



# City of Aurora

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

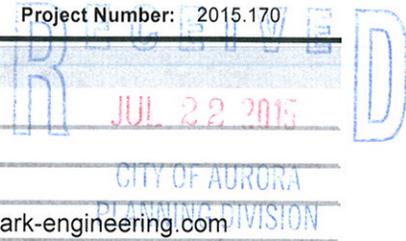
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## Land Use Petition

Project Number: 2015.170

### Petitioner Information

Title: Mr. First Name: Kenneth Initial: P. Last Name: Sack  
 Company: Watermark Engineering Resources, Ltd.  
 Job Title: \_\_\_\_\_ Address: 2631 Ginger Woods Parkway  
 City: aurora State: IL Zip: 60555 Email: ksack@watermark-engineering.com  
 Phone: 630-375-1800, ext. 125 Fax: 630-236-9800 Mobile: 630-877-6395  
 Petitioner Relationship to Property Owner\* Civil Engineer  
 \*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: 711 E. New York Street  
 Parcel Number(s): 15-22-484-007; 15-22-484-008; 15-23-357-001; 15-23-357-002; 15-22-484-011; 15-22-484-012; 15-22-484-013; 15-22-484-014

### Petition Request

Requesting approval of a Final Plan for Lots S, R, V, W, Y, Z, AA, & 6 of Stephenson's Addition Subdivision, located at 711 E. New York Street  
*Revision*

### Attachments Required (hard copies and CD of digital files are required)

- |                                  |  |
|----------------------------------|--|
| One Copy of:                     | Four Copies of:                        |
| Development Tables (excel 1-0)   | Final Plan (2-4)                       |
| Project Contact Info Sheet (1-5) | Fire Access Plan (2-6)                 |
| Filing Fee (1-6)                 | Landscape Plan (2-7)                   |
| Qualifying Statement (2-1)       | Building and Signage Elevations (2-11) |
| Plat of Survey (2-1)             | C, C & R's OR Lease Restrictions       |
| Legal Description (2-1)          |  |
| Letter of Authorization* (2-2)   |  |

### Petition Fee (Payable to "The City of Aurora")

Total Fee = \$750.00 (Planning and Zoning Fee \$750.00 + 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.

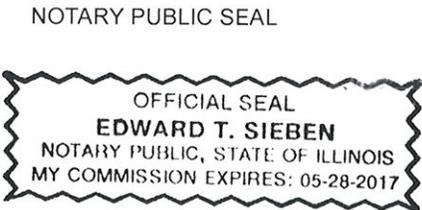
Authorized Signature: Kenneth P. Sack Date 7/22/15

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 22 day of July 2015

State of IL )  
 ) SS  
 County of Kane )

Edward T. Sieben  
 Notary Signature



Tax/Parcel ID (PINs):

15-22-484-007

15-22-484-008

15-22-484-011

15-22-484-012

15-22-484-013

15-22-484-014

15-23-357-001

15-23-357-002

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CITY OF AURORA  
PLANNING DIVISION



# 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

**1-5**

## Project Contact Information Sheet

**Project Number:** ~~2014-263~~ 2015. 170

### Owner

First Name: Kenneth Initial: P. Last Name: Sack Title: Project M  
Email Address: ksack@watermark-eng Phone No.: 630-375-1800 Mobile No.: N/A

### Additional Contact #1

Relationship to Project: Other  
Company Name: McDonald's USA, LLC  
First Name: Al Initial: \_\_\_\_\_ Last Name: Daniels Title: ACM  
Job Title: Area Construction Manager  
Address: 4320 Winfield Road  
City: Warrenville State: IL Zip: 60555  
Email Address: al.daniels@us.mcd.cor Phone No.: 630-836-4944 Mobile No.: N/A

### Additional Contact #2

Relationship to Project: Engineer  
Company Name: Watermark Engineering Resources, LTD.  
First Name: Jeffrey Initial: C. Last Name: Miller Title: Presiden  
Job Title: President  
Address: 2631 Ginger Woods Parkway  
City: Aurora State: IL Zip: 60502  
Email Address: jmillier@watermark-eng Phone No.: 630-375-1800 Mobile No.: N/A

### Additional Contact #3

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 #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.: \_\_\_\_\_



July 22, 2015

*Via overnight delivery*

Ed Sieben  
City of Aurora  
1 S. Broadway  
Aurora, IL 60505

RE: McDonald's – 711 New York Street, Aurora, IL  
Land Petition Use Requested Qualifying Statement

Dear Mr. Sieben:

The existing McDonald's restaurant located at 711 New York Street is requesting a Land Use Petition for a proposed dual drive thru system and ADA modifications. The existing drive thru is a single lane system that is comprised of one menu board and a corresponding customer order display.

