

# Land Use Petition

Project Number: 2015.142

## Subject Property Information

Address/Location: 1555 Butterfield Road

Parcel Number(s): 12-36-376-021

## Petition Request(s)

Requesting the Vacation of an easement for the property at 1555 Butterfield Road being Lot 6 of Butterfield Village Center Subdivision Phase II

Requesting approval of a Plat of Easement for the property at 1555 Butterfield Road being Lot 6 of Butterfield Village Center Subdivision Phase II

Requesting approval of a Final Plan Revision for Lot 6 of Butterfield Village Center Subdivision Phase II located at 1555 Butterfield Road

## Attachments Required

(a CD of digital files of all documents are also required)

Word Document of: Legal Description (2-1)	Two Paper and One pdf Copy of: Fire Access Plan (2-6)	One Paper and PDF Copy of: Final Plan (2-4) Landscape Plan (2-7)
One Paper and PDF Copy of: Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization (2-2) Contact Worksheet (1-5) Filing Fee Worksheet (1-6) Parking Worksheet (1-8) Landscape Requirement Worksheet (1-22) Landscape Materials Worksheet (1-23)	Final Engineering Plans (2-16) Stormwater Permit Application (App 6-5) Stormwater Report (2-10) PE Use Fee Fixture Count Sheet (5-4) Soil Investigation Report Wetland Determination Report / Letter B	Executed Mylar Copy of: Plat of Dedication (2-13) Recording Fee of: \$91.00 - in a check made out to KANE COUNTY  Executed Mylar Copy of: Plat of Vacation (2-13) Recording Fee of: \$91.00 - in a check made out to KANE COUNTY

## Petition Fee: (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: *Andy Kobler* Date 6-18-2017

Print Name and Company: ANDY KOBLER - KOBLER BUILDERS, INC

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 18<sup>th</sup> day of June, 2017

State of Illinois )  
County of Kane ) SS

NOTARY PUBLIC SEAL

*Arlene Kobler*  
Notary Signature



## Filing Fee Worksheet

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**Project Number:** 2015.142

**Petitioner:** Butterfield Village Center, LLC

**Number of Acres:** 2.46

**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):** 0.39

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plan Revision	\$ 750.00
	Dedications	\$ 200.00
	Vacations	\$ 200.00
		\$ -
		\$ -
		\$ -

**Total:** **\$1,150.00**

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

Verified By: Steve Broadwell

Date: 6/12/17

## Project Contact Information Sheet

**Project Number:** 2015.142

**Petitioner Company (or Full Name of Petitioner):** Butterfield Village Center, LLC

**Owner**

First Name: Andy Initial: \_\_\_\_\_ Last Name: Kobler Title: Mr.  
 Company Name: Butterfield Village Center, LLC  
 Job Title: Owner  
 Address: 4N821 Old Farm Rd  
 City: St. Charles State: IL Zip: 60174  
 Email Address: akobler@comcast.net Phone No.: 630.675.5260 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Owner  
 Company Name: Butterfield Village Center, LLC  
 First Name: Andy Initial: \_\_\_\_\_ Last Name: Kobler Title: Mr.  
 Job Title: Owner  
 Address: 4N821 Old Farm Rd  
 City: St. Charles State: IL Zip: \_\_\_\_\_  
 Email Address: akobler@comcast.net Phone No.: 630.675.5260 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Engineer  
 Company Name: Cook Engineering Group  
 First Name: Michael Initial: D. Last Name: Cook Title: Mr.  
 Job Title: President  
 Address: 26316 Mapleview Dr  
 City: Plainfield State: IL Zip: 60585  
 Email Address: mcook@cookenggroup.com Phone No.: 815.577.1707 x1 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

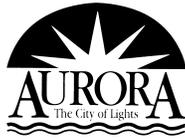
Relationship to Project: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ 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.: \_\_\_\_\_



**QUALIFYING STATEMENT FOR LAND USE PETITIONS**

All Land Use Petitions must be accompanied by a Qualifying Statement. Petitioners must submit a separate sheet providing a brief statement that describes the proposal as it relates to the following standards:

- The public health, safety, morals, comfort or general welfare
- The use and enjoyment of other property already established or permitted in the general area
- Property values within the neighborhood
- The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts
- Utilities, access roads, drainage and/or other necessary facilities
- Ingress and egress as it relates to traffic congestion in the public streets
- The applicable regulations of the zoning district in which the subject property is proposed to be or is located

**Please use additional sheets if necessary.**

**The purpose of this narrative is to summarize the proposed parking lot expansion located within the corporate limits of the City of Aurora, Illinois, at the southeast corner of Butterfield Road and Kirk Road. The property PIN is 12-36-376-021, and is approximately 107,332 square feet or 2.46 acres in size.**

