

Land Use Petition

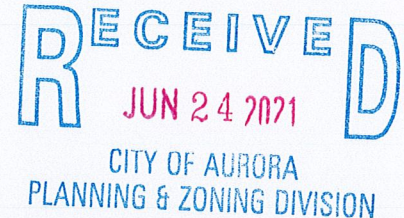
Project Number: 2021-037 ¹⁹⁰

Subject Property Information

Address/Location: 2903 Kirk Road
Parcel Number(s): 12-36-353-003

Petition Request(s)

Requesting approval of a Final Plan for Lot 2 of Kirkland Crossing subdivision, located at 2903 Kirk Road, for a Car Wash, Single Bay (2832) use



Attachments Required

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

Digital Copy of: Development Tables Excel Worksheet - digital only (Document 1-0) Word Document of: Legal Description (Format Guidelines 2-1)	Two Paper and One PDF Copy of: Fire Access Plan (Format Guidelines 2-6) Final Engineering Plans Stormwater Permit Worksheet, Application, and Project Information Sheet	One Paper and PDF Copy of: Final Plan (Format Guidelines 2-4) Landscape Plan (Format Guidelines 2-7) Building and Signage Elevations (Format Guidelines 2-11)
One Paper and PDF Copy of: Qualifying Statement (Format Guidelines 2-1) Plat of Survey (Format Guidelines 2-1) Legal Description (Format Guidelines 2-1) Letter of Authorization (Format Guidelines 2-2)		

Petition Fee: \$1,400.00 (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 06/18/2021

Print Name and Company: Kyle Evans

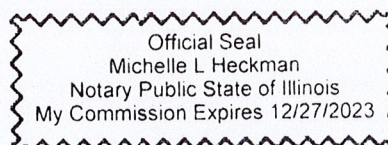
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 18TH day of JUNE, 2021

State of IL)
County of DUPAGE) SS

NOTARY PUBLIC SEAL

Michelle L. Heckman
Notary Signature



Filing Fee Worksheet

Project Number: 2021.087

Petitioner: Car Wash Pro Designers

Number of Acres: 1.56

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

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

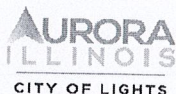
Total: **\$1,400.00**

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

Verified By: Steve Broadwell

Date:

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JUN 24 2021
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 COAPlanning@aurora-il.org



CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2021.087

Petitioner Company (or Full Name of Petitioner): Car Wash Pro Designers

Owner

First Name: Mark Initial: _____ Last Name: Muthler Title: Mr.
Company Name: _____
Job Title: _____
Address: 1128 Selma Ln
City: Neperville State: IL Zip: 60540
Email Address: mmuthler@gmail.com Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Land Developer / Builder
Company Name: Car Wash Pro Designers
First Name: Nick Initial: _____ Last Name: Spallone Title: Mr.
Job Title: Lead Designer/Developer
Address: 6400 N. Northwest Hwy
City: Chicago State: IL Zip: 60631
Email Address: nick.s@carwashprodesigners.co Phone No.: 630-247-0146 Mobile No.: 630-247-0146

Additional Contact #1

Relationship to Project: Engineer
Company Name: Terra Consulting Group, Ltd.
First Name: Michael Initial: _____ Last Name: Elliott Title: Mr.
Job Title: Director of Civil Engineering
Address: 600 Busse Hwy
City: Park Ridge State: IL Zip: 60068
Email Address: mikee@terra ltd.com Phone No.: 847-698-6400 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
Company Name: Neri Architects
First Name: Raymond Initial: _____ Last Name: Morgan Title: Mr.
Job Title: Project Manager
Address: 6400 N Northwest Hwy. #4
City: Chicago State: IL Zip: 60631
Email Address: rmorgan@neriarchitects.com Phone No.: 847-939-3078 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.: _____

QUALIFYING STATEMENT

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A. Statement regarding public health, safety, morals, comfort or general welfare:

The subject property is located adjacent to existing and established businesses improved with commercial and retail mixed uses. The proposed facility will generally follow the hours of operation of the surrounding businesses so as not to disrupt or interfere with the flow of anything already established. The proposed car wash is well suited to this location and will have a positive financial impact on the neighboring businesses and will contribute and encourage development and improvement of the surrounding properties. There are adequate roads, utilities access, drainage, and other necessary elements within the subject area which will allow for the efficient maintenance and operation of the proposed car wash. The proposed traffic movement will be self-contained on the subject property and adequate measures will be taken to provide ingress and egress to be designed to minimize traffic congestion in the public streets. Any pedestrian circulation is designed specifically for the car wash to provide safe, ADA compliant access routes between the facilities. The proposed car wash utilizes environmentally friendly procedures and uses biodegradable products. The proposed car wash shall not in any way disrupt, affect, jeopardize or otherwise impede the health, safety or welfare of the general public. It is not an immoral operation and will in no way jeopardize or threaten general welfare. The business model compliments the current neighborhood and provides a needed service to the general public.

