

Land Use Petition

Project Number: 2017.142

Subject Property Information

Address/Location: 1303 Macom Drive / south of Montgomery west of Macom Drive and west of State Route 59

Parcel Number(s): 07-33-400-043; 07-33-400-044

Petition Request(s)

Requesting approval of a Final Plat Revision for Lot 16 of White Eagle Commons Subdivision located south of Montgomery west of Macom Drive and west of State Route 59 establishing Lot 9a, Lot 15A, & Lot 16A of White Eagle Commons Resubdivision

Requesting approval of a Final Plan Revision for Lot 9 of White Eagle Commons Subdivision and Lot 9a of White Eagle Commons Resubdivision located at 1303 Macom Drive being south of Montgomery west of Macom Drive and west of State Route 59 for an addition to the parking lot

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)

Letter of Authorization (2-2)

Two Paper and One PDF Copy of:

Grading Plan

Utility Plan

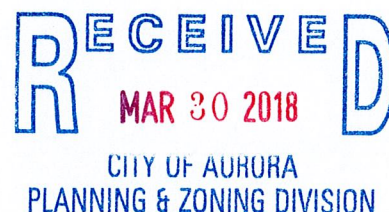
Geometric Plan

One Paper and PDF Copy of:

Final Plan (2-4)

Final Plat (2-5)

Landscape Plan (2-7)



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: Paul J. Lehman Date 3/29/18

Print Name and Company: FRONTSIDE PROPERTY MANAGEMENT, 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.

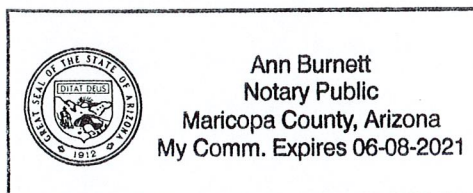
Given under my hand and notary seal this 29 day of MARCH 2018

State of ARIZONA)

County of MARICOPA) SS

Ann Burnett
Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2017.142
Petitioner: Dan Kalant
Number of Acres: 0.23
Number of Street Frontages: 1.00
Non-Profit: No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.23
Area of site disturbance (acres): 0.00

Filling Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat Revision	\$	750.00
		\$	-
		\$	-
		\$	-
		\$	-
	Final Engineering Filing Fee	\$	-

Total: **\$750.00**

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

Verified By: Steve Broadwell

Date:

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CITY OF AURORA
PLANNING & ZONING DIVISION



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



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Project Contact Information Sheet

Project Number: 2017.142

Petitioner Company (or Full Name of Petitioner): Dan Kalant

CITY OF AURORA
PLANNING & ZONING DIVISION

Owner

First Name: Don Initial: C. Last Name: Kalant Title: Mr.
Company Name: Don C. Kalant Sr., DDS & Associates
Job Title: Doctor
Address: 1303 Macom Drive
City: Aurora State: IL Zip: 60564
Email Address: dk@kalantoms.com Phone No.: 630-851-9100 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Frontgate Properties
First Name: Paul Initial: _____ Last Name: Lehman Title: Mr.
Job Title: _____
Address: P.O. Box 9533
City: Naperville State: IL Zip: 60564
Email Address: plehman@frontgateprop.com Phone No.: 630-651-5263 Mobile No.: _____

Additional Contact #1

Relationship to Project: 0
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: 0
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #2

Relationship to Project: 0
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: 0
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.: _____

Project No. 2017.142

Qualifying Statement (2-1)

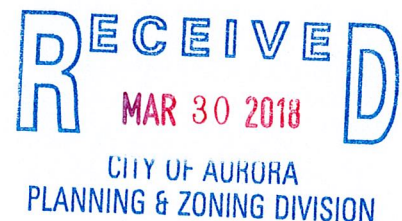
1303 Macom Drive – Parking Lot Expansion

March 26, 2018

Macom 1303, LLC (“Owner”) is the owner of Lot 9 in White Eagle Commons Subdivision. Don C. Kalant Sr. (“Kalant”) is the Manager of Macom 1303, LLC and occupies 100% of the building located on the property for his dental/medical profession.

Kalant desires to expand the number of parking spaces available for his patients, fellow practitioners and employees. In this regard, Owner and Kalant have entered into a Contract To Purchase for the proposed Lot 9A of the Lot 16 White Eagle Commons Resubdivision. Owner and Kalant wish to add ten (10) parking spaces to the existing twenty-two (22) parking spaces already on Lot 9. No additional square footage of building is being added or built-out.

- a) Additional parking will make parking safer for employees and patients in that all parking will be on-site and off-site parking will no longer be required for employees.
- b) The properties to the north, east, and south are similar medical practitioner uses. The property to the west contains the outdoor lighted tennis courts of The Owners Club of White Eagle, the recreational facility of the White Eagle Club Property Owners Association.
- c) Expansion of the parking lot will not negatively affect the use of any of the adjoining properties and will not negatively affect any property values.
- d) There will be no change in use of the Lot 9 property nor any adjoining properties.
- e) No utilities will need to be moved and no storm water drainage patterns are being changed.
- f) No additional access is being created to privately-owned Macom Drive nor to any public right-of-way.
- g) Parking lots conform to the zoning use of the property.
- h) No variances are being requested.



