet (1-8)

Landscape Materials Worksheet (1-23)

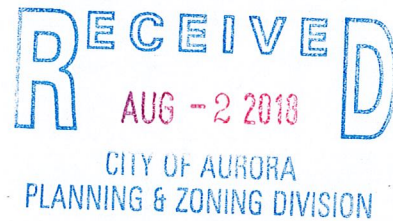
Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Lease Restrictions (2-1)



Petition Fee: \$2,440.55 (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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: Judy Ni Date 8/2/18

Print Name and Company: Judy Ni, Pacific Square 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.

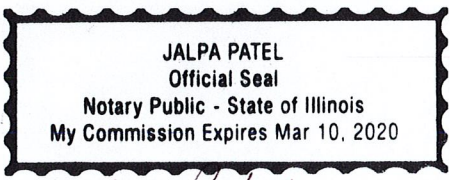
Given under my hand and notary seal this 2nd day of August 2018.

State of Illinois)

County of DuPage) SS

NOTARY PUBLIC SEAL

Jalpa Patel
Notary Signature



Jalpa Patel

Filing Fee Worksheet

Project Number: 2018.146
Petitioner: PACIFIC SQUARE LLC
Number of Acres: 34.73
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): 1.49

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 1,790.55
	Final Engineering Filing Fee	\$ 650.00
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$2,440.55**

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

Verified By: Tracey M. Vacek

Date: 7/26/2018

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PLANNING & ZONING DIVISION



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



CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2018.146

Petitioner Company (or Full Name of Petitioner): PACIFIC SQUARE LLC

Owner

First Name: EDDIE Initial: _____ Last Name: NI Title: Mr.
 Company Name: WINDFALL GROUP/ PACIFIC SQUARE LLC
 Job Title: OWNER/PRESIDENT/DEVELOPER
 Address: 3403 EAST GALLOWAY DRIVE
 City: RICHFIELD State: OH Zip: 44286
 Email Address: EDDIE@DIHUSA.COM Phone No.: 330-352-7788 Mobile No.: 330-352-7788

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

Relationship to Project: Owner
 Company Name: WINDFALL GROUP/ PACIFIC SQUARE LLC
 First Name: JUDY Initial: _____ Last Name: NI Title: Ms.
 Job Title: DIRECTOR OF REAL ESTATE
 Address: 261 BENNETT DRIVE
 City: CAROL STREAM State: IL Zip: 60188
 Email Address: JUDY@WINDFALLUSA.COM Phone No.: 330-807-2272 Mobile No.: 330-807-2272

Additional Contact #1

Relationship to Project: Consultant
 Company Name: UIS LLC
 First Name: DAVID Initial: M Last Name: DORGAN Title: Mr.
 Job Title: PRESIDENT
 Address: 115 PORTSMOUTH COURT
 City: ELGIN State: IL Zip: 60124
 Email Address: DORGANS@YAHOO.COM Phone No.: 847-610-0497 Mobile No.: 847-610-0497

Additional Contact #2

Relationship to Project: Architect
 Company Name: RAY FANG & ASSOCIATES
 First Name: RAY Initial: _____ Last Name: FANG Title: Mr.
 Job Title: PRESIDENT
 Address: 739 RED OAK DRIVE
 City: BARTLETT State: IL Zip: 60103
 Email Address: HCFANG003@AOL.COM Phone No.: 630-788-5536 Mobile No.: 630-788-5536

Additional Contact #3

Relationship to Project: Engineer
 Company Name: RIDGELINE CONSULTANTS LLC
 First Name: JIUN GUANG Initial: _____ Last Name: LIN Title: Mr.
 Job Title: PRESIDENT
 Address: 1661 AUCUTT ROAD
 City: MONTGOMERY State: IL Zip: 60538
 Email Address: JLIN@RIDGELINECONSULTANTS.COM Phone No.: 630-801-7927 Mobile No.: 630-801-7927

Additional Contact #4

Relationship to Project: Real Estate Broker
 Company Name: TRANSAERICA REALTY PARTNERS LLC
 First Name: DAVID Initial: _____ Last Name: BRACKNEY Title: Mr.
 Job Title: REAL ESTATE ADVISOR
 Address: 3660 N LAKE SHORE DR #200
 City: CHICAGO State: IL Zip: 60613
 Email Address: BRAX@TAREALTYPARTNERS.COM Phone No.: 312-953-5198 Mobile No.: 312-953-5198

Qualifying Statement

Pacific Square LLC, is a partnership with the purpose of redeveloping, remodeling, redesigning and reenergizing the former Yorkshire Plaza into an Asian centric shopping and living center. This project is broken down into three phases.

This application is for Phase 1 which is redesigning and remodeling the southern and western end of the main building and a portion of the associated parking lot and entrance drive of the main area of the existing shopping center.

The south end of the building will be reoriented to face New York Street. New facades will be constructed on a number of retailers, but not all storefronts will be changed at this time.

The drive reconfiguration will make entering and exiting of the center safer as it aligns the New York Street entry with the parking lot access. The improvements to the driveway and parking will give shoppers better storefront access.

In addition, the landscape will be updated in the area of the redevelopment. Some minor signage changes will be proposed.

This phase is going to assist in providing a cleaner look and improved access to the center setting the foundation for phases 2 and 3. Those phases are still in design and review but are planned to bring more retail, new office space and new urban style residential development.

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LEGAL DESCRIPTION:

PARCEL 1:

LOT 1, EXCEPT THAT PART OF LOT 1, IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1985 AS DOCUMENT NUMBER R85-109544 AND RERECORDED JULY 7, 1986 AS DOCUMENT NUMBER R86-71755, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN SAID YORKSHIRE PLAZA; THENCE NORTHERLY ALONG THE WESTERN MOST LINE OF SAID LOT 1, 108.28 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES 10 MINUTES 26 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 54.66 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.33 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 250.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 150.00 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 250.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 109.67 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; AND LOTS 2, 6 AND 10 IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1985 AS DOCUMENT NUMBER R85-109544 AND RERECORDED JULY 7, 1986 AS DOCUMENT NUMBER R86-71755, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING FROM PARCEL 1 ALL THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS FOR ROAD PURPOSES PURSUANT TO CASE NO. 12ED000073.

PARCEL 1 ALSO BEING DESCRIBED AS: LOT 2 IN YORKSHIRE PLAZA ASSESSMENT PLAT, BEING A RESUBDIVISION OF PART OF LOTS 1, 2, 6 AND 10 IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 2000 AS DOCUMENT NUMBER R2000-176188, EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS FOR ROAD PURPOSES PURSUANT TO CASE NO. 12ED000073, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 297.87 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY SOUTH LINE OF SAID LOT 2, A DISTANCE OF 33.76 FEET; THENCE NORTH 01 DEGREE 13 MINUTES 43 SECONDS EAST, 114.54 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST 182.50 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 49 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE, 32.01 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

THAT PART OF LOT 1, IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1985 AS DOCUMENT NUMBER R85-

109544 AND RERECORDED JULY 7, 1986 AS DOCUMENT NUMBER R86-71755, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN SAID YORKSHIRE PLAZA; THENCE NORTHERLY ALONG THE WESTERN MOST LINE OF SAID LOT 1, 108.28 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES 10 MINUTES 26 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 54.66 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.33 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 250.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 150.00 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 250.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 109.67 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 1A ALSO BEING DESCRIBED AS: LOT 1 IN YORKSHIRE PLAZA ASSESSMENT PLAT, BEING A RESUBDIVISION OF PART OF LOTS 1, 2, 6 AND 10 IN YORKSHIRE PLAZA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 2000 AS DOCUMENT NUMBER R2000-176188.

COMMONLY KNOWN AS 4300-4460 EAST NEW YORK STREET, AURORA, ILLINOIS.

Landscape Material Worksheet

Project Number: 2018.146
Petitioner: PACIFIC SQUARE LLC

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
N.A.			

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
FABACEAE	GLEDITSIA	G. TRIACANTHOS	HONEY LOCUST
ROSACEAE	PYRUS	P. CALLERYANA	JACK PEAR
MALVACEAE	TILIA	T. CORDATA	LITTLELEAF LINDEN

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
PINACEAE	PINUS	P. STROBUS	WHITE PINE

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
OLEACEAE	SYRINGA	S. PATULA	MISS KIM
CELASTRACEAE	ENOYMOUS	E. ALATUS	BURNING BUSHES

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
PINACEAE	PICEA	PUNGENOS	DWAFT BLUE SPRUCE
TAXACEAE	TAXUS	T. 'DWARF'	DWARF 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: _____ Date: _____