



Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067  
phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

1-3

## Land Use Petition

Project Number: 2021-028 <sup>123</sup>

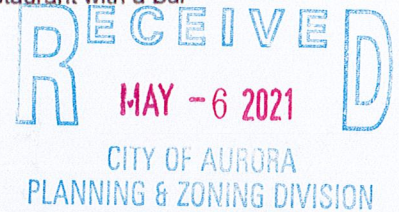
### Subject Property Information

Address/Location: 986 N. State Route 59

Parcel Number(s): 07-16-402-014

### Petition Request(s)

Requesting approval of a Final Plan Revision for 986 N State Route 59 for a Standalone Restaurant with a Bar



### 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)

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

### Petition Fee: \$750.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: Paula A. Hubert Date 5/5/2021

Print Name and Company: Paula Hubert Greenberg Farrow

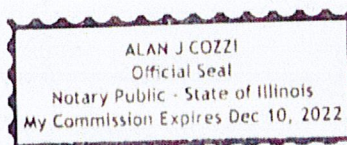
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 5<sup>th</sup> day of May, 2021

State of IL  
County of DePue ) SS

NOTARY PUBLIC SEAL

Notary Signature [Signature]







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

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## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** Paula Hubert/GreenbergFarrow

**Number of Acres:** 1.56

**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):** 1.43

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$	750.00
		\$	-

**Total:** **\$750.00**

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

Verified By: Jacob Sodaro

Date: 4/23/2021

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PLANNING & ZONING DIVISION



## Contact Information Data Entry Worksheet

[Back To Index](#)

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

Data Entry Fields are Indicated in Green

### Owner

First Name:	Alan	Initial:		Last Name:	Chandler	Title:	Select One From List
Address:	4683 Chabot Road						
City:	Pleasanton	State:	CA	Zip:	94588		
Email Address:	Alan@acrecorporation.com	Phone No.:	925.389.8590	Mobile No.:			
Company Name:	Aurora 59 TX Roadhouse, LLC						
Job Title:	Managing Partner						

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

Relationship to Project	Consultant						
First Name:	Paula	Initial:		Last Name:	Hubert	Title:	Mrs.
Address:	21 South Evergreen Avenue, Suite 200						
City:	Arlington Heights	State:	IL	Zip:	60005		
Email Address:	phubert@greenbergfarrow.com	Phone No.:	224.324.4870	Mobile No.:	224.324.4870		
Company Name:	GreenbergFarrow						
Job Title:	Development Manager/Senior Associate						

### Additional Contact #1

Relationship to Project	Consultant						
First Name:	Danielle	Initial:		Last Name:	Benedict	Title:	Mrs.
Address:	21 South Evergreen Avenue, Suite 200						
City:	Arlington Heights	State:	IL	Zip:	60005		
Email Address:	dbenedict@greenbergfarrow.com	Phone No.:	224.244.7149	Mobile No.:	224.244.7149		
Company Name:	GreenbergFarrow						
Job Title:	Due Diligence Coordinator						

### 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:							

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CITY OF AURORA  
PLANNING & ZONING DIVISION

21 South Evergreen Avenue  
Suite 200  
Arlington Heights, IL 60005  
847.788.9200  
www.greenbergfarrow.com  
Designing Solutions Together

## Memorandum

April 7, 2021

To: City of Aurora  
Planning Department

Project Texas Roadhouse Aurora IL  
Project # 20200881.0  
From Paula Hubert  
Re Final Site Plan  
Qualifying Statement  
Copies Danielle Benedict

Texas Roadhouse Aurora IL  
Meridian Retail Center

### Qualifying Statement

#### ***Project Narrative:***

Texas Roadhouse presents for your consideration, a new Texas Roadhouse restaurant in the Meridian Retail Center, on the site of the former Sweet Tomatoes, which is vacant. The existing building will be demolished in order to allow the construction of the new Texas Roadhouse restaurant building. The total proposed building square footage is 8,000 sq ft.

The new building will consist of a single-story restaurant, featuring a brick base, cedar siding, along with a metal roof and dark green trim. The design includes a primary entry for use by customers who wish to dine-in and a separate entry for use by customers to access the to-go pick up area, for customers who wish to carry out.

The site development will also include parking, drive aisles and landscaping to enhance the building design and customer experience when visiting the site as well as convenient existing access from Meridian Parkway to the north and Liberty Street to the south.

Texas Roadhouse is a full service, casual dining restaurant which serves a variety of entrees, including steaks, ribs, chicken and vegetable dishes and sides made from scratch. The dining experience caters to a wide variety of tastes and offers a fun atmosphere, with a focus on high quality service. The interiors feature a rustic southwestern lodge décor, accentuated with





murals, neon signs and decorative artifacts throughout, along with jukeboxes playing country hits.

Please see information below on how the proposal relates to the following standards:

**a) *The public health, safety, morals, comfort or general welfare:***

The subject site consists of a single parcel, with a property index number of 07-16-402-014, consisting of a vacant restaurant development with an existing building, parking, landscaping and drive aisles. The site is approximately 1.6 acres and whose address is known as 986 IL Rt. 59, Aurora, IL 60504. The proposed restaurant use is permitted in existing B-2 zoning of the site, in addition, the new restaurant will replace the existing restaurant of similar size and in general follow a similar layout for the parking and drive aisles. The proposed development will not adversely affect the public health, safety, morals, comfort and general welfare.

**b) *The use and enjoyment of other property already established or permitted in the general area:***

The new restaurant will be located in the existing Meridian Center commercial development. The surrounding property to the south and west are commercial, zoned B-2 Business District-General Retail. To the east is IL Rt 59 and to the north is Meridian Parkway. The proposed use is permitted by right in the existing B-2 zoning and will not adversely affect the use and enjoyment of the surrounding properties.

**c) *Property values within the neighborhood:***

The new restaurant is similar in size and function to previous restaurant. The proposed redevelopment of the subject property will not diminish the value of the surrounding land and buildings.

**d) *The normal and orderly development and improvement of surround property for uses established or permitted within their respective existing zoning districts:***

The proposed restaurant use with food and beverage services is a permitted use and is consistent with the nature and character of surrounding commercial development.

**e) *Utilities, access roads, drainage and/or other necessary facilities:***

This project is a redevelopment within an existing commercial development. All required utilities, access roads, drainage and necessary facilities are already present on or in close proximity to the site.

**f) *Ingress and egress as it relates to traffic congestion in the public streets:***

The current ingress and egress points on Meridian Parkway to the north and Liberty St. to the south will remain unchanged and will be used to access the new Texas Roadhouse via existing shared access drive aisles in the development. There is already adequate drive aisle and orderly access points to the site allowing for ingress



and egress at multiple points. The development of the site will not impair the ingress and egress. In addition, it will not affect the traffic congestion in the public streets.

***g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located:***

The site is zoned B-2 Business District General Use. The proposed Restaurant Use with Food & Beverage Services is a permitted use.

***h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances:***

The proposed restaurant use is permitted in the current B-2 zoning. The proposed development is in conformance with bulk regulations.

End of Memorandum



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PLANNING & ZONING DIVISION

04/08/21

Month-Day-Year

From: Owner's Full Name, Job Title GABE ARECHAEDERRA, MANAGER  
Company Name AURORA SQ TX ROADHOUSE, LLC  
Street Address, City, State, Zip 986 IL-595 AURORA, IL 60504  
Phone: 925-621-4342  
Email: gabe@acrecorporation.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: Property address

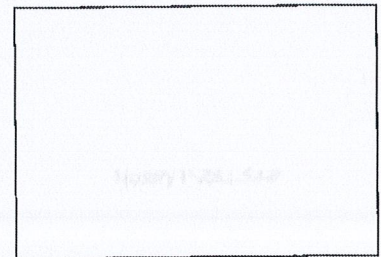
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize EXAS ROADHOUSE HOLDINGS, LLC and its representatives, to act as the owner's agent through the FINAL SITE PLAN Land Use Petition process with the City of Aurora for said property.

Signature: [Signature] Date 4/8/21

Subscribed And Sworn To Before Me This 4<sup>th</sup> Day  
Of APRIL, 2021

Notary Signature \_\_\_\_\_

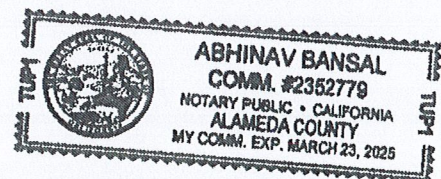


I, the undersigned, Notary Public, certify that this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF ALAMEDA  
Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_  
2021 by GABRIEL ARECHAEDERRA

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
(Signature of Notary)





LOT 3 EXCEPT FOR THE SOUTH 211.58 FEET (AS MEASURED ALONG THE WESTERLY LINE THEREOF) OF LOT 3 IN MERIDIAN BUSINESS CAMPUS, PHASE 2, UNIT 4, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1994 AS DOCUMENT NUMBER R94-109452, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THAT PART TAKEN FOR ROAD PURPOSES BY ORDER ENTERED IN CASE NO.12ED74, A COPY OF WHICH WAS RECORDED AS DOCUMENT R2016-140816 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1, 2 AND 3 IN MERIDIAN BUSINESS CAMPUS, PHASE 2, UNIT 4, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1994 AS DOCUMENT NUMBER R94-109452, IN DUPAGE COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 82 DEGREES 20 MINUTES 42 SECONDS WEST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 71.65 FEET; THENCE NORTH 64 DEGREES 19 MINUTES 16 SECONDS EAST 59.46 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST 229.76 FEET; THENCE NORTH 04 DEGREES 24 MINUTES 19 SECONDS EAST 212.11 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST 295.84 FEET; THENCE NORTH 85 DEGREES 49 MINUTES 40 SECONDS WEST 69.81 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 157.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 3; THENCE NORTH 84 DEGREES 13 MINUTES 32 SECONDS WEST 222.48 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE 194.00 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 85 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 2 AND THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 140.33 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF LOT 3; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID NORTHERLY LINE 140.02 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 20 MINUTES 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 291.98 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 03 DEGREES 12 MINUTES 32 SECONDS WEST ALONG SAID EASTERLY LINE OF LOT 3 AND THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 300.37 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF LOT 1; THENCE SOUTH 00 DEGREES 20 MINUTES 46 SECONDS WEST ALONG SAID EASTERLY LINE 160.00 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 18 DEGREES 46 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY LINE 23.54 FEET TO THE POINT OF BEGINNING.

