

Land Use Petition

Project Number: 2017.252

Subject Property Information

Address/Location: north of Galena Boulevard east of N. Constitution Drive

Parcel Number(s): 15-19-201-021, 15-19-201-020

Petition Request(s)

Requesting approval of a Final Plan for Lot 2 of West Aurora Plaza Resubdivision located north of Galena Boulevard east of N. Constitution Drive for a restaurant with a drive-through facility (2530) Use

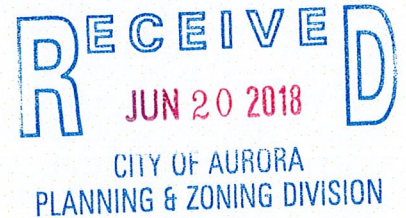
Attachments Required

(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)
- One Paper and pdf Copy of: Qualifying Statement (2-1)
- Plat of Survey (2-1)
- Legal Description (2-1)
- Letter of Authorization (2-2)
- Existing or Proposed CC and Rs OR Lease Restrictions (2-1)
- Contact Worksheet (1-5)
- Filing Fee Worksheet (1-6)
- Parking Worksheet (1-8)
- Landscape Requirement Worksheet (1-22)
- Landscape Materials Worksheet (1-23)

- Two Paper and One pdf Copy of: Fire Access Plan (2-6)
- Address Plat (2-17)
- Final Engineering Plans (2-16)
- Stormwater Permit Application (App 1-14)
- Stormwater Report (2-10)
- Soil Investigation Report

- One Paper and pdf Copy of: Final Plan (2-4)
- Landscape Plan (2-7)
- Building and Signage Elevations (2-11)



Petition Fee: \$1,400.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: Andrew Uttan Date 6/20/18

Print Name and Company: Andrew Uttan, Project Manager at V3 Companies

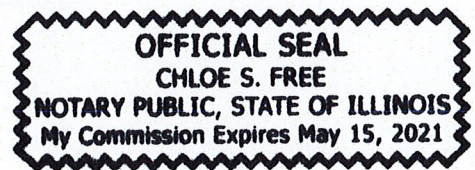
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 20th day of June.

State of Illinois)
County of DePage) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2017.252
Petitioner: Cloverleaf/ McDonald's USA LLC.
Number of Acres: 1.34
Number of Street Frontages: 1.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 1.06

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$	750.00
	Final Engineering Filing Fee	\$	650.00
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$1,400.00**

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

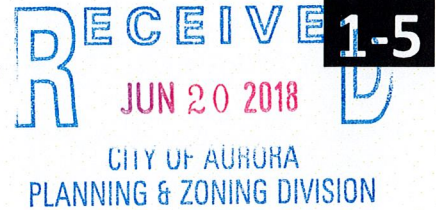
Verified By: Jill N. Morgan

Date: 6/12/2018

RECEIVED
 JUN 20 2018
 CITY OF AURORA
 PLANNING & ZONING DIVISION



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



Project Contact Information Sheet

Project Number: 2017.252

Petitioner Company (or Full Name of Petitioner): Cloverleaf/ McDonald's USA LLC.

Owner

First Name: Ross Initial: _____ Last Name: Cosyns Title: _____
 Company Name: Cloverleaf
 Job Title: Manager of Operations
 Address: 666 Dundee Road, Ruite 901
 City: Northbrook State: Illinois Zip: 60062
 Email Address: rec@cleafgroup.com Phone No.: 847-272-3300 Mobile No.: _____

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

Relationship to Project: Engineer
 Company Name: V3 Companies
 First Name: Andrew Initial: _____ Last Name: Uttan Title: 0
 Job Title: Project Manager
 Address: 308 W. Erie Street, Suite 400
 City: Chicago State: IL Zip: 60654
 Email Address: auttan@v3co.com Phone No.: 630-546-1278 Mobile No.: 630-546-1278

Additional Contact #1

Relationship to Project: Land Developer / Builder
 Company Name: Victor Construction
 First Name: Jeff Initial: _____ Last Name: Schuttler Title: _____
 Job Title: President
 Address: 1701 E Woodfield Road
 City: Schaumburg State: Illinois Zip: 60173
 Email Address: JSchuttler@victorconstruction.co Phone No.: _____ Mobile No.: 847.392.6900

Additional Contact #2

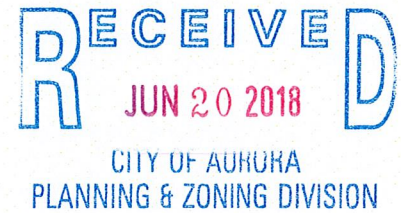
Relationship to Project: Operator
 Company Name: McDonald's USA, LLC
 First Name: Al Initial: _____ Last Name: Daniels Title: _____
 Job Title: _____
 Address: 711 Jorie Blvd, Third Floor
 City: Oak Brook State: IL Zip: 60523
 Email Address: al.daniels@us.mcd.com Phone No.: 630-750-4371 Mobile No.: _____

