



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

Land Use Petition

Project Number: 2016.066

Subject Property Information

Address/Location: 778 N. State Route 59
Parcel Number(s): 07-21-200-057, 07-21-200-058

Petition Request(s)

Requesting approval of a Final Plan Revision for Lots 8 and 9 of Meijer Subdivision located at 778 N. State Route 59 for a restaurant use (2500)



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)
- Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

- Two Paper and One pdf Copy of: Fire Access Plan (2-6)
- Final Engineering Plans (2-16)
- ~~Stormwater Permit Application (App 6-5)~~
- ~~Overland Flood Routes and Storm Sewer Calculations~~
- ~~Soil Investigation Report, if available~~
- ~~Wetland Determination - Letter by Design Professional~~

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

Not included Per Email on 2/23/17

Petition Fee: (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 2/22/2017
Print Name and Company: KAREN L. PETERSON, RPA SP HOLDINGS, LLC

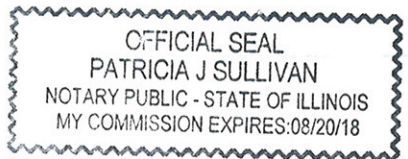
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 22nd day of February, 2017

State of IL)
County of DuPage) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2016.066
Petitioner: Miller's Ale House
Number of Acres: 2.18
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): 1.81

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$1,400.00**

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

Verified By:

Date:

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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:	Karen	Initial:		Last Name:	Peterson	Title:	Ms.
Address:	18W140 Butterfield Road, Suite 940						
City:	Oakbrook Terrace	State:	IL	Zip:	60181		
Email Address:	kpeterson@rsgrowthmanagement.com	Phone No.:	630-884-8718	Mobile No.:			
Company Name:	PR & SP Holdings, LLC - RJPLH2						
Job Title:	Vice President						

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

Relationship to Project	Tenant						
First Name:	Shane	Initial:		Last Name:	Feemster	Title:	Mr.
Address:	5663 Windermere Drive, Suite 2						
City:	Jacksonville	State:	FL	Zip:	32211		
Email Address:	sfeemster@millersalehouse.com	Phone No.:	469-559-6400	Mobile No.:			
Company Name:	Miller's Ale House						
Job Title:	Associate AIA						

Additional Contact #1

Relationship to Project	Engineer						
First Name:	Colleen	Initial:		Last Name:	Marnell	Title:	Mrs.
Address:	111 West Jackson Boulevard, Suite 700						
City:	Chicago	State:	IL	Zip:	60604		
Email Address:	colleen.marnell@kimley-horn.com	Phone No.:	312-924-7408	Mobile No.:			
Company Name:	Kimley-Horn and Associates, Inc.						
Job Title:	Project Manager						

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

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September 7, 2016

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

**Re: Miller's Ale House – Qualifying Statement
778 North State Route 59
Aurora, IL 60505**

To Whom It May Concern:

Kimley-Horn and Associates, Inc. serves as the engineering consultant for Miller's Ale House, who is planning to construct a Miller's Ale House restaurant at 778 N. State Route 59 in Aurora, IL. The building will have a total area of 8,010 square feet with 332 seats. The proposed improvements include construction of a new building, parking lot mill and overlay, landscaping and associated utility connections. It is anticipated that the proposed Miller's Ale House will have no adverse impacts to the surrounding area.

The proposed building will front N. State Route 59. Access to the parcel will be via the existing, shared drive on the west side of the property. The site is an existing abandoned restaurant with associated parking, landscaping, and utilities. The existing building will be demolished and Miller's Ale House will construct a new, smaller building in the same location. Green space is proposed around the building with maintenance throughout the site. The site's parking lot will be resurfaced via mill and overlay and the existing 115 (including 5 ADA stalls) parking stalls will be restriped. Storm water detention has been provided offsite as part of the overall development. The building size will be reduced; therefore, the impervious area will be reduced. This construction will have no net increase to the area tributary to the existing storm water facilities. All proposed utilities will tie into existing utilities onsite.

The proposed Miller's Ale House shall meet the below sections of the City of Aurora code. At this time, no variances, exceptions or modifications to the City code are requested.

- City Zoning Ordinance Section 8.6 - B-B(S) or Business Boulevard District requirements
- City Zoning Ordinance Section 5.13 – Off-street Parking and Loading
- City Zoning Ordinance Section 5.4 – Landscaping

Thank you in advance for your time and consideration of this project. Should you have any questions or need additional material, please do not hesitate to contact me at 312.924.7408 or colleen.marnell@kimley-horn.com.

Sincerely,
Kimley-Horn and Associates, Inc.

Colleen Marnell, P.E.

RP & SP Holdings, LLC—RJPLH2
18W140 Butterfield Rd., Suite 940
Oakbrook Terrace, IL 60181



August 17, 2016

From: RP & SP Holdings, LLC – RJPLH2
18W140 Butterfield Rd., Suite 940
Oakbrook Terrace, IL 60181
Phone: (630) 884-8718
Email: kpeterson@rsgrowthmanagement.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: 778 N. Route 59, Aurora, IL 60504 (the “Property”)**

To whom it may concern:

As the record owner of the Property, RP & SP Holdings, LLC-RJPLH2, a series of RP & SP Holdings, LLC, a Delaware limited liability company (the “Company”) hereby affirms that the Company has full legal capacity to authorize Miller’s Ale House, Inc., a Delaware corporation (“Miller’s”) and its representatives, to act as the Company’s agent by and through Miller’s Land Use Petition process with the City of Aurora for the Property.

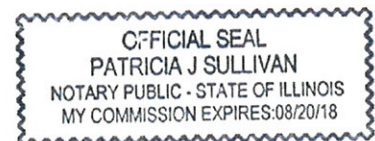
RP & SP Holdings, LLC—RJPLH2

A handwritten signature in black ink that appears to read "Karen L. Peterson".

Name: Karen L. Peterson
Its: Vice President

Subscribed And Sworn To Before Me This 17th Day of August 20 16

Notary Signature Patricia J. Sullivan



SITE LEGAL DESCRIPTION:

PARCEL 1:

LOTS 8 AND 9 IN MEIJER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 21 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2000 AS DOCUMENT R2000-14525, IN DU PAGE COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY NON-EXCLUSIVE DRIVEWAY ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 11, 2000 AS DOCUMENT R2000-21014 FOR INGRESS AND EGRESS OVERPARTS OF LOT 2 AS DESCRIBED IN EXHIBIT B ATTACHED THERETO AND DEPICTED ON EXHIBIT C ATTACHED THERETO.

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Parking and Stacking Requirement Worksheet

Project Number: 2016.066
Petitioner: Miller's Ale House

Parking Requirement

Total Parking Requirement	111
Enclosed Parking Spaces	-
Surface Parking Spaces	111

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 faculties greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Steve Broadwell, 2/9/17

<u>Sq Ft / Units</u>	<u>Requirement Based On:</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
332.0000	Structure 2210: Food and beverage establishments		1 per 3 seats	111



Landscaping CTE Requirement Worksheet

Project Number: 2016.066

Petitioner: Miller's Ale House
652

Street Frontage L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border L.F.

Dwelling Units - units

Subdivision Name: Miller's Ale House

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Building Foundation

1,176 L.F.

- L.F.

115 spaces

380 L.F.

Lot Number Lot 8 & 9

Unit/Phase:

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
Street Trees	21.0	1	3	3	20	20	
Wet Stormwater Facility	0.0	21	0	0	0	0	Waive 21 CTEs
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	36.0	18	15	15	80	80	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	9.0	6	0	0	30	30	# of Islands: 6
Building Foundation	4.0	0	0	0	40	40	
Total:	70.0	45	15	15	150	150	

ORIGINAL REQ. 70

TOTAL WAIVED 21

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Verified By:

Steve Broadwell

Date: 2/9/17

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