



Land Use Petition

Project Number: 2020.059

Subject Property Information

Address/Location: 3050 E. New York Street

Parcel Number(s): 07-20-315-003

Petition Request(s)

Requesting approval of a Final Plan for Lot 18 of Fox Valley Properties, Phase Two, located at 3050 East New York Street for a Vehicle Repair, Minor (2834) use

Attachments Required

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

Development Tables Excel Worksheet - digital only (Document 1-0)
Word Document of: Legal Description (Format Guidelines 2-1)

Two Paper and One PDF Copy of:
Fire Access Plan (2-6)
Final Engineering Plans (2-16)
Stormwater Permit Application (App 1-14)
Stormwater Report (2-10)


Two Paper and PDF Copy of:
Final Plan (Format Guidelines 2-4)
Landscape Plan (Format Guidelines 2-7)
Building and Signage Elevations (Format Guidelines 2-11)

One Paper and PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Legal Description (Format Guidelines 2-1)
Letter of Authorization (Format Guidelines 2-2)

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 Authorization with owner's Name and contact information is required.

Authorized Signature:  Jonathan Wakefield - Director, CBA Date 6/22/2020

Print Name and Company: Jonathan Wakefield - Director - Christian Brothers Automotive

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 _____ day of _____.

State of _____)
County of _____) SS

NOTARY PUBLIC SEAL

Notary Signature

Filing Fee Worksheet

Project Number: 2020.059
Petitioner: Christian Brothers Automotive Corporation
Number of Acres: 1.73
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): 1.52

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: Steve Broadwell

Date:

Project Contact Information Sheet

Project Number: 2020.059

Petitioner Company (or Full Name of Petitioner):

Christian Brothers Automotive Corporation

Owner

First Name: John Initial: Last Name: Elleby Title: Mr.
Company Name: Fox Valley Properties, LP
Job Title:
Address: 929 Spruce Street
City: Sugar Grove State: IL Zip: 60554
Email Address: why3521@aol.com Phone No.: 630-514-2345 Mobile No.:

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

Relationship to Project: Contract Purchaser
Company Name: Christian Brothers Automotive Corporation
First Name: Jonathan Initial: Last Name: Wakefield Title: Mr.
Job Title: Director of Property Procurement
Address: 17725 Katy Freeway, Suite 200
City: Houston State: Texas Zip: 77094
Email Address: jwakefield@cbac.com Phone No.: 281-675-6120 Mobile No.: 832-655-5940

Additional Contact #1

Relationship to Project: Engineer
Company Name: BLA, Inc
First Name: Kevin Initial: Last Name: Kenniff Title: Mr.
Job Title: Project Manager
Address: 333 Pierce Road, Suite 200
City: Itasca State: Illinois Zip: 60143
Email Address: kkenniff@bla-inc.com Phone No.: 630-438-640 Mobile No.:

Additional Contact #2

Relationship to Project: Architect
Company Name: Cortland Morgan Architect
First Name: Dana Initial: Last Name: King Title:
Job Title: Project Coordinator
Address: 711 N. Fielder Road
City: Arlington State: Texas Zip: 76012
Email Address: dlk-architect@outlook.com Phone No.: 817-635-5696 Mobile No.:

Additional Contact #3

Relationship to Project: Landscape Architect
Company Name: Evergreen Design Group, Inc.
First Name: Rodney Initial: Last Name: McNabb Title: Mr.
Job Title: Principal / Senior Project Manager
Address: PO Box 2193
City: Garner State: North Carolina Zip: 27529
Email Address: rodney@EvergreenDesignGroup Phone No.: 800-680-6630 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.:



Christian Brothers

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May 28, 2020

VIA EMAIL

City of Aurora
Planning and Zoning Division
44 E. Downer Place
Aurora, Illinois 60507
PH: (630) 256-3080
coaplaning@aurora-il.org

RE: Qualifying Statement for Christian Brothers Automotive Corporation
3050 E. New York Street
PIN: 07-20-315-003
DST No.: 2020.059

To whom it may concern:

Pursuant to the Land Use Petition Attachments Format Guidelines (City of Aurora Form 2-1, Section D) the following Qualifying Statement is being submitted in support of the Site Plan Approval for the above referenced property.

PROJECT NARRATIVE:

The proposed development is located on an existing 1.73 acre parcel of land located at 3050 E. New York Street (PIN: 07-20-315-003). Christian Brothers Automotive Corporation is the contract purchaser of the 1.73 acre parcel of land and is applying for Site Plan Approval for the construction of an approximately 5,500 square foot automotive repair and service facility containing ten (10) service bays. The proposed one (1) story facility will have a maximum height of 24' and will include wall mounted and ground signs. The proposed improvements include a new structure, asphalt parking lot with curb and gutter, site landscaping, site lighting, and all associated utility services and appurtenances. Stormwater detention is not required for the proposed development as it has been provided in an approved existing stormwater facility located offsite. The land is currently zoned as B-B(S) (Business Boulevard with a Special Use Planned Development) according to the City of Aurora Zoning Map. A Development Services Team Pre-Application meeting was held on April 2, 2020.. The proposed development is a permitted use in the B-B zoning district and there are no variances being requested as part of this petition. A detailed description of how the proposed development relates to specific City of Aurora standards is provided below:

- a) The Public health, safety, morals, comfort or general welfare

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The proposed development has a primary use of automotive services. This use is approved in the B-B zoning district. The development does not involve the construction of underground storage tanks and does not include fuel pumps. The proposed facility will operate under normal business hours and abide by the regulations of the City of Aurora.

