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

Land Use Petition

Subject Property Information

Address / Location: 444 N Eola Rd
Parcel Number(s): '07-20-300-010', '07-20-300-009'

Petition Request

- Requesting approval of a Conditional Use for a Restaurant with a Drive-through Facility (2530) use on Lot 1 and Lot 2 of The Oakhurst Center Subdivision, located near the northwest corner of North Eola Road and East New York Street.
- Requesting approval of a Final Plan Revision for Lot 1 and Lot 2 of The Oakhurst Center Subdivision, located near the northwest corner of North Eola Road and East New York Street, for a Restaurant with a Drive-through Facility (2530) use.

Attachments Required (a digital file of all documents is also required)

One Digital Copy of:
Development Tables and Calculators (Document 1-0)

One Microsoft Word Copy of:
Legal Description (Format Guidelines 2-1)

One Paper and One PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Letter of Authorization* (Format Guidelines 2-2)
Shared Parking Agreement

Two Paper and One PDF Copy of:
Final Engineering
Project Information Sheet
~~Stormwater Permit Worksheet~~
~~Stormwater Application~~
Stormwater Report
~~Soil Investigation Report~~

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

Fire Access Plan (Format Guidelines 2-6)
Address Plat (Format Guidelines 2-17)

Petition Fee: $2,200.00 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 8/21/25

Print Name and Company: EMILY HOFFMANN, COOK ENGINEERING GROUP

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 21ST day of August, 2025.

State of Indiana)
) SS
County of Lake)

Kristin T DeLuna
Notary Signature

NOTARY PUBLIC SEAL

KRISTIN T DELUNA
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0749625
My Commission Expires Jun 15, 2031

Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

Project Contact Information Sheet

Project Number: 25.026

Petitioner Company (or Full Name of Petitioner): The Oakhurst Center, LLC

Owner

First Name:	Andy	Initial:		Last Name:	Kobler	Title:	Mr.
Company Name:	The Oakhurst Center, LLC						
Job Title:	Manager						
Address:	PO Box 1339						
City:	St Charles	State:	IL	Zip:	60174		
Email Address:	akobler@comcast.net	Phone No.:	630-904-1444	Mobile No.:	630-675-5260		

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

Relationship to Project:		Engineer					
Company Name:	Cook Engineering Group						
First Name:	Emily	Initial:	K	Last Name:	Hoffman	Title:	Ms.
Job Title:	Project Manager						
Address:	26316 Mapleview Dr						
City:	Plainfield	State:	IL	Zip:	60585		
Email Address:	ehoffmann@cookenggroup.com	Phone No.:	815-577-1707 x1	Mobile No.:	630-715-7415		

Additional Contact #1

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 #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.:			

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1-6

Filing Fee Worksheet

Project Number: 25.026
Petitioner: The Oakhurst Center, LLC
Number of Acres: 3.32
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): 0.00

Filling Fees Due at Land Use Petition:

Request(s):			
	Conditional Use	$	800.00
	Final Plan	$	750.00
	Final Engineering Filing Fee	$	650.00

Total: **$2,200.00**

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

Verified By: Stephen Broadwell Date:

Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
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Parking and Stacking Requirement Worksheet

Project Number: 25.026
Petitioner: The Oakhurst Center, LLC

Parking Requirement

Total Parking Requirement	**130**
Enclosed Parking Spaces	-
Surface Parking Spaces	130

Note: All parking spaces must be individually accessable 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 faculties greater than 5,000 SF.

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OFFICE USE ONLY
Verified By: Stephen Broadwell

Requirement Based On:

	Sq Ft / Units	Use	Needed	Number Required
(LOT 1):	20,780	Structure 2254: Strip Retail	1 space per 175 Sq Ft of Gross Floor Area	119
(LOT 2):	1,997	Structure 2254: Strip Retail	1 space per 175 Sq Ft of Gross Floor Area	11

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Landscaping CTE Requirement Worksheet

Project Number: 25.026
Petitioner: The Oakhurst Center, LLC

Street Frontage	268	L.F.	**Perimeter Yard**	1,358	L.F.
Stormwater HWL	-	L.F. Wet Bottom	**Buffer Yard**	358	L.F.
	-	L.F. Dry Bottom	**Surface Parking Spaces**	62	spaces
Neighborhood Border	-	L.F.	**Parking Lot Islands**	-	Number
Dwelling Units	-	units	**Building Foundation**	65	L.F.

Subdivision Name: Oakhurst Center **Unit/Phase:** **Lot Number** Lot 2

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	8.0	8	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	41.0	21	18	18	82	82
Buffer Yard	7.0	4	3	3	14	14
Parking Lot Islands	5.0	3	0	0	17	17
Building Foundation	1.0	0	0	0	10	10
Total:	**62.0**	**36**	**21**	**21**	**123**	**123**

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Verified By: Stephen Broadwell Date:

LEGAL DESCRIPTION:

LOT 2 IN THE OAKHURST CENTER, BEING A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 3, 2005 AS DOCUMENT NO. R2005-115130 IN DUPAGE COUNTY, ILLINOIS.

COOK ENGINEERING GROUP
Civil Engineering & Land Development Consulting

September 23, 2025

Mr. Steve Broadwell
Planner
City of Aurora
44 E. Downer Place
Aurora, IL 60505

RE: Lot 2, The Oakhurst Center
404 N Eola Rd
Aurora, IL 60502
DST 2025.026
Qualifying Statement 2-1

Dear Mr. Broadwell,

On behalf of our client, The Oakhurst Center, LLC, we would like to respectfully submit the following Qualifying Statement with reference to the Land Use Petition submitted for Lot 2, Oakhurst Center, located at 404 N Eola Rd. Lot 2 is approximately 1.03 acres in size, and the PIN is 07-20-300-010.

The existing Oakhurst Center development is home to an existing multi-tenant commercial building, constructed in 2005-2006 on Lot 1. At the time of development approval, a second commercial building was planned for Lot 2. However, a building was not constructed at that time, and Lot 2 was temporarily utilized for additional parking for Lot 1 until Lot 2 was built out. Stormwater management was approved and previously provided for the overall development in anticipation of a full buildout on Lot 2. The Oakhurst Center subdivision was recorded in 2005.

The proposed Lot 2 development includes construction of a 1,997 square foot single-story shell building with a drive-through. Ingress and egress for the Lot 2 development will utilize the existing access locations for Lot 1 along North Eola Road. These access locations and traffic design for a building on Lot 2 were previously accounted for as part of the overall Oakhurst Center development.

Parking for Lot 2 will be accommodated through a shared parking agreement with Lot 1, as there is some overlap in the existing and proposed parking layout for both lots. Based on the requirement for the approved development of 1 stall per 175 square feet of multi-tenant space, the required total number of parking stalls for Lot 1 and Lot 2 is 130 spaces. After the proposed development of Lot 2 is completed, a total of 130 parking stalls will be provided for Lot 1 and Lot 2 combined, meeting the reduced parking requirement. This count includes five (5) handicap stalls to meet ADA requirements. Adequate stacking of five (5) vehicles has been provided for the proposed drive-through.

The proposed drive-through is intended for a small-scale, short-order food/beverage user, rather than high-volume tenant such as McDonald's or Starbucks. Arrival rates and service times for such small-format operations are significantly lower and typically limited to quick transactions, which minimizes the potential for excessive stacking or congestion. Based on the site design and provided stacking, traffic generated by the end user is expected to be consistent with the capacity of the existing access points and will not be detrimental to surrounding developments.

26316 Mapleview Drive • Plainfield, IL 60585 • Tel: (815) 577-1707 • Fax: (815) 577-2595

In addition to the proposed building on Lot 2, associated customer and employee parking and utility services are proposed. As part of the utility work, a 6-inch diameter ductile water service connection will be made to the existing stub provided along the easterly frontage of Lot 2. Based on as-built plans provided to Cook Engineering Group by the City of Aurora, it is suspected that an existing 2-inch diameter water service stub was also provided in this vicinity. The smaller diameter water stub will be capped and abandoned at the main per CoA requirements as part of the proposed Lot 2 development. In addition, a connection will be made to the existing sanitary sewer manhole located in the southwest portion of the site that was previously provided to service the Lot 2 building.

Existing light pole foundations will be removed, and the poles and fixtures will be installed on new foundations as required to accommodate the development. Since the fixtures and installation heights are not changing, there will not be a notable difference in photometrics for the site. All trash generated on Lot 2 will be transported to a proposed trash enclosure located south of the drive-thru for ultimate disposal by the private waste disposal company.

