

Land Use Petition

Project Number: 2012.402

Subject Property Information

Address/Location: 1435 E. New York Street / south side of New York Street east of Farnsworth Avenue

Parcel Number(s): 15-24-352-025

(attach separate
sheet if necessary)

Petition Request(s)

Requesting approval of a Final Plat for O'Reilly Subdivision located at 1435 E. New York Street generally located on the south side of New York Street east of Farnsworth Avenue

Requesting the Establishment of a Special Use Planned Development, and to change the underlying zoning district from B-B Business Boulevard District to B-2(S) General Retail and OS-1 Conservation, Open Space, and Drainage District on the property located at 1435 E. New York Street generally located on the south side of New York Street east of Farnsworth Avenue

Requesting approval of a Final Plan for Lots 1 and 2 of O'Reilly Subdivision located at 1435 E. New York Street generally located on the south side of New York Street east of Farnsworth Avenue for an Auto Parts and Supplies (2820)

Attachments Required

(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet -
digital only (1-0)

Two Copies of:
Final Engineering Plans (2-16)
Kane County Stormwater Management
Permit Application (App 6-5)
Stormwater Report (2-10)
Soil Investigation Report for the Site
Wetland Determination Letter by Design
Professional

One Paper Copy of:
Final Plan (2-4)
Final Plat (2-5)
Plat of Vacation (2-15)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)
Plan Description (2-18)

One Paper Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization* (2-2)

Two Paper Copies of:
Fire Access Plan (2-6)

Recording Fee (made out to Kane County)
in the amount of: \$181.00

Petition Fee: \$2,430.00 (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: [Signature]

Date 9/6/16

Print Name and Company: Scott Kraus, SVP Real Estate O'Reilly

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.

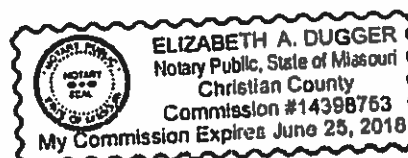
Given under my hand and notary seal this 6th day of September, 2016.

State of Missouri

NOTARY PUBLIC SEAL

County of Greene) SS

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2012.402

Petitioner: Bernie Bauer

Number of Acres: 2.08

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 2.08

Area of site disturbance (acres): 2.08

Filing Fees Due at Land Use Petition:

Request(s):	Rezoning & Special Use	\$ 800.00
	Final Plan & Plat	\$ 750.00
	Public Hearing Notice Sign(s)	\$ 30.00
	Final Engineering Filing Fee	\$ 650.00
	Vacations	\$ 200.00
		\$ -

Sub Total: \$2,430.00

Fees Due at Final Engineering Approval:

Request(s):	Recording Fee	181.00

Sub Total: \$181.00

Total: **\$2,611.00**

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

Verified By:

Date:

Project Contact Information Sheet

Project Number: 2012.402

Owner

First Name: Scott Initial: 0 Last Name: Kraus Title: Mr.
Company Name: O'Reilly Auto Enterprises, LLC
Job Title: Vice President of Real Estate
Address: 233 South Patterson Avenue
City: Springfield State: MO Zip: 65802
Email Address: skraus@oreillyauto.com Phone No.: 417-862-2674 Mobile No.: 0

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

Relationship to Project: Other
Company Name: O'Reilly Auto Enterprises, LLC
First Name: Sheldon Initial: 0 Last Name: Jennings Title: Select O
Job Title: Project Administrator
Address: 233 South Patterson Avenue
City: Springfield State: MO Zip: 65802
Email Address: sjennings@oreillyauto.com Phone No.: 417-829-5896 Mobile No.: 0

Additional Contact #1

Relationship to Project: Engineer
Company Name: Bacon Farmer Workman Engineering & Testing, Inc.
First Name: Bobby Initial: A. Last Name: Schneider Title: Mr.
Job Title: Project Engineer, Civil
Address: 1215 Diuguid
City: Paducah State: MO Zip: 65804
Email Address: bdietz@bfwengineers.com Phone No.: 417-862-0558 Mobile No.: 0

Additional Contact #2

Relationship to Project: Architect
Company Name: Craig A. Schneider, AIA
First Name: Craig Initial: A. Last Name: Schneider Title: Mr.
Job Title: Architect
Address: 1736 East Sunshine Street
City: Springfield State: MO Zip: 65804
Email Address: esa@esterlyschneider.com Phone No.: 417-862-0558 Mobile No.: 0

Additional Contact #3

Relationship to Project: Surveyor
Company Name: HR Green, Inc.
First Name: Bernie Initial: 0 Last Name: Bauer Title: Mr.
Job Title: Project Land Surveyor
Address: 651 Prairie Pointe Drive
City: Yorkville State: IL Zip: 60560
Email Address: bbauer@hrgreen.com Phone No.: 630-708-5033 Mobile No.: 630-631-1545

Additional Contact #4

Relationship to Project: Engineer
Company Name: Smith-Goth Engineers, Inc.
First Name: Norman Initial: E. Last Name: Goth Title: Mr.
Job Title: Registered Professional Engineer
Address: 3855 South Jefferson Avenue
City: Springfield State: MO Zip: 65807
Email Address: ngothe@smithgoth.com Phone No.: 417-882-2200 Mobile No.: 0

January 25, 2016

City of Aurora
Planning and Zoning Division
1 South Broadway, 2nd Floor
Aurora, IL 60505

Re: O'Reilly Auto Parts
1435 East New York Street
Aurora, IL

Qualifying Statement (2-1):

O'Reilly Auto Enterprises, LLC is petitioning to rezone the property at 1435 East New York Street from B-B Business Boulevard to B-2 General Retail with a Special Use for a Planned Development and approval of a Final Plan and Plat for an O'Reilly Auto Parts store. Deviation from the full Landscaping requirements at the perimeter of the site and the detention basin is requested. Landscaping is proposed that adequately screens the building and parking and compliments the character of the neighboring developments.