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

The proposed development is part of a larger commercial development. The property does not share site access or parking with adjacent parcels or uses. The development will not impede the use of or access to adjacent properties.

- c) Property values within the neighborhood

The architecture of the proposed structure is consistent with the architectural elements of the surrounding properties. Please refer to building elevations for additional information.

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

The proposed development shall follow the regulations of the City of Aurora B-B zoning district and shall not impede upon the development of adjacent properties. Adjacent properties are commercial properties with shared regional stormwater management facilities. The proposed use is consistent with and compliments the existing adjacent property uses.

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

Utilities (Storm Sewer, Sanitary Sewer, and Water) are present at the property lines and services shall be extended to serve the proposed development. The existing watermain on the north side of the property terminates approximately midway through the property. This watermain shall be extended to the west, across the adjacent property to the west, to connect with an existing watermain as directed in the DST meeting. A storm sewer stub shall be extended to the west to provide a connection for future development, as directed in the DST meeting. Existing utilities will be extended through the site to provide service to the proposed development. Power, gas and phone service are available to the site. Stormwater detention is provided in an existing off site facility.

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

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Access is provided off of a shared entrance on E. New York Street to the south. A second access point is provided to the north off of a shared service drive that shall be extended to the western property line under the proposed improvements. Both access points are covered under existing shared access easements as depicted on the ALTA survey. The proposed development will have a negligible effect on the traffic congestion in the adjacent public streets.

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

The property is currently zoned as B-B(S) (Business Boulevard with a Special Use Planned Development). Meeting with the City of Aurora DST confirmed that the property follows the provisions of the B-B, Boulevard Business, zoning district. The proposed development is a permitted use in the B-B zoning district. The proposed development shall be designed and constructed in compliance with the applicable regulations of the B-B zoning district.

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

There are no variances, modifications or exceptions from the City's Code of Ordinances being requested as part of this proposed land use petition.

Please contact me at (281) 675-6120 if there are any questions or if additional information is required.

Sincerely,
Christian Brothers Automotive Corporation

Mr. Jonathan Wakefield
Director of Property Procurement

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June 18, 2020

City of Aurora
44 E. Downer Place
Aurora, IL 6507-2067

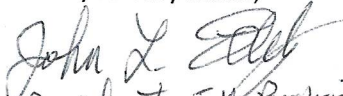
RE: 3050 E. New York Street
Parcel Number: 07-20-315-003
Owner Authorization for Land Use Petition

To Whom It May Concern:

I am writing to inform you that I give consent to BLA, Inc and Christian Brothers Automotive Corporation to submit for the Land Use Petition for the proposed Christian Brothers Automotive project located at 3050 E. New York Street.

If you have any questions, please feel free to call me at (630) 514-2345.

Thank you very much,


PRESIDENT F.V. PROPERTIES INC
GENERAL PARTNER OF FOX VALLEY PROPERTIES, LP
John L. Elleby
Fox Valley Properties, LP
929 Spruce Street
Sugar Grove, IL 60554
(630) 514-2345



Christian Brothers

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May 28, 2020

VIA EMAIL

From: Mr. Jonathan Wakefield
Director of Property Procurement
Christian Brothers Automotive
17725 Katy Freeway, Suite 200
Houston, Texas 77094
PH: (281) 675-6120
jwakefield@cbac.com

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

RE: Authorization Letter for Christian Brothers Automotive Corporation
3050 E. New York Street
DST No.: 2020.059

To whom it may concern:

As the contract purchaser of the subdivided land at the above stated property I hereby affirm that I have full legal capacity to authorize BLA, Inc., and its' representatives, to act as the owner's agent through the Site Plan Approval and Subdivision Land Use Petition process with the City of Aurora for said property.

Signature:

Date: 5/28/2020

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LEGAL DESCRIPTION:

LOT 18 IN FOX VALLEY PROPERTIES, LTD. PHASE II PLAT OF SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6, 7 (EXCEPT THE SOUTH 55 FEET THEREOF FOR ROADWAY PURPOSES) AND LOT 1 (EXCEPT THE WEST 483.83 FEET THEREOF) OF STUBB'S ASSESSMENT PLAT OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 5, 1997 AS DOCUMENT R97-169393, IN DUPAGE COUNTY, ILLINOIS.

CONTAINS 1.73 ACRES

Parking and Stacking Requirement Worksheet

Project Number: 2020.059

Petitioner: Christian Brothers Automotive Corporation

Parking Requirement

Total Parking Requirement	49
Enclosed Parking Spaces	-
Surface Parking Spaces	49

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.

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OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
		1 space per 200 SF of GFA,	
4,711	Structure 2220: Gasoline station, vehicle repair and service structures	plus 3 per service bay	16
			30
629	Structure 2251: Retail sales and services 50,000 SF or under	1 space per 200 SF of GFA	3

Landscaping CTE Requirement Worksheet

Project Number: 2020.059

Petitioner: Christian Brothers Automotive Corporation

Street Frontage 179 L.F.

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

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Fox Valley Properties, LTD Phase II **Unit/Phase:** Phase II **Lot Number** 18

Perimeter Yard 1,009 L.F.

Buffer Yard - L.F.

Surface Parking Spaces 47 spaces

Parking Lot Islands - Number

Building Foundation 165 L.F.

Standard Requirements

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	5.0	5	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	30.0	15	14	14	60	60
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	4.5	3	0	0	15	15
Building Foundation	2.0	0	0	0	20	20
Total:	41.5	23	14	14	95	95

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Verified By: Steve Broadwell

Date: