

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



Land Use Petition

Subject Property Information

Address / Location: 1329 North Lake Street

Parcel Number(s): 15-10-352-045

Petition Request

- Requesting the establishment of a Conditional Use Planned Development on the property located at 1329 North Lake Street.
- Requesting the approval of a Final plat for Scooter's Resubdivision, located at 1329 North Lake Street.
- Requesting approval of a Final Plan for Scooter's Resubdivision, located at 1329 North Lake Street.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Tables and Calculators (Document 1-0)

Two Paper and One PDF Copy of:

Engineering Site Plan

Project Information Sheet

Stormwater Permit Worksheet &

Application

Stormwater Report

Two Paper and One PDF Copy of:

Final Plan (Format Guidelines 2-4)

Final Plat (Format Guidelines 2-5)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format

Guidelines 2-11)

Fire Access Plan (Format Guidelines 2-6)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

One Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization* (Format Guidelines 2-2)

One Paper and One PDF Copy of:

Plan Description (Format Guidelines 2-18)

Petition Fee: \$2,850.00

Payable to: 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: _____

Date: _____

8/6/25

Print Name and Company: _____

Rushi Shah -

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 6 day of August 2025.

State of Illinois
) SS

NOTARY PUBLIC SEAL

County of Deane

Notary Signature



Project Contact Information Sheet

Project Number: 24.443

Petitioner Company (or Full Name of Petitioner): Koru Group

Owner

First Name: Rushi Initial: _____ Last Name: Shah Title: _____
Company Name: Revir Capital
Job Title: Chairman and CEO
Address: 1141 W Randolph St, Flr 2
City: Chicago State: IL Zip: 60607
Email Address: rshah@magmilecapital.com Phone No.: 847-722-9192 Mobile No.: _____

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

Relationship to Project: Other
Company Name: Koru Group, LLC
First Name: Leanne Initial: _____ Last Name: Blair Title: _____
Job Title: _____
Address: 2135 City Gate Ln, Ste 330
City: Naperville State: IL Zip: 60563
Email Address: Leanne@korugroup.com Phone No.: 331-431-4629 Mobile No.: _____

Additional Contact #1

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 #2

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 #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.: _____

Filing Fee Worksheet

Project Number: 24.443

Petitioner: Koru Group

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): 2.11

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Conditional Use Plan Description/Revision	\$	800.00
	Final Plat	\$	750.00
	Final Plan	\$	650.00
	Final Engineering Filing Fee	\$	650.00

Total: **\$2,850.00**

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

Verified By: Stephen Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 24.443

Petitioner: Koru Group

Parking Requirement

Total Parking Requirement	34
Enclosed Parking Spaces	-
Surface Parking Spaces	34

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)	10	
Drive-through facilities	10	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.

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

OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
2,768	Structure 2254: Strip retail	1 space per 175 SF of GFA	16
7,700	Structure 4400: Correctional Institutions	To be determined upon review by the Zoning Administrator	18

Landscaping CTE Requirement Worksheet

Project Number: 24.443

Petitioner: Koru Group

Street Frontage

Stormwater HWL

Neighborhood Border

Dwelling Units

Subdivision Name: Scooter's Resubdivision

626 L.F.

- L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

- units

Unit/Phase:

Lot Number

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Parking Lot Islands

Building Foundation

1,386 L.F.

277 L.F.

34 spaces

- Number

212 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	19.0	19	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	42.0	21	19	19	84	84
Buffer Yard	6.0	3	3	3	12	12
Parking Lot Islands	3.0	2	0	0	10	10
Building Foundation	2.0	0	0	0	20	20
Total:	72.0	45	22	22	126	126

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

Verified By:

Stephen Broadwell

Date:



Scooter's – SEC Lake St & Sullivan Rd

The purpose of this petition is to request special use approval for a planned commercial development at the southeast corner of Lake St and Sullivan Rd in Aurora, IL. Per the zoning district map, the existing parcel is zoned B-2 (business district general retail) and has an area of 92,057 sf or 2.11 acres. The proposed development will be located on a lot subdivided from the existing parcel, as the existing parcel already contains a transition center. The proposed lot will have an area of 24,875 sf or 0.57 acres. The development will consist of a commercial building with a retail tenant and a drive-thru restaurant, sidewalks, parking facilities and utilities as required to serve the development.

The development will include a 2,791 sf building with two units for a retail tenant and Scooter's, a drive-thru coffee restaurant. As part of the development, a portion of the existing parking lot serving the adjacent residential building will be reconstructed to better accommodate visitors to both the existing and proposed developments. The drive-thru restaurant will offer visitors quick access to food, and the proximity of the retail store will be convenient for those wanting to shop. The corner location of the development will make access easier from both adjacent roads. In addition, the development will provide a sidewalk at the Lake Street right-of-way, improving pedestrian access to the surrounding area.

The following uses are adjacent to the proposed lot with the retail and drive-thru development: Sullivan Road right-of-way to the north, Lake Street right-of-way to the west, and the existing parcel with the transition center to the south and east. The general area includes commercial uses such as gas stations and convenience stores directly north of the intersection, drive thru restaurants within 1,000 feet north of the site, and the Aurora Commons shopping mall within 2,000 feet south of the site. The proposed development will therefore help support the existing commercial corridor located around Lake Street. Furthermore, the addition of a sidewalk will connect pedestrians – not only to the nearby commercial developments, but also to the Fox River Trail, located around 600 feet east of the development.

The conditional use of the drive-thru will be both desirable and appropriate with respect to the primary purpose of the development. The retail and drive-thru development will provide convenient amenities for the local area, as well as draw in more visitors, which in turn will benefit nearby businesses. In addition, the landscaping and architectural design of the development will replace the empty space of the existing parcel with a new building, adding to the aesthetics of the area. This will have a positive impact on the property values around the development.