Additional Contact #3

Relationship to Project: Architect
 Company Name: Core States Group
 First Name: Kelly Initial: _____ Last Name: Teska Title: Ms.
 Job Title: _____
 Address: 700 Commerce Drive, Suite 500
 City: Oak Brook State: IL Zip: 60523
 Email Address: _____ Phone No.: 224-585-4582 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.: _____



QUALIFYING STATEMENT

RE: McDonald's USA, LLC
Relocating the existing restaurant at 2011 West Galena Blvd to 2095 West Galena Blvd
Petition for Final Plan Waiver

McDonald's USA, LLC is looking to relocate their existing restaurant within the West Aurora Plaza. The new location will have better frontage along Galena Boulevard in Lot 2 of the subdivision being replatted by Cloverleaf (the Property Owner). Previously, a Citgo gas station occupied the site in-front of the Walmart.

The new McDonald's restaurant will be approximately 6,130 square feet including a PlayPlace and 119 seats in the dining room. The building will be the McDonald's Bigger Bolder 2020 design, which has yet to be constructed in the Chicagoland area.

Qualifying Statement Standards:

a) The public health, safety morals, comfort or general welfare

The proposed use of the property for a new McDonald's restaurant is consistent with and provided for within the permitted and special use provisions of the City's PPD/B-2 District, under which the property is currently zoned. The project's compliance with traffic, lighting and noise performance standards of the City will avoid the imposition of adverse impacts on surrounding and neighboring properties. The convenience and community benefits, increased tax revenues and high level of operational standards utilized by McDonald's will benefit and protect the public health, safety, morals, comfort and general welfare of the community.

b) The use and enjoyment of other property already established or permitted in the general use area

By siting the proposed project in a location currently zoned for the intended use, combined with a design which meets or exceeds recognized performance standards of the City, the project avoids creating conflicts with the use and enjoyment of other property already established or permitted in the general area.

c) Property values within the neighborhood

By supporting and implementing the City's land use objectives as well as the underlying zoning for the property and the surrounding area, there is no indication that property values would decrease due to a McDonald's restaurant.

d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts

The proposed project is consistent with the zoning and land use plans for the area and will thereby solidify and promote those plans for future development as contemplated by the City.

e) Utilities, access roads, drainage and/or other necessary facilities

All proposed public utilities will be available to the Property with sufficient capacity to support the project. Due to closure of the Citgo gas station which previously occupied the site and future closure of the existing McDonald's within the shopping center, Galena Boulevard should have



adequate capacity to accommodate traffic for a new McDonald's. The proposed access from Galena Boulevard is consistent with accepted traffic engineering standards and the objectives previously identified and approved by the City for the property. The City Engineer has stated that stormwater management is currently available for the development. McDonald's is requesting a variance for fee-in-lieu of stormwater detention.

f) Ingress and egress as it relates to traffic congestion in the public streets

Typically, McDonald's customers are drawn from the existing roadway network: generating turning movements but not adding vehicles to the network. As previously stated, vacant retail within the West Aurora Plaza and the existing McDonald's closing should allow for adequate capacity of neighboring streets.

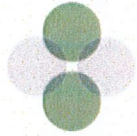
g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located

The project will comply with all applicable regulations of the applicable zoning district.

h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.

The following variances are anticipated pending review by the City of Aurora Planning & Zoning Department:

- Fee-in-lieu for Stormwater Detention
- Fire Hydrant Spacing from the building's Fire Department Connection



CLOVERLEAF

Ross Cosyns - Manager of Operations
Cloverleaf Group
666 Dundee Road, Suite 901
Northbrook, IL 60062
E-mail: rec@cleafgroup.com
Office: 847-272-3300
Cell: 847-272-9435

May 17, 2018

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplaning@Aurora-il.org

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JUN 20 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

Re: Authorization Letter for McDonald's Restaurant at 2095 West Galena Boulevard, Aurora, IL

To whom it may concern:

As the record owner of the above state property I hereby affirm that I have full legal capacity to authorize

Andrew Uttan
V3 Companies
308 W. Erie Street, Suite 400
Chicago, IL 60654

Al Daniels
McDonald's USA, LLC
711 Jorie Blvd, Third Floor
Oak Brook, IL 60523

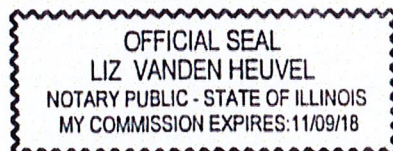
and its representatives, to act as the owner's agent through the Land Use Petition process for the City of Aurora for said property.

