

Land Use Petition

Project Number: 2017.176

Subject Property Information

Address/Location: 1971 W. Galena Boulevard

Parcel Number(s): 15-18-478-021

Petition Request(s)

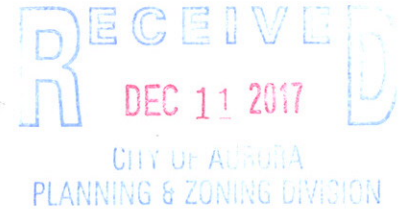
Requesting approval of a Special Use for a Special Purpose Recreational Institution (5200) use on Part of Lot 3 and Lot 4 of West Aurora Plaza Subdivision Unit One located at 1971 W. Galena Boulevard

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)

Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Parking Worksheet (1-8)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Floor Plan detailing uses and Phasing
Signage



Petition Fee: \$830.00 (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 12/11/17

Print Name and Company: MEGA FUN PARK 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.

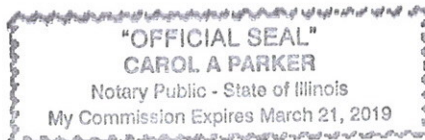
Given under my hand and notary seal this 11 day of December, 2017.

State of Illinois)

NOTARY PUBLIC SEAL

) SS
County of Madison

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2017.176
Petitioner: Mandeep Sidhu
Number of Acres: 2.08
Number of Street Frontages: 0.00
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):	Special Use	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 30.00
		\$ -
		\$ -
		\$ -

Total: **\$830.00**

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

Verified By:

Date:





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

RECEIVED
DEC 11 2017
CITY OF AURORA
PLANNING & ZONING DIVISION

1-5

Project Contact Information Sheet

Project Number: 2017.176

Petitioner Company (or Full Name of Petitioner): Mandeep Sidhu

Owner

First Name: Joseph Initial: _____ Last Name: Cannella Title: Mr.
Company Name: Galena Aurora Partners, LLC
Job Title: Manager
Address: 450 E WATERSIDE DR UNIT 3101
City: Chicago State: IL Zip: 60601
Email Address: _____ Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Contract Purchaser
Company Name: Mega Fun Park
First Name: Mandeep Initial: _____ Last Name: Sidhu Title: Mr.
Job Title: _____
Address: 3402 Deep Wood Drive
City: Crystal Lake State: IL Zip: 60012
Email Address: sidhuco@gmail.com Phone No.: 847-990-0644 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.: _____

LAW OFFICES

MICHAEL A. ALESIA & ASSOCIATES

1701 EAST WOODFIELD ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

MICHAEL A. ALESIA
CHERYL A. ALESIA
NICHOLAS R. RECCHIA

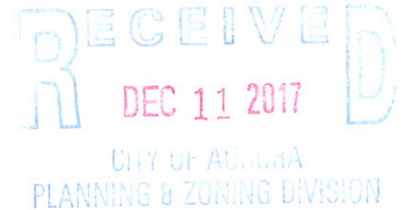
TELEPHONE
847.619.3000

WRITER'S EMAIL
malesia@alesialaw.com

FACSIMILE
847.619.3389

November 28, 2017

City of Aurora
44 Downer Place
Aurora, Illinois 60505



Re: Mega Fun Zone Petition for Special Use Permit
Property: 1971 West Galena Boulevard, Aurora, IL
Property Owner: Galena Aurora Partners, LLC

Dear Sir or Madam:

Our firm represents the Property Owner. The Property is under contract for sale to the principal of Mega Fun Zone and the sale is contingent upon issuance to Mega Fun Zone such special use permits as may be required for it to use the Property as requested (which I understand is for extreme trampolines).

By the signature of its Member below, Property Owner authorizes Mega Fun Zone to apply for the special use permit.

Very truly yours,

Michael A. Alesia

Michael A. Alesia

Galena Aurora Partners, LLC hereby authorizes Mega Fun Zone to apply for a special use permit for the Property.