McDonald's is proposing a dual lane drive thru system in order to increase drive thru efficiencies. Those modifications will include two new customer order displays, two new menu boards, and a new double welcome gateway vehicular detector. The dual lane drive thru lanes will be separated by a 10' wide curbed landscaped island that will protect the customer order displays and menu boards. There will be no curbing on the outside lane. There will be a 6" stripe that delineates the outside lane from the non-drive thru vehicular circulation. New concrete lanes for the dual lane drive thru will be part of the modifications as well.

All of these proposed modifications to the drive thru system will lead to tremendous improvements in the dual drive thru lane. McDonald's drive thru percentage is roughly 70-75% of their business. These improvements will lead to less vehicular backups due to greater efficiencies for the customer. This will lead to greater customer satisfaction and overall improvement to the site without placing any constraints on the existing site.

In addition to the drive thru improvements, McDonald's is proposing ADA improvements on the site. New sidewalks, crosswalks, ADA concrete stalls, ADA signage, and an ADA sidewalk connection to the Union Street R.O.W. will be part of the project. These improvements will benefit McDonald's customers in the Aurora community.

The existing building is 3,540 s.f. and currently has 62 seats internally in the building. This site modifications mentioned above will have no impact to the current seating. The existing site has 46 parking spaces including 2 ADA stalls. The drive thru modification McDonald's is proposing includes 39 parking spaces including 2 ADA parking stalls. The main loss of parking stalls are in the rear of the site in order to maintain vehicular flow around the site. As previously stated, McDonald's drive thru is roughly 70-75% of their business. The difference between the existing parking and proposed parking will not have a negative impact on the overall site. The proposed improvements represent a significant reinvestment in the property and will not be detrimental to the public welfare of injurious to the use or enjoyment of other property in the



immediate vicinity. The proposed improvements have been designed, will be constructed and operated to be compatible with the existing use and will not alter the essential character of the locality. The reinvestment in the property should not substantially diminish or impair property values within the neighborhood and will provide a more efficient drive-thru flow to allow more vehicular stacking. This will promote less congestion with regard to ingress/egress to the public streets. No variations, modifications or exceptions have been requested on McDonald's behalf for these improvements.

After all the modifications for the dual drive thru system and ADA improvements are implemented, there is no doubt that the overall impact will be beneficial for McDonald's, McDonald's customers, and the Aurora community for years to come.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

**WATERMARK ENGINEERING RESOURCES, LTD.**

A handwritten signature in black ink that reads "Kenneth P. Sack". The signature is written in a cursive, flowing style.

Kenneth Sack  
Project Designer

KS:jn

CC:

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2015.170		m) Total High-water Line for all Stormwater		Linear Footage of Wet Bottom
Petitioner	2014.269		Detention/Retention Facilities		Linear Footage of Dry Bottom
Subdivision Name	Kenneth P. Sack		n) Number of parking spaces provided (individually accessible)		spaces
Subdivision Unit/Phase	Lot W of Stephenson's Addition		i. surface parking lot	39	spaces
Subdivision Lot Number			<i>perpendicular</i>		spaces
a) Tax/Parcel Identification Number(s) (PINs): 15-22-484-007, -008, -011, -012, -013, -014, 15-2			<i>parallel</i>		spaces
			<i>angled</i>	39	spaces
b) Proposed land use(s): Proposed dual drive-thru system and ADA modifications			<i>handicapped</i>	2	spaces
			ii. enclosed		spaces
c) Total Property Size	1.13	Acres	iii. bike	1	racks
	49394.00	Square Feet	o) Number of buildings		
d) Total Lot Coverage	39.329	Square Feet	i. Number of stories	1	stories
(buildings and pavement)	80%	Percent	ii. Building Square Footage (average)	3540	square feet
e) open space / landscaping	13.605	Square Feet	iii. Gross Floor Area of commercial use	3540	GFA
	28%	Percent	iv. Building Foundation perimeter (Typical)	265.00	Linear Footage
f) Proposed New Right-of-way		Acres	p) Total Number of Residential Dwelling Units		units
		Square Feet	i. Gross Density		du/acre
		Linear Feet of Centerline	ii. Net Density		Net Density
g) Proposed New Easements		Acres	q) Land to be dedicated to the School District		Acres
		Square Feet	r) Land to be dedicated to the Park District		Acres
h) Total Street Frontage (existing and proposed)	188	Linear Footage	s) Construction Value		Dollars
i) Building Foundation perimeter (Typical)	265.00	Linear Footage	t) New Jobs Created		FTE
j) Total Perimeter Yard	825.00	Linear Footage	u) Site Disturbance	0	Acres
k) Buffer Yard	5.00	Linear Footage	v) School District		
l) Neighborhood Border	5	Linear Footage	w) Park District		