B. Statement concerning the use and enjoyment of other property already established and permitted in general:

This operation has been studied, evaluated and analyzed from many perspectives. Specifically noise, pollution, light, traffic, and general operations have been evaluated and studies conducted. Decibels do not exceed maximum limitations. In fact, decibels by this operation are lower than the general traffic decibels on the main thoroughfare. Light illumination at night shall not exceed the lot lines nor protrude onto adjacent properties or the public way. All materials used are environmentally friendly and biodegradable. Traffic patterns shall not impede or effect localities. No part of the operation shall interfere with any business or property already established or permitted in the general vicinity.

C. Statement regarding property values within the neighborhood:

The car wash facility shall complement and adhere to the neighborhood and the Comprehensive Plan of the City of Aurora. The design and architecture may enhance the neighborhood and increase the value of surrounding real estate within the neighborhood, specifically the commercial properties. The state-of-the-art design should increase value and have no impact on any residential properties.

D. Statement regarding the normal and orderly development and improvement of surrounding property for uses:

The proposal would add great value to the property upon which the facility will be located, increase the value of other property in the neighborhood (a commercial district) and attract business to adjacent properties as clients may visit those adjacent businesses upon stopping and utilizing this proposed business, take stock of surroundings and increase curiosity about surrounding businesses. In no way shall the proposal decrease or injure the value of the neighborhood or properties in that general vicinity. The development shall be orderly, within allotted times for development, and shall improve the land upon which the operation shall exist on a future date.

E. Statement regarding utilities, access roads, drainage, and/or other necessary facilities:

The proposed car wash is well suited to this location and will have a positive financial impact on the neighboring businesses and will contribute and encourage development and improvement of the surrounding properties. There are adequate roads, utilities access, drainage, and other necessary elements within the subject area which will allow for the efficient maintenance and operation of the proposed car wash. The proposed traffic movement will be self-contained on the subject property and adequate measures will be taken to provide ingress and egress to be designed to minimize traffic congestion in the public streets. Use of water or other utilities have been minimized to be extremely efficient and are well below other established operations of the same kind.

F. Statement regarding ingress and egress as it relates to traffic congestion in the public streets:

The design has a separate access drive and is a self-contained operation with multiple lanes of use to avoid backup or congestion on the property. This will also avoid causing any backup or congestion on the public way leading to the private land. Additionally, a lane shall be dedicated for emergency use on the property. Studies have been conducted and the applicant shall seek guidance and/or consent from the Illinois Department of Transportation to conduct this operation.

G. Statement regarding the applicable regulations of the zoning district in which the subject property is proposed to be or is located:

The proposed use as a car wash facility would result in little to no conditional use to accomplish the use of the property. The proposal is not so unique as to require a major deviation from the zoning district as Aurora already contains at least one car wash as to adjacent Villages and Cities. A car wash is a staple in any commercial zoning district of nearly every such Village or City near a major metropolitan area such as the Chicagoland area. The applicant shall abide by and operate within the parameters of all zoning ordinances in this district and shall comply with any necessary or proposed ordinances to conduct this operation.

May 26, 2021

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JUN 24 2021

CITY OF AURORA
PLANNING & ZONING DIVISION

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
coaplaning@aurora-il-org

Re: Authorization Letter for: 1.55 acres o vacant land commonly known as 2903 Kirk Road, Aurora, Illinois 60502 (i.e. Lot 2 in Kirkland Crossing Subdivision).

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 CAR WASH PRO DESIGNERS, and its representatives, to act as the owner's agent through the Final Plan Land Use Petition process with the City of Aurora for said property.

Hamra Gateway, LLC

Signature: Michael K. Hamra Date 5/26/21
Michael K. Hamra, President and CEO

Subscribed And Sworn To Before Me This 26th Day
of May, 2021

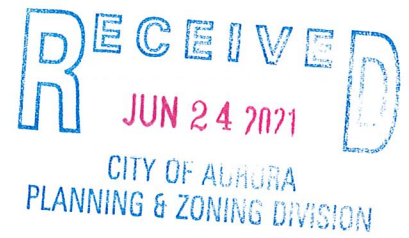
Notary Signature

Lori A Johnson

LORI A. JOHNSON
Notary Public - Notary Seal
Webster County - State of Missouri
Commission Number 13530255
My Commission Expires Sep 24, 2021

Notary Public Seal

KIRKLAND CROSSING, LOT 2



LEGAL DESCRIPTION

LOT 2 IN KIRKLAND CROSSING, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 2002 AS DOCUMENT NUMBER 2002K117214, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2021.087

Petitioner: Car Wash Pro Designers

Parking Requirement

Total Parking Requirement	1
Enclosed Parking Spaces	-
Surface Parking Spaces	1

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)	30	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	30	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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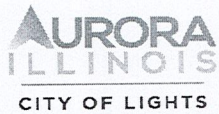
OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
191	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	1

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1-22

Landscaping CTE Requirement Worksheet

Project Number: 2021.087

Petitioner: Car Wash Pro Designers

Street Frontage 251 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Kirkland Crossing

Unit/Phase:

Lot Number

Lot 2

Perimeter Yard

1,015 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

7 spaces

Parking Lot Islands

- Number

Building Foundation

357 L.F.

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	8.0	8	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	30.0	15	14	14	60	60
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	1.0	1	0	0	3	3
Building Foundation	4.0	0	0	0	40	40
Total:	43.0	24	14	14	103	103

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Verified By:

Steve Broadwell

Date: