



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2015.016

Petitioner Information

Title: Ms. First Name: Pam Initial: _____ Last Name: Sullins
Company: Inland Commercial Property Management, Inc.
Job Title: Project Manager Address: 2901 Butterfield Road
City: Oak Brook State: IL Zip: 60523 Email: sullins@inlandrealestate.com
Phone: 630-586-4872 Fax: 630-574-9693 Mobile: 630-280-9671
Petitioner Relationship to Property Owner* Project Manager for Inland Commercial Real Estate, Inc.
**If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: 1386 Butterfield Road
Parcel Number(s): 12-36-354-003

Petition Request

Requesting approval of a Special Use Permit with a Final Plan for an Automotive Retail Use on Lot 9 of Savannah Crossing Subdivision.

Attachments Required

(hard copies and CD of digital files are required)

- | | | |
|---------------------------------------|--|--|
| One Copy of: | Two Copies of: | Four Copies of: |
| Development Tables (excel doc 1-0) | Final Engineering Plans (Checklist 1-4); | Final Plan (FG2-4) |
| Filing Fee Worksheet (Form 1-6) | Kane County Stormwater Management | Fire Access Plan (FG2-6) |
| Project Contact Info Sheet (Form 1-5) | Permit Application (App 6-5) | Landscape Plan (FG2-7) |
| Letter of Authorization* (FG2-1) | Stormwater Report (FG2-10); Soil | Photometric Plan (FG2-15) |
| Qualifying Statement (FG2-1) | Investigation Report for the Site; | Building and Signage Elevations (FG2-11) |
| Plat of Survey (FG2-1) | Wetland Determination Report | Proposed Covenants, Conditions & |
| Legal Description (FG2-1) | | Restrictions (C, C & R's) OR Lease |
| | | Restrictions |

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,465.00 (Planning and Zoning Fee \$815.00 + Engineering Filing Fee \$650.00)

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.

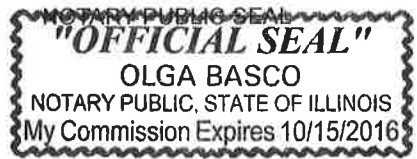
Authorized Signature: Pam Sullins Date 6/1/15

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 1 day of JUNE, 2015

State of ILLINOIS
County of DUPAGE)^{SS}

Olga Basco
Notary Signature





City of Aurora

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

Filing Fee Worksheet

Project Number: 2015.016
Petitioner: Pam Sullins
Number of Acres: 1.40
Number of Signs: 1

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0
Area of site disturbance: 1.397

Filing Fees Due at Land Use Petition:

Request(s):	Public Hearing Notice Sign	\$ 15.00
	Special Use	\$ 800.00
	Final Engineering Filing Fee	\$ 650.00
	Sub Total:	\$1,465.00

Fees Due at Final Engineering Approval:

Request(s):		
	Sub Total:	\$0.00

Total: **\$1,465.00**

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



City of Aurora

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

Project Contact Information Sheet

Project Number: 2015.016

Owner TMK Inland Aurora Venture, LLC by Inland Commercial Property management Inc.
 First Name: Pam Initial: R. Last Name: Sullins Title: Project manager
 Email Address: sullins@inlandrealestate.com Phone No.: 630-586-4872 Mobile No.: 630-280-9671

Additional Contact #1
 Relationship to Project: Other Project Manager
 Company Name: Inland Commercial Property Management Inc
 First Name: Pam Initial: R. Last Name: Sullins Title: Project manager
 Job Title: Project Manager
 Address: 2901 Butterfield Road
 City: Oak Brook State: IL Zip: _____
 Email Address: sullins@inlandrealestate.com Phone No.: _____ Mobile No.: _____

Additional Contact #2
 Relationship to Project: Architect Architect
 Company Name: Camburas & Theodore Architects
 First Name: Adam Initial: _____ Last Name: Hartman Title: _____
 Job Title: Architect
 Address: 2454 E. Dempster Ste 202
 City: Des Plaines State: IL Zip: 60016
 Email Address: adamh@ctarch.com Phone No.: 847-298-1525 Mobile No.: _____

Additional Contact #3
 Relationship to Project: Architect Architect
 Company Name: Camburas & Theodore Architects
 First Name: Andy Initial: _____ Last Name: Lopez Title: _____
 Job Title: Architect
 Address: 2454 E. Dempster Ste. 202
 City: Des Plaines State: IL Zip: 60016
 Email Address: alopez@ctarch.com Phone No.: 847-298-1525 Mobile No.: _____

Additional Contact #4
 Relationship to Project: Engineer Engineer
 Company Name: Mackie Consultants LLC
 First Name: Dave Initial: _____ Last Name: Shindoll Title: _____
 Job Title: Engineer
 Address: 9575 W. Higgins Road
 City: Rosemont State: IL Zip: 60018
 Email Address: dshindoll@mackieconsult.com Phone No.: 847-696-1000 Mobile No.: _____