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**Proposed Use Detailed Table: Qualifying Statement**

Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units		units	j) Gasoline station, vehicle repair and service structures		GFA
i. Gross Density		du/acre			No. of Service Bays
ii. Net Density		Net Density	k) Car wash facilities		No. of Bays
b) Number of Single Family Dwelling Units		units	l) Personal service establishments		GFA
i. Gross Density		du/acre	m) Retail sales and services - Single-tenant Building		GFA
ii. Net Density		Net Density	n) Retail sales and services - Multi-tenant Building		GFA
iii. Unit Square Footage (average)		square feet	o) Retail, sale of bulky items		GFA
iv. Bedroom Mix		% 1 bdr	p) Retail with outdoor display/sales		GFA
		% 2 bdr	q) Malls or shopping center		GFA
		% 3 bdr (20% std)	r) Recreational Facilities		GFA
		%4 bdr (80% std)	s) Manufacturing and Industrial		GFA
v. Number of Single Family Corner Lots		units	t) Warehouse, storage or distribution facility		GFA
c) Number of Single Family Attached Dwelling Units		units	u) Electronic Data Storage Center		GFA
i. Gross Density		du/acre	v) Theater		Seats
ii. Net Density		Net Density	w) Sports stadium or arena, auditoriums.		GFA
iii. Unit Square Footage (average)		square feet			Fixed Seats
iv. Bedroom Mix		% 1 bdr	x) Exhibition, convention, or conference center		GFA
		% 2 bdr (90% std)	y) Religious Institutions		Seats in Principal Sanctuary
		% 3 bdr (10% std)	z) Amusement park		GFA
		% 4 bdr	w) Hospital building		GFA
d) Number of Multifamily Dwelling Units		units	x) Medical clinic building		GFA
i. Gross Density		du/acre	y) Community facility		GFA
ii. Net Density		Net Density	z) Grade school / middle schools		Classroom
iii. Unit Square Footage (average)		square feet		Auditoriums	Fixed Seats
iv. Bedroom Mix		Efficiency	aa) High School		Classroom
		% 1 bdr (40% std)		Auditoriums	No. of Admin Offices
		% 2 bdr (50% std)		Auditoriums	Fixed Seats
		% 3 bdr (10% std)	bb) College or university facility		Classroom
e) Number of Dormitories		GFA		Residential	GFA
f) Hotels and motels		Guestrooms		Auditoriums	GFA
Single room occupancy units		Guestrooms			Fixed Seats
Bed and breakfast		Guestrooms	cc) Business, trade or specialty school facility		GFA
Lodging house rooming house or boarding house		Guestrooms	dd) Preschool or daycare		GFA
g) Housing services for the elderly		du	ee) Library building		GFA
h) Business or professional offices, including financial institutions		GFA	ff) Museum, exhibition, or similar facility		GFA
i) Food and beverage establishments	62	Seats	gg) Funeral homes, mortuaries, and cremation facilities		GFA

