

Land Use Petition

Project Number: 2020.047

Subject Property Information

Address/Location: 1504 Mesa Lane

Parcel Number(s): 12-36-330-008

Petition Request(s)

Requesting approval of a Conditional Use for a Restaurant with a drive-through facility (2530) use on Lot 7 of Kirkland Crossing Subdivision located at 1504 Mesa Lane

Requesting approval of a Final Plat for Lot 7 of Kirkland Crossing Subdivision Unit 2 located at 1504 Mesa Lane

Requesting approval of a Final Plan for Lot 7 of Kirkland Crossing Subdivision located at 1504 Mesa Lane for a 2530 Restaurant with a Drive-Through Facility 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)
PE Use Fee Fixture Count Sheet (5-4)

Two 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:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

Petition Fee: \$1,316.75 (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 4/12/21

Print Name and Company: Dan McIvor Shamrock Companies

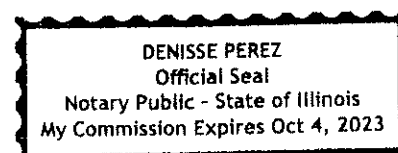
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 14 day of April 2021.

State of IL
County of DuPage) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2020.047
Petitioner: Shamrock Company
Number of Acres: 1.34
Number of Street Frontages: 2.00
Non-Profit 0

Linear Feet of New Roadway: 81
New Acres Subdivided (if applicable): 1.34
Area of site disturbance (acres): 0.84

Filing Fees Due at Land Use Petition:

Request(s):	Fire Impact Fee	\$	435.50
	Public Works Impact Fee	\$	101.25
	Final Plan & Plat	\$	750.00
	Public Hearing Notice Sign(s)	\$	30.00
		\$	-

Total: **\$1,316.75**

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

Verified By: Jacob Sodaro

Date: 4/2/2021

Signature of Review Planner

Signature of Petitioner

Signature of City Planner

Signature of City Engineer

Signature of City Clerk

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:	Dan	Initial:		Last Name:	McGue	Title:	Mr.
Address:	15 Spinning Wheel Ct. Suite 110						
City:	Hinsdale	State:	IL	Zip:	60521		
Email Address:	dmcgue@shamrocklbc.com	Phone No.:	(630)655-8274	Mobile No.:			
Company Name:	Shamrock Co						
Job Title:	Owner						

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

Relationship to Project	Architect						
First Name:	Mario	Initial:		Last Name:	Valentini	Title:	Mr.
Address:	5105 Tollview Drive, Suite 197						
City:	Rolling Meadows	State:	IL	Zip:	60008		
Email Address:	mariov@mrvarch.com	Phone No.:	(224)318-2140	Mobile No.:			
Company Name:	MRV Architects, Inc.						
Job Title:	Principal Architect						

Additional Contact #1

Relationship to Project	Architect						
First Name:	Alfred	Initial:		Last Name:	Teleron	Title:	Mr.
Address:	5105 Tollview Drive, Suite 197						
City:	Rolling Meadows	State:	IL	Zip:	60008		
Email Address:	alfredt@mrvarch.com	Phone No.:	(224)318-2140	Mobile No.:			
Company Name:	MRV Architects, Inc.						
Job Title:	Project Architect						

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:							

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: alfredt@mrvarch.com

February 25, 2021

Development Services Department
City of Aurora
77 S. Broadway
Aurora, IL 60505

Qualifying Statement

The applicant, Shamrock Co, intend to build a new freestanding Taco Bell franchise building with an accessory drive-thru at the vacant property found at the northeast corner of Mesa Lane and Kirk Road. We understand that our site plan will require final plan approval by City Council as well as Special Use approval for the drive-thru. Furthermore, the applicant intends to subdivide the property into two separate lots.

Shamrock Co own and operate many Taco Bell's throughout Illinois/Indiana. 3 of which are dispersed throughout Aurora. Since the site is currently vacant, one more store at this location can only enhance the property values of surrounding properties. Additionally, across the street are similar quick-service restaurants, reinforcing the belief that the proposed use is one that makes sense for the area.

We understand the sensitivity to create a building with an architecturally pleasing exterior appearance and comfortable, while functional, interior experience. In 2020, Taco Bell unveiled a new prototype image utilizing an array of materials and elements not seen in past versions.

With the design of any site layout, it is important to remain cognizant of the drive-through's proximity to neighboring residential properties. To ensure that sound at the drive-thru is directed away from neighbors, the drive-thru window and menu board/speaker post have been located such that sound will be aimed westward towards Kirk Road rather than the north.

To effectively handle onsite traffic, the site layout allows for 9 cars to stack at the drive-thru lane. A full bypass lane is also incorporated to ensure traffic flows are as smooth as possible. For dine-in customers, there is a total of 22 parking spaces available. No more than four will be used as employee parking. For entry/exiting of the site, there are two methods. The first is the existing driveway towards the east where we are proposing a full access which can be shared by both lots. The second is the improved right-in right-out on Taco Bell's property. Both entry/exit points are accessible via Mesa Lane.

Operationally, the building is expected to run 7 days a week. The dining room will remain open from 7 A.M. daily and close at 1 A.M. daily. The store is expected to have 30 employees with 5 working per shift.

Please feel free to contact me with any further questions regarding the request for review. We look forward to presenting this project to you and hearing your feedback.

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: alfredt@mrvarch.com

Sincerely,
Alfred Teleron
Project Architect
MRV Architects, Inc.

April 9, 2021

From: Hamra Gateway, LLC
1855 S. Ingram Mill Road, Springfield, MO 65804
Phone: 1-417-887-7677

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

Re: Authorization Letter for: 1504 Mesa Lane, Aurora, IL 60502

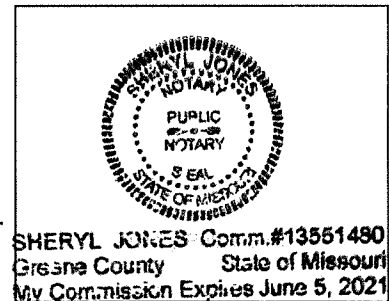
To whom it may concern:

As the President and CEO of the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Shamrock TBC, Inc. and its representatives, to act as the owner's agent through the Conditional Use/Final Plat/Final Plan Land Use Petition process with the City of Aurora for said property.

Signature: Hamra Gateway, LLC MK Hamra Date 4/9/2021
Michael K. Hamra, President and CEO

Subscribed And Sworn To Before Me This 9th Day
Of April, 2021

Notary Signature Sheryl Jones



MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 Email: alfredt@mrvarch.com

Legal Description of Subject Property

LOT 7 IN KIRKLAND CROSSING, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTIONS 36, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTMBER 23, 2002 AS DOCUMENT NUMBER 2002K117214, IN KANE COUNTY, ILLINOIS.

Property Address: NE Corner of Kirk Road/Mesa Lane, Aurora, IL 60502

PIN #: 12-36-330-008