COLEEN J. LEHMAN TRUST

2316 Fawn Lake Circle, Naperville, Illinois 60564

October 9, 2017

From: Coleen J. Lehman, Trustee

Coleen J. Lehman Trust Dated April 26, 2005, As Amended Sole Beneficiary

First National Bank Of Omaha, Trust 2830

c/o 2316 Fawn Lake Circle, Naperville, IL 60564

630-404-5876

Sparkles365@comcast.net

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 Subdividing of Lot 16, White Eagle Commons, and
Parking Lot Expansion for 1303 Macom Drive
Project Number 2017.142

To whom it may concern:

As the sole beneficiary with sole direction of Trust 2830, the record owner of Lot 16 in White Eagle Commons Subdivision, I hereby affirm that I have full legal capacity to authorize Paul J. Lehman to act as the Owner's agent through the development process and Land Use Petition process with the City of Aurora for DST Project Number 2017.142, for subdividing of Lot 16 in White Eagle Commons into three (3) lots and expansion of the parking lot for Lot 9 of White Eagle Commons Subdivision, commonly known as 1303 Macom Drive.

First National Bank of Omaha, Trust 2830

By: Coleen J. Lehman Trust Dated April 26, 2005, As Amended
Sole Beneficiary & Sole Power of Direction

Signature: Coleen J. Lehman Date: 4/4/18
Coleen J. Lehman, Trustee

Subscribed And Sworn To Before Me This 4th Day
Of April, 2018.

Notary Signature: Darlene P. Kwasniewski



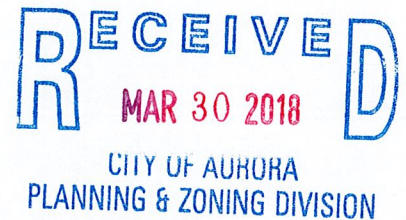
October 9, 2017

From: Don C. Kalant Sr.
1303 Macom Drive
Naperville, IL 60564
630-851-9100
dk@kalantoms.com

Don C. Kalant Sr.
Manager
Macom 1303 LLC
101 W. Center St.
Yorkville, IL 60560

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 Parking Lot Expansion
1303 Macom Drive
Project Number 2017.142



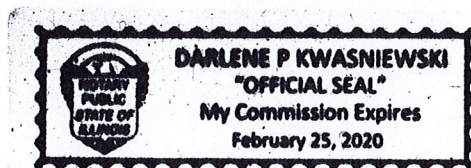
To whom it may concern:

As the record owner Lot 9 in White Eagle Commons Subdivision, commonly known as 1303 Macom Drive, I hereby affirm that I have full legal capacity to authorize Paul J. Lehman, and his representatives, to act as the Owner's agent through the development process and Land Use Petition process with the City of Aurora for DST Project Number 2017.142, an expansion of the parking lot for Lot 9 of White Eagle Commons Subdivision, commonly known as 1303 Macom Drive, on to Lot 16 in White Eagle Commons Subdivision.

Signature: [Signature] Date: 10/9/17
Don C. Kalant Sr.
Manager, Macom 1303 LLC

Subscribed And Sworn To Before Me This 9th Day
Of October, 2017.

Notary Signature: [Signature]



DST PROJECT NUMBER 2017.142

LEGAL DESCRIPTION

Lot 9 and the easterly 36.88 feet of Lot 16, inclusive, in White Eagle Commons, being a Resubdivision of Lots 2, 3, 4, 5 and 8 in White Eagle Club Unit 2 Resubdivision in part of the South Half of Section 33, Township 38 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois, according to the plat thereof recorded September 9, 1994 as Document Number R94-186037, in DuPage County, Illinois.

TO BE KNOWN AS:

Lot 9, in White Eagle Commons, being a Resubdivision of Lots 2, 3, 4, 5 and 8 in White Eagle Club Unit 2 Resubdivision in part of the South Half of Section 33, Township 38 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois, according to the plat thereof recorded September 9, 1994 as Document Number R94-186037, in DuPage County, Illinois.

AND:

Lot 9A, in Lot 16 White Eagle Commons Resubdivision, being a part of the South Half of Section 33, Township 38 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois.

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PLANNING & ZONING DIVISION**

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MAR 30 2018

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PLANNING & ZONING DIVISION



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phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

1-22

Landscaping CTE Requirement Worksheet

Project Number: 2017.142

Petitioner: Frontgate Properties

Street Frontage - L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: White Eagle Commons

Unit/Phase:

Lot Number

Perimeter Yard

153 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

10 spaces

Parking Lot Islands

- Number

Building Foundation

- L.F.

Lot 9; Lot 16

Standard Requirements

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	0.0	0	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	5.0	3	2	2	10	10
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	1.0	1	0	0	3	3
Building Foundation	0.0	0	0	0	0	0
Total:	6.0	4	2	2	13	13

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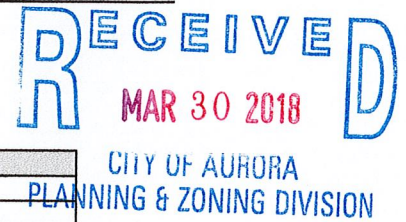
Verified By:

Steve Broadwell

Landscape Material Worksheet

Project Number: 2017.142

Petitioner: Frontgate Properties



Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Bignoniaceae	Catalpa	speciosa	Northern Catalpa
Fagaceae	Quercus	bicolor	Swamp White Oak
Ulmaceae	Celtis	occidentalis	Hackberry
Ginkgoaceae	Ginkgo	biloba	Autumn Gold Ginkgo

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Green Spruce
Cupressaceae	Taxodium	distichum	Baldcypress
Pinaceae	Abies	concolor	White Fir

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cornaceae	Cornus	alba	Ivory Halo Dogwood
Myricaceae	Myrica	pennsylvanica	Northern Bayberry
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate 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: Steve Broadwell