



# City of Aurora

1-3

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

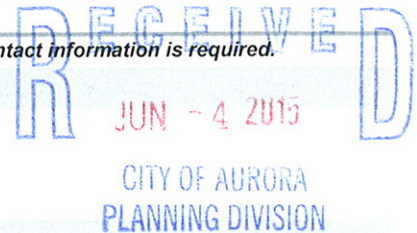
## Land Use Petition

Project Number: 2015.138

### Petitioner Information

Title: Mr. First Name: Steven Initial: D. Last Name: Titiner  
Company: Truemper, Titiner & Brouch, Ltd.  
Job Title: Address: 1700 N. Farnsworth Avenue  
City: Aurora State: IL Zip: 60505 Email: steve@ttandblaw.com  
Phone: 630-701-1200 Fax: 630-820-8582 Mobile: 630-254-8035  
Petitioner Relationship to Property Owner\* Attorney

\*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: 954 N. Lake Street  
Parcel Number(s): 15-15-155-015

### Petition Request

Requesting approval of a Special Use Permit for a Special Purpose Recreational Facility Use (5200) on the Property located at 954 N. Lake Street.

### Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
  - Development Tables (excel doc 1-0)
  - Project Contact Info Sheet (Form 1-5)
  - Filing Fee (Form 1-6)
  - Qualifying Statement (FG2-1)
  - Plat of Survey (FG2-1)
  - Legal Description (FG2-1)
  - Letter of Authorization\* (FG2-2)

- Four Copies of:
  - Final Plan (FG2-4)
  - Fire Access Plan (FG2-6)
  - Landscape Plan (FG2-7)
  - Building and Signage Elevations (FG2-11)
  - Proposed Lease Restrictions

### Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$815.00 (Planning and Zoning Fee \$815.00 + Engineering Filing Fee \$0.00 )

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.

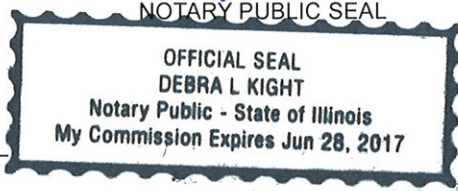
Authorized Signature: Thomas K. Gutman, V.P. Date 05-29-2015  
AS AGENT FOR OWNER

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 29<sup>th</sup> day of May

State of Aurora )  
County of DuPage ) SS

Debra L. Kight  
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

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## Project Contact Information Sheet

CITY OF AURORA  
PLANNING DIVISION

**Project Number:** #REF!

**Owner**

Northgate Plaza (Aurora), LLC.

First Name: See #2 Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: \_\_\_\_\_  Attorney \_\_\_\_\_ Architect \_\_\_\_\_ Engineer \_\_\_\_\_ Landscape Architect \_\_\_\_\_ Other  
Company Name: Truemper, Titiner & Brouch, Ltd  
First Name: Steven Initial: D. Last Name: Titiner Title: Esq  
Job Title: Partner  
Address: 1700 N. Farnsworth Ave  
City: Aurora State: IL Zip: 60505  
Email Address: steve@ttandblaw.com Phone No.: 630/701-1200 Mobile No.: 630/254-8035

**Additional Contact #2**

Relationship to Project: \_\_\_\_\_ Attorney \_\_\_\_\_ Architect \_\_\_\_\_ Engineer \_\_\_\_\_ Landscape Architect \_\_\_\_\_  Other  
Company Name: DDL Property, Ltd.  
First Name: Loran Initial: \_\_\_\_\_ Last Name: Eatman Title: \_\_\_\_\_  
Job Title: Vice President  
Address: One Trans Am Plaza, Ste. 120  
City: Oakbrook Terrace State: IL Zip: 60181  
Email Address: \_\_\_\_\_ Phone No.: 630-627-0606 Mobile No.: 630-606-5005

**Additional Contact #3**

Relationship to Project: \_\_\_\_\_  Attorney \_\_\_\_\_ Architect \_\_\_\_\_ Engineer \_\_\_\_\_ Landscape Architect \_\_\_\_\_ Other  
Company Name: Rhodes Law Group  
First Name: Mark Initial: S. Last Name: Rhodes Title: Esq  
Job Title: Partner  
Address: 355 E. Conestoga Rd.  
City: Wayne State: PA Zip: 19087  
Email Address: mark@rhodeslawgroup.com Phone No.: 610-687-0206 Mobile No.: \_\_\_\_\_

**Additional Contact #4**

Relationship to Project: \_\_\_\_\_ Attorney \_\_\_\_\_ Architect \_\_\_\_\_ Engineer \_\_\_\_\_ Landscape Architect \_\_\_\_\_ Other  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #5**

Relationship to Project: \_\_\_\_\_ Attorney \_\_\_\_\_ Architect \_\_\_\_\_ Engineer \_\_\_\_\_ Landscape Architect \_\_\_\_\_ Other  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #6**

Relationship to Project: \_\_\_\_\_ Attorney \_\_\_\_\_ Architect \_\_\_\_\_ Engineer \_\_\_\_\_ Landscape Architect \_\_\_\_\_ Other  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_



QUALIFYING STATEMENT FOR LAND USE PETITION  
OF 954 NORTH LAKE STREET, AURORA, ILLINOIS  
PROJECT NUMBER 2015.138



1. The operation of a Planet Fitness health club. Said business serves a huge client basis with low cost health club services. Said services are instrumental to the general welfare of a community and provide a safe method of caring for the general health and well being of residents of the City of Aurora. Furthermore, the area in question has few alternative options for health club facilities.
2. Within Northgate Shopping Center, the operation of Planet Fitness will increase customer traffic within the shopping center and neighboring businesses.
3. The Northgate Shopping Center generates large tax revenue for the City of Aurora. A solid anchor tenant will increase the value of the property, thus increasing tax revenue for the City of Aurora.
4. If the plan is approved, the Northgate Shopping Center will increase its revenue and will then be able to continue to improve the condition of the property. This will also induce more tenants to locate to the shopping center, thus raising more revenue for the city.
5. The property development plan will require repairs to the parking lot immediately adjacent to 954 Lake Street. This will satisfy the City of Aurora's constant requests to improve the condition of the parking lot.
6. The shopping center has been in operation for over 50 years. Ingress and egress from multiple areas will not be adversely affected. In fact, the area has been able to handle major utilization by customers for along time.
7. B-3
8. Special Use Permit for a Special Purpose Recreational Facility Use (5200) on the property, to include 24 hour a day fitness facility and tanning operation (B-3S).

Northgate Plaza (Aurora), LLC.  
c/o DDL Property, Ltd.  
One Trans Am Plaza Drive  
Suite 120  
OakBrook Terrace, Il 60181

RECEIVED  
JUN - 4 2015  
CITY OF AURORA  
PLANNING DIVISION

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: 954 N. Lake Street, Aurora, Illinois

To whom it may concern:

As the agent for the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize the Law Firm of Truemper, Titiner & Brouch, Limited, and its representatives, to act as the owner's agent through the abovementioned Land Use Petition process with the City of Aurora for said property.

Dated this 1<sup>ST</sup> day of JUNE, 2015.

Loran K. Eatman, V.P.  
Loran Eatman, authorized representative

Subscribed and sworn to before me this

1<sup>st</sup> day of June, 2015.

Jacqueline M. Cullen  
Notary signature