Additional Contact #5
 Relationship to Project: Engineer Engineer
 Company Name: Mackie Consultants LLC
 First Name: Kevin Initial: _____ Last Name: Hajtmanek Title: _____
 Job Title: Engineer
 Address: 9575 W. Higgins Road
 City: Rosemont State: IL Zip: 60018
 Email Address: khajtmanek@ Phone No.: 847-696-1000 Mobile No.: _____

Additional Contact #6 mackieconsult.com
 Relationship to Project: _____
 Company Name: _____
 First Name: _____ Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address: _____ Phone No.: _____ Mobile No.: _____



June 1, 2015

City of Aurora
Planning and Zoning Division
1 S Broadway 2nd Floor
Aurora, IL 60507

Re: Project #2015-016
Land Use Petition
1386 Butterfield Road (Lot 9)
PIN#12-36-354-003

Dear Persons:

The application herein is in anticipation of developing Lot 9 Savannah Crossings a/k/a 1386 Butterfield Road into an Advanced Auto retail store. Lot 9 sits on the Butterfield side of the Savannah Crossing Shopping Center, located at the NWQ of the Butterfield and Kirk intersection. The lot is currently undeveloped but was subdivided with the earlier development of the Walmart development along with other out parcels (some of which have been developed).

The Advanced Auto store is a retail store in nature only and will not be an automotive service business with traditional auto bays. The Advanced Auto prototype building will be 80'X93' for a total building of 7,440 square feet. The exterior of the building will be of same materials used throughout the shopping center, brick and stone.

With respect to the other 7 qualifying standards and the relating impact this would have on same, I would offer the following:

1. The public health, safety, morals, comfort and general welfare is not negatively impacted by this development. The use is surrounded by retail uses within the shopping center and was anticipated when the subdivision was originally created.
2. The use and enjoyment of other property already established or permitted in the general area will not be adversely impacted, as it is an approved out parcel within the OEA established for the shopping center. The outline will take access from an already existing ring road and all utilities should be available for the out parcel development.
3. The Property Values within the neighborhood should not be adversely impacted, as this is surrounded by other commercial developments within the shopping center.
4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts should not be adversely impacted as this use was originally contemplated for the "Butterfield side" of the original subdivision development.



June 1, 2015
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Project # 2015-016

5. Utilities, access roads, drainage and/or other necessary facilities will not be negatively impacted, as the out parcel was subdivided and anticipated for future development and provides for same currently.
6. Ingress and egress as it relates to traffic congestion in the public streets should not be a concern. The access for the development comes from a ring road within the center already approved.
7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located should not have any negative impact since the use is retail in nature and is located along the "Butterfield Road" side of the shopping center.

Respectfully submitted,

A handwritten signature in cursive script, reading "Pam Sullins", is written in black ink.

Pam Sullins
Project Manager
Inland Commercial Property Management Inc
2901 Butterfield Road
Oak Brook, IL 60523
630-586-4872 (O)
630-280-9671 (C)
sullins@inlandrealestate.com
www.inlandrealestate.com

Property Legal Description:

Lot 9 in Savannah Crossings Subdivision, being a subdivision of that part of the southeast quarter of section 35, and that part of the southwest quarter of section 36, all in township 39 north, range 8, east of the third principal meridian, according to the plat thereof recorded June 22, 2007 as document number 2007K066321, in the township of Batavia, Kane County, Illinois.

Containing 60,897 sq. ft. or 1.398 ac., more or less

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2015.016		m) Total High-water Line for all Stormwater Detention/Retention Facilities		Linear Footage of Wet Bottom
Petitioner	Pam Sullins				Linear Footage of Dry Bottom
Subdivision Name			n) Number of parking spaces provided (individually accessible)	40	spaces
Subdivision Unit/Phase			i. surface parking lot		spaces
Subdivision Lot Number			perpendicular	40	spaces
a) Tax/Parcel Identification Number(s) (PINs): 12-36-354-003			parallel		spaces
			angled		spaces
b) Proposed land use(s): Automotive Retail			handicapped	2	spaces
			ii. enclosed		spaces
c) Total Property Size	1.41	Acres	iii. bike		racks
	60987.00	Square Feet	o) Number of buildings		
d) Total Lot Coverage (buildings and pavement)	45,214	Square Feet	i. Number of stories	1	stories
	74%	Percent	ii. Building Square Footage (average)	7440	square feet
e) open space / landscaping	15,773	Square Feet	iii. Gross Floor Area of commercial use	7440	GFA
	26%	Percent	iv. Building Foundation perimeter (Typical)	346.00	Linear Footage
f) Proposed New Right-of-way		Acres	p) Total Number of Residential Dwelling Units		units
		Square Feet	i. Gross Density		du/acre
		Linear Feet of Centerline	ii. Net Density		Net Density
g) Proposed New Easements		Acres	q) Land to be dedicated to the School District		Acres
		Square Feet	r) Land to be dedicated to the Park District		Acres
h) Total Street Frontage (existing and proposed)	234	Linear Footage	s) Construction Value		Dollars
i) Building Foundation perimeter (Typical)	346.00	Linear Footage	t) New Jobs Created		FTE
j) Total Perimeter Yard	982.70	Linear Footage	u) Site Disturbance		Acres
k) Buffer Yard		Linear Footage	v) School District		
l) Neighborhood Border		Linear Footage	w) Park District		