**Development Data Table: Preliminary/Final Plan**

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-22-484-007, -008, -011, -012, -013, -014			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0	du/acre
b) Proposed land use(s): Proposed dual drive-thru system and ADA modifications			ii. Net Density	0	Net Density
			k) Number of Single Family Dwelling Units	0	units
c) Total Property Size	1.13	Acres	i. Gross Density	0	du/acre
	49,394	Square Feet	ii. Net Density	0	Net Density
d) Total Lot Coverage (buildings and pavement)	39,329	Square Feet	iii. Unit Square Footage (average)	-	square feet
	80%	Percent	iv. Bedroom Mix	0%	% 1 bdr
e) Open space / landscaping	13,605	Square Feet		0%	% 2 bdr
	28%	Percent		0%	% 3 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 4 bdr
g) Land to be dedicated to the Park District	0	Acres	v. Number of Single Family Corner Lots	0	units
h) Number of parking spaces provided (individually accessible)	-	spaces	l) Number of Single Family Attached Dwelling Units	0	units
i. surface parking lot	39	spaces	i. Gross Density	0	du/acre
perpendicular	0	spaces	ii. Net Density	0	Net Density
parallel	0	spaces	iii. Unit Square Footage (average)	-	square feet
angled	39	spaces	iv. Bedroom Mix	0%	% 1 bdr
handicapped	2	spaces		0%	% 2 bdr
ii. enclosed	0	spaces		0%	% 3 bdr
iii. bike	1	racks		0%	% 4 bdr
i) Number of buildings	0		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	1	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	3,540	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use	3540	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	265	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr



McDonald's Corporation  
One McDonald's Plaza  
Oak Brook, Illinois 60523  
Direct Dial Number (630) 623-3322

July 17, 2015

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PLANNING DIVISION

Jacob Steinfink, Senior Counsel  
Franchise Realty Investment Trust – IL, a Maryland Trust  
One McDonald's Plaza  
Oakbrook, IL 60523  
Phone: 630-623-3322  
Email: [Jacob.steinfink@us.mcd.com](mailto:Jacob.steinfink@us.mcd.com)

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: 711 E. New York St., Aurora, IL, L/C 012-1792**

To Whom It May Concern:

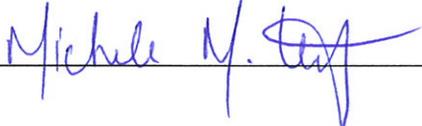
As a Senior Counsel for Franchise Realty Investment Trust (the record owner of the above stated property), I hereby affirm that I have full legal capacity to authorize Watermark Engineering Resources, Ltd. and its representatives, to act as the owner's agent through the Development Services Team review meeting for the Land Use Petition process with the City of Aurora for said property.

Signature:  Date 7/17/15

Sincerely,

Jacob Steinfink  
Senior Counsel

Subscribed And Sworn To Before Me This 17 Day  
Of July, 2015.

Notary Signature 







THAT PART OF LOTS 4, 5 AND 6 IN BLOCK 4 OF STEPHENSON'S ADDITION TO AURORA, BEING IN PART OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF NORTH UNION STREET WITH THE SOUTHERLY LINE OF EAST NEW YORK STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF NORTH UNION STREET, BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT; THENCE ALONG A LINE BEARING SOUTH 84 DEGREES 49 MINUTES 49 SECONDS EAST, A DISTANCE OF 66.21 FEET, SAID BEARING LINE SOUTH 84 DEGREES 49 MINUTES 49 SECONDS EAST ALSO BEING THE SOUTHERLY LINE OF THE SOUTHERLY 111.00 FEET OF THE NORTHERLY 250.00 FEET OF THE AFORESAID LOT 6; THENCE ALONG A LINE BEARING NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 63.375 FEET, ALSO BEING THE EAST LINE OF LOT 6; THENCE ALONG A LINE BEARING SOUTH 84 DEGREES 44 MINUTES 11 SECONDS EAST A DISTANCE OF 198.72 FEET TO THE EAST LINE OF LOT 4 AFORESAID; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4, BEARING NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST, A DISTANCE OF 187.21 FEET TO THE SOUTHERLY LINE OF EAST NEW YORK STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF EAST NEW YORK STREET BEARING SOUTH 84 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 265.04 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE SOUTHERLY 111.00 FEET OF THE NORTH 250.00 FEET OF LOT 6 IN BLOCK 4 OF STEPHENSON'S ADDITION TO AURORA, THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING: 49,394.36 sq. ft. (1.13 acres)

PROPERTY COMMONLY KNOWN AS: 711 NEW YORK STREET, AURORA, ILLINOIS.