Public health, safety and welfare will be enhanced as this project will develop a site that is currently unused. A new building will replace the existing vacant building, and the new site will create landscaping and development that enhances and benefits the community. Neighboring developments will not be negatively impacted by this store as its style and use are similar to what was previously in operation. Property values could be increased due to the new development.

Given the retail development surrounding the site, a new O'Reilly Auto Parts is in context of new growth to replace a store that has gone out of business. The nature of this building is similar to what is existing.

Utility connections are being completed with available lines and the site includes a detention basin to capture required stormwater and prevent overflow to adjacent sites.

The new drive access will be in a similar location as the existing drive access, and traffic should not be negatively impacted as this is a retail use in a surrounding retail area.

The site design, including grading and stormwater, is designed to work with all applicable codes and ordinances. A deviation from the landscaping ordinance is requested due to the nature of the site compared to the proposed development.



P.O. Box 1156 ♣ 233 S. Patterson
Springfield, MO 65801
Phone (417)-862-3333
www.oreillyauto.com

September 25, 2015

From: O'Reilly Auto Enterprises, LLC
233 South Patterson Avenue
Springfield, MO 65802-2298
417-829-5896
sjennings@oreillyauto.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: E. New York Street, Aurora, IL #2

To Whom It May Concern:

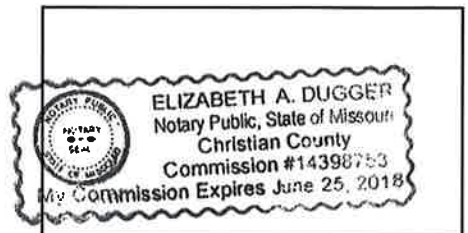
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize HR Green, Inc. and Bacon Farmer Workman Engineering & Testing, Inc., and their representatives, to act as the owner's agents through the Land Use Petition process with City of Aurora for said property.

Signature: [Signature] Date: 9-29-2015

Subscribed And Sworn To Before Me This 29th Day
Of September, 2015

Notary Signature

[Signature]





HR Green Job #88120203.01
O'Reilly Automotive
Aurora, IL

RECORD LEGAL DESCRIPTION:

PARCEL 1: LOT 343 (EXCEPT THE EASTERLY 10 FEET THEREOF), LOTS 344, 345, 346, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376 (EXCEPT THE EASTERLY 10 FEET THEREOF) AND ALSO THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING LOTS 367, 368, 369, 370, 371, AND 372, AND ALL OF THE VACATED ALLEY LYING SOUTHERLY AND ADJOINING LOTS 373, 374, 375 AND 376 (EXCEPT THE EASTERLY 10 FEET THEREOF) IN OGDEN GARDENS, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS

PARCEL 2: LOTS 347, 348, AND 349 AND THE SOUTHERLY HALF OF THE VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS, IN OGDEN GARDENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3: LOTS 350, 351 AND 352 AND THE SOUTHERLY HALF OF THE VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS, IN OGDEN GARDENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

MEASURED METES AND BOUNDS DESCRIPTION:

THAT PART OF OGDEN GARDENS, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 4TH, 1925 AS DOCUMENT 260960, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 367 IN SAID OGDEN GARDENS; THENCE NORTH 72 DEGREES 29 MINUTES 01 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOTS 367 THROUGH 376 INCLUSIVE, 389.65 FEET TO A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOTS 376 AND 343; THENCE SOUTH 0 DEGREES 37 MINUTES 27 SECONDS EAST, ALONG SAID PARALLEL LINE, 217.35 FEET TO THE SOUTHERLY LINE OF LOT 343; THENCE SOUTHWESTERLY 163.69 FEET, ALONG THE SOUTHERLY LINE OF LOTS 343 THROUGH 347 INCLUSIVE, SAID LINE BEING A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,146.28 FEET, A CHORD THAT BEARS SOUTH 62 DEGREES 44 MINUTES 54 SECONDS WEST AND A CHORD DISTANCE OF 163.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 49.58 FEET, ALONG THE SOUTHERLY LINE OF LOTS 347 AND 348, SAID SOUTHERLY LINE BEING A CURVE TO THE RIGHT, TANGENTIAL TO LAST DESCRIBED CURVE, HAVING A RADIUS OF 204.87 FEET, A CHORD THAT BEARS SOUTH 65 DEGREES 35 MINUTES 25 SECONDS WEST AND A CHORD DISTANCE OF 49.46 FEET; THENCE SOUTH 72 DEGREES 31 MINUTES 24 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LOTS 348 THROUGH 352 INCLUSIVE AND TANGENT TO LAST DESCRIBED CURVE, 189.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 352; THENCE NORTH 0 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 352, THE NORTHERLY EXTENSION THEREOF AND THE WEST LINE OF SAID LOT 367, 252.32 FEET TO SAID POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

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HRGreen.com

Phone 630.553.7560 Fax 630.553.7646 Toll Free 800.728.7805
651 Prairie Pointe Drive, Suite 201, Yorkville, Illinois 60560

Parking and Stacking Requirement Worksheet

Project Number: 2012.402

Petitioner: Bernie Bauer

Parking Requirement

Total Parking Requirement	37
Enclosed Parking Spaces	-
Surface Parking Spaces	37

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	-	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 facilities greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: _____

Requirement Based On:

<u>Sq Ft</u>	<u>Use</u>	<u>Needed</u>	<u>Requirement</u>
7401	Structure 2251: Retail sales and services 50,000 SF or under	1 space per 200 SF of GFA	37