Galena Aurora Partners, LLC

By: 
Joseph Cannella, Manager

1971 West Galena Blvd. Aurora IL

Qualification Statement

1. EXECUTIVE SUMMARY

The Business

The Company is a trampoline park acting as the initial anchor for a nationwide highly popular bowling lanes, children's jumping castles, rope walk, video machines, virtual reality, escape rooms, climbing walls, restaurant and bar. Family Entertainment is a highly profitable industry that has been growing rapidly over the past several years. This is due largely to a trend within the country to return to family values. The initial profit centers will be the trampolines, video arcades, jumping castles, rope walk, bar and food service.

Marketing

There are approximately 300,000 people living within a 15-mile radius of the Galena Blvd. site. One of the interesting facts about the trampoline park business is the breadth of the customer base. While families with children may act as an anchor, seniors, teens, and corporate customers add significant income. A variety of fun promotions keep the business profitable during the entire season. While our marketing plan is devised from other successful plans Mega Fun Zone LLC in the industry, there will be some additions as we start the business.

Management

Mandeep Sidhu has successful experience in small business ownership, personnel management, and financial management. The trampoline park operates with one manager during the day and five or six people during peak hours.

Financial

The low inventory and low operational cost of a trampoline park allows owners to reap profits early.

Investment Objectives

The Company will become operational with an initial investment from owners Mandeep Sidhu, investors and a long-term loan.

1.1 Objectives

The main objective of The Company is to use a trampoline park setting to provide a safe, relaxing setting for family and friends to enjoy quality time together, while participating in fun and exciting activities. Mega Fun Zone LLC

Objectives include:

- Open for business on April/May, 2018
- Providing employment for over 100 local citizens
- Providing world class next generation in entertainment both physically and mentally stimulating

1.2 Mission

Mega Fun Zone LLC, an Illinois registered LLC (also referred to as “the Company”) is a start-up business located in Aurora, Illinois that provides a unique trampoline amusement park experience. The Company will distinguish itself from other businesses by providing a different experience from others in the industry, keeping a close eye on trends in the industry, and by maintaining an excellent customer service record.

The Company will operate within the trampoline park industry. Indoor trampoline parks are approaching critical mass and there are approximately 150 operating in twenty states, with revenue approaching \$120 million. The Company will target a 15-mile radius center of Aurora, Illinois near Orchard Ave. Within a fifteen-mile radius of the Company’s location, there are approximately 310,000 residents (from a census taken in 2015), indicating a strong target demographic of young families.

To increase awareness of its business, the Company intends to launch a creative promotional campaign. Marketing channels will include use of a website, internet and print media advertisements, hosting of a grand opening event, word of mouth referrals, Internet advertising, and radio advertising. Through these efforts, the Company will establish its reputation as a unique and fun indoor trampoline amusement park.

Mandeep Sidhu will own and operate the Company. Mandeep Sidhu practiced as an international corporate lawyer for some 14 years and he has also constructed and his family has owned and operated multi- family apartment buildings and gas stations. His family has been involved in the said businesses for a length of time. Mandeep Sidhu has run a trampoline park in Crystal Lake, Illinois for more than four and a half years.

2. DEVELOPMENT PHASES

2.1 Phase 1

Trampolines, bowling lanes, children's jumping castles, rope walk, video machines, virtual reality, escape rooms, climbing walls, restaurant and bar. This area as depicted on the attached plan will be approximately 35,000 square feet with the square footage of the different attractions shown on the attached plan.

2.2 Phase 2

K1 indoor go kart racing: this area will encompass the remainder of the building being approximately 34,000 square feet and construction thereon should commence within 1 year of opening the park.

2.3 Phase 3

Indoor Sky Diving: this area will be the final phase and will encompass the building currently Occupied (approximately 29,000 square feet) by Big Lots when their lease expires.

