

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: 4333 Ogden Avenue

Parcel Number(s): 07-28-205-004

Petition Request

Requesting approval of a Final Plan for Parcel 2 in Aurora Venture's Assessment Plat located at 4333 Ogden Avenue for the expansion of the service area.

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

Two Paper and pdf Copy of:

Final Plan (2-4)

Building and Signage Elevations (2-11) Fire Access Plan

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1), PDF and Word Document

Petition Fee: \$848.04

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: Richard P. Brandstatter Date 6-5-2024

Print Name and Company: Richard P. Brandstatter, Napleton Automotive Group

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.

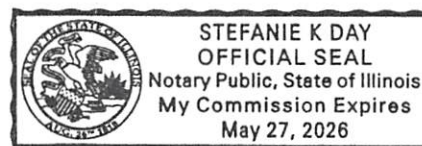
Given under my hand and notary seal this 5th day of June, 2024.

State of Illinois)
) SS

County of DuPage)

Stefanie K. Day
Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: 2022-339

Petitioner Company (or Full Name of Petitioner): Napleton Auto Group

Owner

First Name: EFN Aurora Property LLC Initial: _____ Last Name: _____ Title: 0
Company Name: Napleton Automotive Group
Job Title: _____
Address: 1 Oakbrook Terrace, Suite 600
City: Oakbrook Terrace State: IL Zip: 60181
Email Address: _____ Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Napleton Automotive Group / EFN Aurora Property LLC
First Name: Richard Initial: P. Last Name: Brandstatter Title: Mr.
Job Title: Director of Real Estate
Address: 1 Oakbrook Terrace, Suite 600
City: Oakbrook Terrace State: IL Zip: 60181
Email Address: rick@napleton.com Phone No.: (630) 455-2945 Mobile No.: (312) 505-5515

Additional Contact #1

Relationship to Project: Architect
Company Name: Napleton Automotive Group
First Name: Robert Initial: C. Last Name: Bowman Title: Mr.
Job Title: Architect
Address: 1 Oakbrook Terrace, Suite 600
City: Oakbrook Terrace State: IL Zip: 60181
Email Address: bob@napleton.com Phone No.: (630) 455-2923 Mobile No.: (708) 533-7708

Additional Contact #2

Relationship to Project: Attorney
Company Name: Napleton Automotive Group
First Name: Stefanie Initial: K. Last Name: Day Title: Ms.
Job Title: Chief Real Estate Counsel
Address: 1 Oakbrook Terrace, Suite 600
City: Oakbrook Terrace State: IL Zip: 60181
Email Address: stefanie.day@napleton.com Phone No.: (630) 455-2946 Mobile No.: (414) 550-8276

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: 2023.327

Petitioner: EFN Aurora Property, LLC (Napleton Auto Group)

Number of Acres: 7.80

Number of Street Frontages: 3.00

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	\$	848.04
		\$	-

Total: **\$848.04**

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

Verified By: Emma Field

Date: 5/30/2024

FINAL PLAN REVISION – Qualifying Statement
Aurora Hyundai – 4333 Ogden Avenue

Petitioner, Napleton Automotive Group (EFN Aurora Properties, LLC), hereby requests approval of a Final Plan Revision for the property located at 4333 Ogden Avenue to expand the service area of the dealership.

As the City is aware, Napleton is currently improving its existing Aurora Hyundai dealership with a complete exterior façade remodel, significant interior alterations and signage updates. These upgrades will create a more modern, sleek look to the dealership and improve its aesthetics in the neighborhood. Continuing the momentum, Napleton would now like to expand the service area of the dealership to provide for 19 additional service bays. This additional upgrade to the dealership will bring additional jobs and sales tax revenue to the City.

Furthermore, no change in the applicable regulations of the zoning district in which the building is located is required so the integrity of the zoning regulations within the area will be maintained. The ingress and egress to the site will be maintained at all times during construction so that there will be no negative impact on traffic congestion to public streets. The construction does not incorporate additional utilities nor the need for additional access roads or any changes in drainage. The construction related to the improvements at the dealership will not affect the use and enjoyment of the general area nor disturb the normal and orderly development and improvement of surrounding property.

Legal Description
Aurora Hyundai – 4333 Ogden Ave.

PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF U.S. ROUTE 34 (OGDEN AVENUE), AS DEDICATED PER DOCUMENTS R85-90787 AND 322412, WITH THE WESTERLY LINE OF TRADE STREET, AS DEDICATED PER DOCUMENT R85-90787; THENCE SOUTH 22 DEGREES 49 MINUTES 38 SECONDS EAST, ALONG SAID WESTERLY LINE, 47.00 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 38.23 FEET; THENCE SOUTHERLY, ALONG SAID WEST LINE, BEING A CURVE CONCAVED TO THE WEST, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.90 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, ALONG SAID WEST LINE, TANGENT TO THE LAST DESCRIBED COURSE, 724.80 FEET TO THE NORTH LINE OF LONGMEADOW DRIVE, AS DEDICATED PER DOCUMENT R85-90787; THENCE NORTH 89 DEGREES 55 MINUTES 42 SECONDS WEST, ALONG SAID NORTH LINE, 99.70 FEET; THENCE WESTERLY, ALONG SAID NORTH LINE, BEING A CURVE CONCAVED TO THE SOUTH, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 546.00 FEET, AN ARC DISTANCE OF 151.97 FEET; THENCE NORTH 22 DEGREES 50 MINUTES 04 SECONDS WEST 771.76 FEET TO A LINE THAT IS 20.00 FEET SOUTHERLY AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES THERETO, THE AFOREMENTIONED SOUTHERLY LINE OF U. S. ROUTE 34 (OGDEN AVENUE); THENCE NORTH 67 DEGREES 09 MINUTES 56 SECONDS EAST, PARALLEL WITH SAID SOUTHERLY LINE, 499.92 FEET; THENCE SOUTH 81 DEGREES 36 MINUTES 51 SECONDS EAST 52.09 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT RECORDED OCTOBER 14, 1994 AS DOCUMENT R94-205021 OVER THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF U.S. ROUTE 34 (OGDEN AVENUE), AS DEDICATED BY DOCUMENTS R85-90787 AND 322412, WITH THE WESTERLY LINE OF TRADE STREET, AS DEDICATED PER DOCUMENT R85-90787; THENCE SOUTH 22 DEGREES 49 MINUTES 38 SECONDS EAST, ALONG SAID WESTERLY LINE, 47.00 FEET; THENCE NORTH 81 DEGREES 36 MINUTES 51 SECONDS WEST 52.09 FEET TO A LINE THAT IS 20.00 FEET SOUTHERLY AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES THERETO) THE AFOREMENTIONED SOUTHERLY LINE OF U. S. ROUTE 34 (OGDEN AVENUE); THENCE SOUTH 67 DEGREES 09 MINUTES 56 SECONDS WEST, PARALLEL WITH SAID SOUTHERLY LINE, 499.42 FEET FOR A POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 50 MINUTES 04 SECONDS EAST 75.00 FEET; THENCE SOUTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 30.00 FEET; THENCE NORTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 75.00 FEET TO A LINE THAT IS 20.00 FEET SOUTHERLY AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES THERETO) THE AFOREMENTIONED SOUTHERLY LINE OF U.S. ROUTE 34 (OGDEN AVENUE); THENCE NORTH 67 DEGREES 09 MINUTES 56 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 30.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.