A facsimile or copy of this authorization shall be considered the same as the original.

Sincerely,

Ross Cosyns – Manager of Operations
Cloverleaf
666 Dundee Road, Suite 901
Northbrook, IL 60062
rec@cleafgroup.com

By: West Aurora Plaza LLC
By: The Cloverleaf Group, Inc., Its
Print Manager
By:
Title: Ross Cosyns, Manager of Operations



Subscribed and Sworn to
before me this 17th day
of May, 2018

Notary Public
Liz Vanden Heuvel



CITY OF AURORA
PLANNING & ZONING DIVISION

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF CONSTITUTION COMMONS OFFICE PARK RECORDED DECEMBER 23, 1983 AS DOCUMENT NUMBER 1664601; THENCE SOUTH 83 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF GALENA BOULEVARD (100-FOOT WIDE) PER DOCUMENT RECORDED JUNE 5, 1967 AS DOCUMENT NUMBER 1090399, A DISTANCE OF 396.41 FEET FOR THE PLACE OF BEGINNING, THENCE NORTH 06 DEGREES 12 MINUTES 15 SECONDS EAST, 234.31 FEET; THENCE SOUTH 83 DEGREES 58 MINUTES 01 SECONDS EAST, 248.54 FEET; THENCE SOUTH 06 DEGREES 12 MINUTES 15 SECONDS WEST, 235.05 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF GALENA BOULEVARD; THENCE NORTH 83 DEGREES 47 MINUTES 45 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 248.54 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DISCLOSED IN THE AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 13, 2006 AS DOCUMENT NUMBER 2006K026904 MADE BY AND BETWEEN ARNOLD LIES COMPANY, AN ILLINOIS CORPORATION, AND GALENA AURORA PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR [] FOR THE BENEFIT OF PARCEL 1 AS DISCLOSED IN THE [] RECORDED [] AS DOCUMENT NUMBER [] MADE BY [].

Parking and Stacking Requirement Worksheet

Project Number: 2017.252

Petitioner: Cloverleaf/ McDonald's USA LLC.

Parking Requirement

Total Parking Requirement	40
Enclosed Parking Spaces	-
Surface Parking Spaces	40

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)	15	
Drive-through facilities	15	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.

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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>
119	Structure 2210: Food and beverage establishments	1 per 3 seats	40
Total			40

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Landscaping CTE Requirement Worksheet

Project Number: 2017.252

Petitioner: Cloverleaf/ McDonald's USA LLC.

Street Frontage 249 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

Neighborhood Border

Dwelling Units - units

Subdivision Name: West Aurora Plaza Resubdivision

Unit/Phase:

Lot Number

Lot 2

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Perimeter Yard

966 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

45 spaces

Parking Lot Islands

- Number

Building Foundation

382 L.F.

Standard Requirements

Plant Mix Guidelines

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	7.0	7	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	29.0	15	13	13	58	58
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	3.0	2	0	0	10	10
Building Foundation	4.0	0	0	0	40	40
Total:	43.0	24	13	13	108	108

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Verified By: Jill N. Morgan

Date: 6/12/2018

Landscape Material Worksheet

Project Number: 2017.252
Petitioner: Cloverleaf/ McDonald's USA LLC.

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Sapindaceae	Acer	freemanii	Marmo Maple
Fabaceae	Gleditsia	triacanthos var. inermis	Shademaster Honeylocust
Malvaceae	Tilia	cordata	Greenspire Littleleaf Linden
Ulmaceae	Ulmus	americana	Princeton Elm

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Abies	concolor	White Fir
Cupressaceae	Juniperus	chinensis	Mountbatten Juniper
Pinaceae	Pinus	nigra	Austrian Pine
Pinaceae	Picea	pungens	Colorado Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Autumn Brilliance Serviceberry
Rosaceae	Crataegus	crus-galli var. inermis	Thornless Cockspur Hawthorn
Rosaceae	Malus	"Spring Snow"	Spring Snow Crabapple
Oleaceae	Syringa	reticulata	Ivory Silk Jap. Tree Lilac

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Anacardiaceae	Rhus	aromatica	Gro-low Sumac
Rosaceae	Rosa	"Radrazz"	Knock Out Rose
Rosaceae	Spiraea	betulifolia	Tor Birchleaf Spirea
Oleaceae	Syringa	patula	Miss Kim Lilac

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	chinensis	Sea Green Juniper
Cupressaceae	Juniperus	chinensis	Kallay's Compact Pfitzer Juniper
Taxaceae	Taxus	media	Everlow Yew
Cupressaceae	Thuja	occidentalis	Techny Arborvitae

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.