LEGAL DESCRIPTION SHOPPING CENTER PARCEL PLANNING & ZONING DIVISION

THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1 IN SECTION 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF SAID UNIT 1; THENCE NORTH 83°-17'-00" WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 8 AND 1, A DISTANCE OF 723.27 FEET TO THE EAST LINE OF THE CHAMPION FEDERAL SAVINGS AND LOAN PARCEL; THENCE NORTH 6°-43'-00" EAST, ALONG THE EAST LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 300.00 FEET; THENCE NORTH 83°-17'-00" WEST, ALONG THE NORTH LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID UNIT 1, A DISTANCE OF 401.08 FEET TO THE EASTERLY LINE OF THE WALMART LEASE PARCEL DESCRIBED IN LEASE DOCUMENT 81K63349 RECORDED APRIL 8, 1991; THENCE NORTH 6°-43'-00" EAST, ALONG SAID EASTERLY LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 350.17 FEET TO THE SOUTHERLY LINE OF THE PIZZA HUT LEASE PARCEL DESCRIBED IN DOCUMENT 1175689; THENCE SOUTH 70°-01'-23" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 27.67 FEET, TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF PARCEL A DESCRIBED IN AURORA CINEMA, INC. LEASE PARCEL DESCRIBED IN DOCUMENT 1680283; THENCE NORTH 7°-36'-30" EAST ALONG SAID SOUTHERLY EXTENSION, SAID WESTERLY LINE OF PARCEL A AND NORTHERLY EXTENSION OF SAID WESTERLY LINE, A DISTANCE OF 241.20 FEET TO THE SOUTHERLY LINE OF WEST AURORA PLAZA UNIT 4 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1964 AS DOCUMENT 1033381; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID UNIT 4, BEING A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 130.80 FEET, THE CHORD OF WHICH BEARS SOUTH 73°-25'-05" EAST, TO THE WEST LINE OF GREENWOOD DRIVE; THENCE SOUTH 84°-37'-46" EAST, ALONG THE SOUTHERLY LINE OF SAID UNIT 4, A DISTANCE OF 88.00 FEET TO THE EASTERLY LINE OF GREENWOOD DRIVE; THENCE NORTH 5°-22'-14" EAST ALONG THE EASTERLY LINE OF GREENWOOD DRIVE, A DISTANCE OF 198.56 FEET; THENCE SOUTH 84°-37'-47" EAST, A DISTANCE OF 12.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 118.50 FEET, AN ARC DISTANCE OF 72.39 FEET, THE CHORD OF WHICH BEARS SOUTH 67°-07'-46" EAST TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING EASTERLY ALONG A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 81.50 FEET, AN ARC DISTANCE OF 92.69 FEET, THE CHORD OF WHICH BEARS SOUTH 82°-12'-32" EAST TO A POINT OF REVERSE CURVATURE, THENCE EASTERLY AND SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 118.50 FEET, AN ARC DISTANCE OF 239.67 FEET, THE CHORD OF WHICH BEARS SOUTH 56°-50'-51" EAST; THENCE SOUTH 1°-05'-37" WEST, A DISTANCE OF 3.17 FEET TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF MERCHANTS NATIONAL BANK PARCEL DESCRIBED IN MORTGAGE DOCUMENT 183557 RECORDED APRIL 9, 1987; THENCE NORTH 89°-13'-02" WEST ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID MERCHANTS NATIONAL BANK PARCEL, A DISTANCE OF 4.86 FEET; THENCE SOUTH 0°-43'-40" WEST, A DISTANCE OF 285.00 FEET TO THE NORTHERLY LINE OF PARCEL 1 DESCRIBED IN MORTGAGE RECORDED MAY 12, 1981 AS DOCUMENT 948487; THENCE SOUTH 83°-17'-27" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 469.81 FEET TO THE NORTHWEST CORNER OF MERCHANTS NATIONAL BANK PARCEL; THENCE SOUTH 3°-31'-47" WEST ALONG THE WESTERLY LINE OF SAID MERCHANTS NATIONAL BANK PARCEL, A DISTANCE OF 276.77 FEET TO THE NORTHWEST CORNER OF WESTMINSTER PRESBYTERIAN CHURCH PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT 829885; THENCE SOUTH 0°-06'-12" WEST, ALONG THE WESTERLY LINE OF SAID CHURCH PARCEL, A DISTANCE OF 391.26 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

3972LE10/LE4

SHOPPING CENTER PARCEL

EXHIBIT "A"

17

Parking and Stacking Requirement Worksheet

Project Number: 2017.176

Petitioner: Mandeep Sidhu

Parking Requirement

Total Parking Requirement	248
Enclosed Parking Spaces	-
Surface Parking Spaces	248

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.

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

OFFICE USE ONLY

Verified By: Jill N. Morgan

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
62,000	Structure 2320: 50,001 SF to 250,000 SF	1 space per 250 SF of GFA	248