Parking island landscaping and landscaping around the new building are also being proposed to replace the existing landscaping that will be removed as part of the Lot 2 development. In addition to the existing established landscaping, there are proposed deciduous trees, ornamental / understory trees, and deciduous and evergreen shrubs proposed for screening. No fencing or berming are proposed for the Lot 2 development.

Since the architectural design for the building is still in progress, building signage information is not available at this time. The development of Lot 2 will not include any new monument signage, as the proposed business is able to utilize space on the existing monument sign for Lot 1. Per the existing B-2(S) zoning classification, there is no restriction on proposed building height, but the proposed building will be a single-story building. Exterior materials and colors for the proposed building will match those of the existing building on Lot 1. Additional information will be provided to the City of Aurora at a later date under separate cover.

Construction and development of Lot 2 is anticipated to create approximately 15 construction jobs and 10 full-time permanent jobs. The Lot 2 building will be staffed based on end user needs and customer demand.

Please do not hesitate to contact me with any questions in the interim. Thank you for your considerations.

Sincerely,
Cook Engineering Group

Emily K. Hoffmann, P.E., C.F.M.
Project Manager
Enclosures

PLANNING AND ZONING COMMISSION FINDINGS OF FACT SHEET
CONDITIONAL USE PETITIONS

Pursuant to Section 34-503 of Chapter 34 of the Code of Ordinances, "In deliberating upon a proposed conditional use, the commission shall consider whether…"

Evaluate the proposal with respect to the property in question as following:

1. Will the establishment, maintenance or operation of the conditional use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

The proposed conditional use will not create conditions that endanger public health, safety, comfort, or general welfare. Instead, it will be established and maintained in a way that is consistent with protecting the community's well-being.

2. Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; factors including but not limited to lighting, signage and outdoor amplification, hours of operation, refuse disposal areas and architectural compatibility and building orientation?

The conditional use will not negatively impact the use and enjoyment of nearby properties or reduce property values. Considerations such as lighting, signage, hours of operation, refuse disposal, and building design have been addressed to ensure compatibility with the neighborhood.

3. Will the establishment of the conditional use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

The establishment of the conditional use will not interfere with the normal or orderly development of surrounding properties. Nearby parcels will continue to develop and improve in accordance with permitted uses within the district.

4. Will the proposal provide for adequate utilities, access roads, drainage, and/or other necessary facilities as part of the conditional use?

The proposal provides for adequate utilities, access roads, drainage, and other necessary facilities required to support the conditional use. Infrastructure needs are sufficiently planned for and available.

5. Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets? (For automobile intensive uses including but not limited to, gas stations, car washes, and drive through facilities, the concentration of similar uses within 1000 feet of said subject property should be given consideration as to the impact this concentration will have on the traffic patterns and congestion in the area.)

Ingress and egress to the property have been designed to minimize traffic congestion on public streets. The proposed access points and traffic flow patterns will reduce impacts to surrounding roadways.

6. Does the conditional use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the commission?

The conditional use conforms to all other applicable regulations of the zoning district, except where modifications may be granted by the city council on the recommendation of the commission.

7. FOR HOTELS: Does the market feasibility study, that was provided to the City, include all the requisite data and demonstrate that the proposed hotel use has sufficient demand generators already in place or proposed as part of the hotel use development and other factors present, to support the economic viability of such hotel use, in order to prevent blight, excessive vacancies or obsolescence as a result of such hotel use being abandoned, after construction thereof?

N/A

Owner: Mr. Andy Kobler
The Oakhurst Center, LLC
PO Box 1339
St. Charles, IL 60174
630-904-1444 (T)
akobler@comcast.net

April 17, 2025

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 2, The Oakhurst Center
444 N Eola Rd
Aurora, IL 60502
PIN 07-20-300-010

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 ***"Cook Engineering Group"***, and its representatives, to act as the Owner's agent through the ***"Lot 2, The Oakhurst Center"*** Land Use Petition process with the City of Aurora for said property.

Signature: Andy Kobler Date 4-17-25

Subscribed And Sworn To Before Me This 17th Day of April ,2025

Notary Signature Arlene Kobler

OFFICIAL SEAL
ARLENE KOBLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/20/2026