**The subject property is currently known as 1555 Butterfield Road (Lot 6 in the overall Butterfield Village Center development), in the City of Aurora, Illinois. The property is currently zoned PDD in the corporate limits of the City of Aurora and is bounded by Indian Creek on the east and south, Butterfield Road to the north, commercial properties to the west, and N. Farnsworth Ave further to the west. The existing site is home to a one story commercial building of approximately 18,632 square feet with asphalt pavement surrounding. The existing Lot 6 parcel provides 118 parking stalls, including 5 handicap stalls.**

**The proposed parking lot improvements for Lot 6 include the expansion of the easterly parking lot to provide an additional 17 parking stalls, for a total of 135 parking stalls, including 5 handicap stalls. In addition, an outdoor patio will be installed on the east wall of the existing building. The overall parking lot expansion will be an additional 0.085 acres of “Commercial” area.**

**All site development and permit requirements will be subject to the City of Aurora for review and approval prior to commencement of any construction activities.**

April 26, 2017

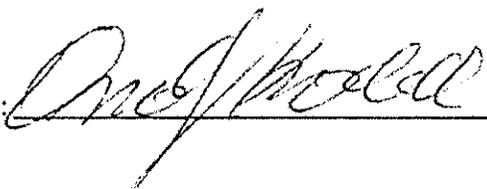
From: Mr. Andy Kobler, Owner  
Butterfield Village Center, LLC  
P.O. Box 1339  
St. Charles, IL 60174  
630.675.5260 (T)  
[akobler@comcast.net](mailto:akobler@comcast.net)

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora IL 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

RE: Authorization Letter for: Butterfield Village Center – Lot 6 Parking Lot Expansion  
1555 Butterfield Rd  
Aurora, IL 60502  
**PIN 12-36-376-021-0000**

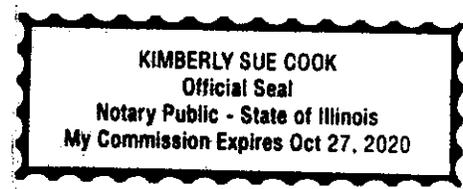
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Cook Engineering Group, and its representatives, to act as the owner's agent through the Butterfield Village Center, Lot 6 Parking Lot Improvements Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 4-29-17

Subscribed And Sworn To Before Me This 29<sup>th</sup> Day  
Of April, 2017

Notary Signature 



Notary Public Seal

**BUTTERFIELD VILLAGE CENTER**

**LOT 6**

**SEC Butterfield Rd. & Kirk Rd.**

**Aurora, IL**

**LEGAL DESCRIPTION**

LOT 6 IN BUTTERFIELD VILLAGE CENTER, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

## Parking and Stacking Requirement Worksheet

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**Project Number:** 2015.142

**Petitioner:** Butterfield Village Center, LLC

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>106</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	106

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	-	
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.

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**OFFICE USE ONLY**

Verified By: Steve Broadwell, 6/12/17

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
18,632	Structure 2254: Strip retail	1 space per 175 SF of GFA	106



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

## Landscaping CTE Requirement Worksheet

**Project Number:** 2015.142

**Petitioner:** Butterfield Village Center, LLC

**Street Frontage** (0) L.F.

**Stormwater HWL** - L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** Butterfield Village Center

**Unit/Phase:** Phase II

**Lot Number** 6

**Perimeter Yard** 151 L.F.

**Buffer Yard** (0) L.F.

**Surface Parking Spaces** 36 spaces

**Building Foundation** 0 L.F.

### Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
Street Trees	0.0	0	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	4.0	4	0	0	0	0	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	3.0	2	0	0	10	10	# of Islands: 2
Building Foundation	0.0	0	0	0	0	0	
<b>Total:</b>	<b>7.0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	

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Verified By: Steve Broadwell

Date: 6/12/17

## Landscape Material Worksheet

**Project Number:** 2015.142

**Petitioner:** Butterfield Village Center, LLC

**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
Platanaceae	Platanus	acerifolia	Morton Circle London Planetree
Ginkgoaceae	Ginkgo	biloba	Princeton Sentry Ginkgo
Legumes	Gleditsia	triacanthos	Thornless Common Honeylocust
Sapindaceae	Acer	freemanii	Freeman Maple

**Proposed Evergreen Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name

**Proposed Understory Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name

**Proposed Deciduous Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Rosaceae	Aronia	melanocarpa	Iroquois Beauty Black Chokeberry
Anacardiaceae	Rhus	aromatica	Gro-Low Sumac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Rosaceae	Spiraea	nipponica	Snowmound Spirea

**Proposed Evergreen Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew

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.