The operation of the drive-thru as a conditional use will not be unreasonably detrimental to public health, safety, morals, comfort or general welfare and will be located as to not exercise an undue detrimental influence on the surrounding neighborhood. Because the site will align with zoning regulations and land use patterns, disruptions to the neighborhood will be avoided. Proper screening using fences and landscaping will be used to ensure that visual and noise impacts to adjacent properties will be minimized. The proposed drive-thru will be near other drive-thru establishments to the north, such as Popeyes and Culver's – both within 1000 feet of the proposed Scooter's. The development will adhere to relevant health and safety regulations such as proper waste disposal and employee hygiene practices.

The proposed drive-thru development will ensure that light levels adhere to the City's ordinance. The signage for the proposed development will be appealing in design, and visually complementary to the surrounding area through the use of matching aesthetics and landscaping. The sign will feature clear and concise messaging, making it easy for customers to find the location of the Scooter's drive-thru without blocking lines of sight in the right-of-way. The hours of operation of the drive-thru will conform to the general hours of operation of the surrounding businesses. The refuse disposal area will be located close to an interior lot line and screened from view using a 6' tall opaque fence, which will ensure that it does not detract from the aesthetic and health of the surrounding area. The building will be architecturally compatible with other businesses in the area. The orientation of the building will be within the setbacks included in the City's ordinance, and will be oriented with menu boards and speakers facing away from the exterior lot lines. Thus, the conditional use of the drive-thru will not be injurious to the use and enjoyment of other property in immediate vicinity.

As discussed previously, the development will be in agreement with zoning regulations, which will support normal and orderly development and improvement of surrounding properties for uses established or permitted within their respective zoning districts. The existing parcel is located in the B-2 (business district general retail) zone, where retail is a permitted use and a drive-through restaurant is a permitted use with a required conditional use. The commercial nature of the development matches that of the surrounding properties on Lake Street, which as previously discussed, include other commercial uses such



as gas stations and drive-through restaurants. There is also a hospital located within an office zone on the other side of Lake Street. A retail and drive-through development would complement the hospital site as visitors to the hospital would be able to enjoy an additional commercial amenity close to the hospital. Therefore, establishment of a drive-thru as a conditional use would not impede the normal and orderly development and improvement of the surrounding property.

Access to the development from Lake Street will remain at the current location. The existing 10' drive will be widened to 24' to accommodate two-way traffic through the site. Because Lake Street currently has a raised concrete median to prevent left turns into the site from the southbound lane, a right-in-right-out entrance was not implemented. Access from Sullivan Road will be widened from 15' to 24' and shifted approximately 25 feet to the east to draw traffic away from the intersection. Full access will be provided from Sullivan Road as there is no median and a left-turn lane already exists to provide access to the site. In order to minimize traffic congestion in the public streets, the drive-through lane within the development has been shifted as far away from the right-of-way as possible, and sufficient stacking has been provided to keep cars out of the drive aisles and right-of-way. In addition, the entrances to the site have been moved as far away from the intersection as possible.

The development will include utilities as required to service the site. Sanitary service will connect to an existing main on the south side of the site, while water service will connect to an existing water main on the north side of the site. The site will drain to a storm sewer system on the north side of the site that will connect to the existing ditch within Sullivan Road right-of-way. In the existing condition, the site drains from the southwest to the northeast through surface flow, flowing into the ditch on the south side of Sullivan Road right-of-way. In the proposed condition, runoff from the site will flow north across the site to storm inlets that are connected to the storm sewer in the north portion of the site. Runoff will then flow to the same ditch in Sullivan Road right-of-way – therefore, drainage patterns will be maintained.

The following regulations are applicable to the B-2 zoning district, in which the development will be located:

Building Height: There shall be no restrictions as to the height of buildings in the B-2 business district.

Setbacks: The setback from Sullivan Road will be 15' and the setback from Lake Street will be 10'. The interior side yard setbacks will be 0'.

The following regulations are applicable to parking facilities:

Required setbacks: No parking area or facility established on the same zoning lot with a building shall be located within any yard setback required for the district in which the parking facility is located. No parking area or facility established on a zoning lot without a building shall be located closer to any street line than the established building line on adjacent properties.

February 19, 2025

From: Rushi Shah, Chairman and CEO

Revir Retail, a part of
Revir Capital
1141 W. Randolph St Fl 2,
Chicago, IL 60607
Phone: 847-722-9192

Email: rshah@magmilecapital.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: SEC Lake St. & Sullivan Road

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 **Koru Group** and its representatives, to act as the owner's agent through the **Conditional Use Planned Development** Land Use Petition process with the City of Aurora for said property.

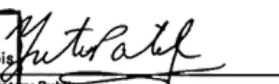
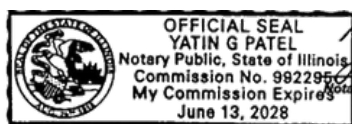
Signature: _____



Date 02/19/2025

Subscribed And Sworn To Before Me
This 19th Day Of February, 2025

Notary Signature _____



Lot 1 of Scooter's Resubdivision, being a Resubdivision of Lot 2 of Dolan Subdivision of part of Sections 9 and 10, Township 38 north, Range 8 east of the Third Principal Meridian in Kane County, Illinois.

Lot 2 of Scooter's Resubdivision, being a Resubdivision of Lot 2 of Dolan Subdivision of part of Sections 9 and 10, Township 38 north, Range 8 east of the Third Principal Meridian in Kane County, Illinois.