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 CITY OF AURORA
 PLANNING DIVISION

Signage Data Table: Ground Signage

Ground Sign#	Description	Value	Unit	
1	i) Length of street frontage - on which Sign is Located	234.4'	Feet	
	ii) Width of Sign Face	12'	Feet	
	iii) Height of Sign Face	4'	Feet	
	iv) Square Footage of Sign Face	48'	Square Feet	
	v) Height of Sign (overall)	8'	Feet	
	vi) Type of Sign	Monument		
	vii) Type of Sign Base	Brick		
	viii) Is there a Digital Display	No		
		If Yes then, Location of Digital Display on the sign		
		Height of the Display		Feet
		Width of Digital Display		Feet
		Square Footage of Digital Display		Square Feet
		Percent of Digital Display Sign Coverage		Percent

Elevation Data Table: Elevations

Description	Value	Unit
a) Building Height	20'-10"	feet
b) Grade Elevation	746.37'	feet
c) Building Square Footage by Floor	7,440	Square Feet
d) Building Square Footage	7,440	Square Feet

Signage Data Table: Wall Signage

Wall Sign#	Description	Value	Unit
1	i) Width of Façade - on which Sign is Located	93'	Feet
	ii) Height of Façade - on which Sign is Located	20'-10"	Feet
	iii) Square Footage of Façade - on which Sign is Located	1,865	Square Feet
	iv) Width of Sign Face	35'-2"	Feet
	v) Height of Sign Face	2'-6"	Feet
	vi) Square Footage of Sign Face	88'	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	4.70%	Percent
Wall Sign#	Description	Value	Unit
2	i) Width of Façade - on which Sign is Located	80'	Feet
	ii) Height of Façade - on which Sign is Located	20'-10"	Feet
	iii) Square Footage of Façade - on which Sign is Located	1,640	Square Feet
	iv) Width of Sign Face	35'-2"	Feet
	v) Height of Sign Face	2'-6"	Feet
	vi) Square Footage of Sign Face	88'	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	5.40%	Percent
Wall Sign#	Description	Value	Unit
3	i) Width of Façade - on which Sign is Located	80'	Feet
	ii) Height of Façade - on which Sign is Located	20'-10"	Feet
	iii) Square Footage of Façade - on which Sign is Located	1,640	Square Feet
	iv) Width of Sign Face	35'-2"	Feet
	v) Height of Sign Face	2'-6"	Feet
	vi) Square Footage of Sign Face	88'	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	5.40%	Percent

Photometric Data Table

	<u>Description</u>	<u>Value</u>	<u>Unit</u>
	Total Proposed external lumens	99835.3	Lumens
	Total square footage of area to be illuminated	60,895	Square Feet
<u>Fixture#</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
1	i) Type of Fixture (i.e. Pole, Wall Mounted)	Pole	
	ii) manufacturer and model number(s)	Lithonia	DSX0 LED
	iii) Number of these Fixtures Shown	4	Fixtures
	iv) Lamp source type (bulb type, i.e. high pressure sodium, led)	LED	
	v) Lumen output and wattage per Fixture	9749.5/138	Lumen/Wattage
	vi) Mounting Height / Fixture Height	27.5'	Square Feet
<u>Fixture#</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
2	i) Type of Fixture (i.e. Pole, Wall Mounted)	Wall	
	ii) manufacturer and model number(s)	Lithonia	DSXW1 LED
	iii) Number of these Fixtures Shown	4	Fixtures
	iv) Lamp source type (bulb type, i.e. high pressure sodium, led)	LED	
	v) Lumen output and wattage per Fixture	4643.7/47	Lumen/Wattage
	vi) Mounting Height / Fixture Height	10.5'	Square Feet
<u>Fixture#</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
3	i) Type of Fixture (i.e. Pole, Wall Mounted)	Wall	
	ii) manufacturer and model number(s)	Lithonia	DSXW1 LED
	iii) Number of these Fixtures Shown	5	Fixtures
	iv) Lamp source type (bulb type, i.e. high pressure sodium, led)	LED	
	v) Lumen output and wattage per Fixture	1298.4/13.21	Lumen/Wattage
	vi) Mounting Height / Fixture Height	10.5'	Square Feet
<u>Fixture#</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
4	i) Type of Fixture (i.e. Pole, Wall Mounted)	Wall	
	ii) manufacturer and model number(s)	ELA	BEL 22
	iii) Number of these Fixtures Shown	8	Fixtures
	iv) Lamp source type (bulb type, i.e. high pressure sodium, led)	LED	
	v) Lumen output and wattage per Fixture	4471.3/66.5	Lumen/Wattage
	vi) Mounting Height / Fixture Height	10.5'	Square Feet