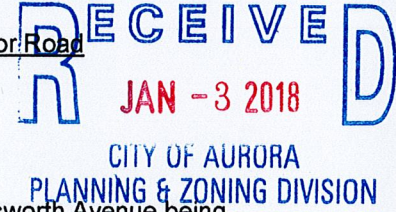


Land Use Petition

Project Number: 2017.047

Subject Property Information

Address/Location: 1775 N. Farnsworth Avenue / east of Farnsworth Avenue and south of Molitor Road
Parcel Number(s): 15-12-151-043; 15-12-151-044; 15-12-151-045



Petition Request(s)

Requesting approval of a Final Plat for Lot 1 of Burger King Aurora Subdivision at 1775 N. Farnsworth Avenue being east of Farnsworth Avenue and south of Molitor Road

Requesting approval of a Setback Variance pursuant to Section 10.5 and 8.3-5.12 with a Site Plan for the property at 1775 N. Farnsworth Avenue being east of Farnsworth Avenue and south of Molitor Road

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)
One Paper and pdf Copy of: Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization (2-2) Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Parking Worksheet (1-8) Landscape Requirement Worksheet (1-22) Landscape Materials Worksheet (1-23)
Two Paper and One pdf Copy of: Fire Access Plan (2-6) Final Engineering Plans (2-16) Stormwater Permit Application (App 6-5) Stormwater Report (2-10) Soil Investigation Report Wetland Determination Report / Letter by Design Professional
One Paper and pdf Copy of: Site Plan (2-4) with Photometric Plan Landscape Plan (2-7) Building and Signage Elevations (2-11) Final Plat (2-5) Variance Recording Fee of: \$___,00- in a check made out to KANE COUNTY

Petition Fee: \$2,000.00 (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 1/2/18

Print Name and Company: Craig S. William Agree Realty Corporation

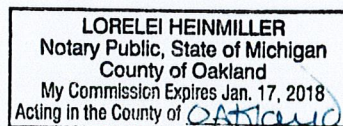
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

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

State of Michigan)
County of Oakland) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2017.047

Petitioner: Agree Realty Corporation

Number of Acres: 0.84

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.84

Area of site disturbance (acres): 0.71

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$	750.00
	Variance (Non-Residential)	\$	750.00
		\$	-
		\$	-
		\$	-
	Final Engineering Filing Fee	\$	500.00

Total: **\$2,000.00**

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

Verified By:

Date:

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Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

CITY OF AURORA
PLANNING & ZONING DIVISION

Data Entry Fields are indicated in Green

Owner

First Name:	James	Initial:	E	Last Name:	Koziol	Title:	Mr.
Address:	1621 Ogden Avenue						
City:	Lisle	State:	IL	Zip:	60532		
Email Address:			Phone No.:			Mobile No.:	
Company Name:	Good Timing Development LLC						
Job Title:							

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

Relationship to Project	Real Estate Broker						
First Name:	Craig	Initial:		Last Name:	Willian	Title:	Mr.
Address:	70 E. Long Lake Road						
City:	Bloomfield Hills	State:	MI	Zip:	48304		
Email Address:	Craig@agreerealty.com		Phone No.:	248-419-6334		Mobile No.:	
Company Name:	Agree Realty Corporation						
Job Title:	Vice President						

Additional Contact #1

Relationship to Project	Engineer						
First Name:	Stoyan	Initial:	K	Last Name:	Kolev	Title:	Mr.
Address:	900 Woodlands Parkway						
City:	Vernon Hills	State:	IL	Zip:	60061		
Email Address:	skolev@manhard.com		Phone No.:	312-824-3802		Mobile No.:	
Company Name:	Manhard Engineering						
Job Title:	Engineer						

Additional Contact #2

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

Additional Contact #3

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

Additional Contact #4

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



AGREE REALTY CORPORATION

70 E. Long Lake Road | Bloomfield Hills, MI 48304 | P 248.737.4190



December 8, 2017

City of Aurora, Planning & Zoning Division
44 E. Downer Place, Aurora, IL 60507
630-245-3080
coaplanning@aurora-il-org

Re: Qualifying Statement for: 1775 North Farnsworth Avenue, Aurora, IL (the "Property")

To whom it may concern:

The following pertains to the development of a Burger King restaurant situated on +/- .84 acres at 1775 North Farnsworth Avenue.

Please acknowledge this letter as our request for relief of the above referenced Property to allow the proposed Burger King restaurant building to be placed at 30' from the east edge of the sidewalk fronting Farnsworth Avenue. This request is made to better provide circulation around the building, parking lot and drive-thru due to an existing floodplain that encroaches on the east portion of the Property.

The use and enjoyment of the proposed development on the Property is already permitted by the B-2 Zoning District. The proposed development benefits from utilities and drainage near the Property and requires two points of ingress/egress to the already improved Farnsworth Avenue.

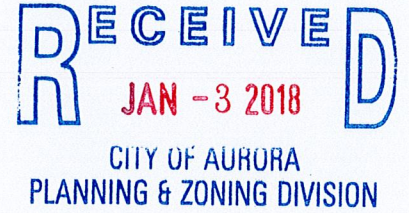
Thank you in advance for your consideration.

Appreciative,

Craig P. Willian
Vice President of Development

cc: Stoyan K. Kolev, Manhard Consulting, Project Engineer

GTD, LLC
1621 Ogden Ave. Lisle IL 60532
jekoziol@koziolengineering.com
630-435-8686 Fax:630-435-8689



December 8, 2017

From: James E. Koziol, Partner
GTD, LLC
1621 Ogden Ave, Lisle IL
Phone: (630)435-8686
Email: jekoziol@koziolengineering.com

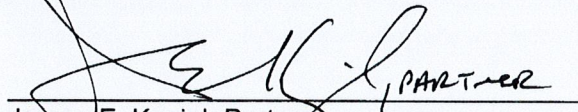
To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-11-org

Re: Authorization Letter for: **1775 N. Farnsworth Avenue, Aurora, IL 60505**

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

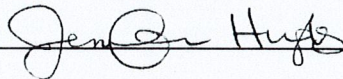
Signature:


James E. Koziol, Partner

Date 12/8/17

Subscribed and Sworn to Before Me This 8TH Day
Of DECEMBER, 20 17

Notary Signature





**1775 FRANSWORTH AVENUE
AURORA, ILLINOIS**

LOTS 107, 108 AND 109 (EXCEPT THE WEST 15 FEET OF SAID LOTS AND EXCEPT THE SOUTHERLY 50 FEET OF LOT 107) OF DIEHL'S MARYWOOD ACRES, UNIT FOUR, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

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PLANNING & ZONING DIVISION

PREPARED BY:
MANHARD CONSULTING, LTD.
900 WOODLANDS PARKWAY
VERNON HILLS, ILLINOIS 60061
PHONE: 847.634.5550 FAX: 847.634 .0095

P:\Arcauil01\Documents\Permits\City of Auora\Formal Applicaiton Submittal - 1-4-18\2-1 Legal Description.doc November 2, 2017

Parking and Stacking Requirement Worksheet

Project Number: 2017.047

Petitioner: Agree Realty Corporation

Parking Requirement

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

*If 40 or less seats are provided

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)	-
Drive-through facilities	-
Car wash facilities, automated	-
Car wash facilities, self-service	-
Preschool or daycare facilities, drop-off area	-

5 stacking spaces at each bay, window, lane, ordering station, machine or similar.

20 stacking spaces or 10 per approach lane, whichever is greater.

3 stacking spaces per approach lane, plus 2 drying spaces per stall

5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities 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>
39.0000	Structure 2210: Food and beverage establishments	1 per 3 seats	13

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PLANNING & ZONING DIVISION

Landscaping CTE Requirement Worksheet

Project Number: 2017.047

Petitioner: Agree Realty Corporation

Street Frontage 215 L.F.

Stormwater HWL - L.F. Wet Bottom
- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Burger King Aurora

Unit/Phase:

Lot Number

Lot 1

Perimeter Yard 773 L.F.

Buffer Yard 219 L.F.

Surface Parking Spaces 16 spaces

Parking Lot Islands - Number

Building Foundation 226 L.F.

Standard Requirements

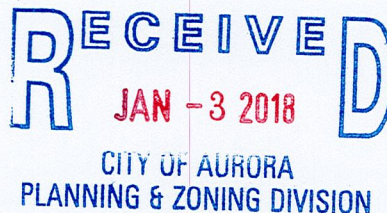
	Total CTEs Required	Plant Mix Guidelines					Waived CTEs
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		CTE Equivilant Value					
		1	1/3	1/3	1/20	1/20	
Street Trees	2.0	2	0	0	0	0	4
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	23.0	12	10	10	46	46	
Buffer Yard	4.0	2	2	2	8	8	
Parking Lot Islands	1.0	1	0	0	3	3	
Building Foundation	2.0	0	0	0	20	20	
Total:	32.0	17	12	12	77	77	4

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

Verified By:

Jill N. Morgan

Date: 11/22/2017





Landscape Material Worksheet

Project Number: 2017.047
Petitioner: Agree Realty Corporation

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Apple Serviceberry
Rosaceae	Malus	Prairifire	Prairifire Flowering Crabapple
Rosaceae	Crataegus	Viridis	Green Hawthorn/Winter King Hawthorn
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gleditsia	Triacanthos Inermis	Skyline Honeylocust
Fagaceae	Quercus	bicolor	Swamp White Oak
Taxodiaceae	Taxodium	Distichum	Bald Cypress

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	abies	Norway Spruce
Pinaceae	Pinus	strobus	Eastern White Pine
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper
Pinaceae	Picea	glauca	Black Hills Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Apple Serviceberry
Rosaceae	Malus	Prairifire	Prairifire Flowering Crabapple
Rosaceae	Crataegus	Viridis	Green Hawthorn/Winter King Hawthorn
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac
Hamamelidaceae	Hamamelis	Vernalis	Vernal witch-hazel/Autumn Ember
Hydrangeaceae	Hydrangea	Paniculata	Panicled Hydrangea/Little Lime
Rosaceae	Rosa	Noare	Red Flower Carpet
Rosaceae	Rosa	Radrazz	Knockout Shrub Rose
Rosaceae	Rosa	Rugosa	Purple Pavement Rose/Japense Rose
Rosaceae	Sorbaria	Sorbifolia	False Spirea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	Chinensis	Kallay's Compact Pfitzer Juniper
Cypress	Juniperus	chinensis	Sea Green Juniper
Taxaceae	Taxus	media	Dense Intermediate Yew
Buxaceae	Buxus	Hybrids	Boxwood/Chicagoland Green
Buxaceae	Buxus	Hybrids	Boxwood/Green Mountain

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: Jill N. Morgan Date: 12/28/2017