

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



2022.080

Land Use Petition

Subject Property Information

Address / Location: 970 N. Lake Street

Parcel Number(s): 15-15-155-007

Petition Request

Requesting approval of a Final Plan for Lot 2 of Lake Street 31 Development Subdivision located on the west side of N. Lake Street, south of 970 N. Lake Street for Single Bay Car Wash

Attachments Required

(a digital file of all documents is also required)

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

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)

PE Use Fee Fixture Count Sheet (5-4)

Two Paper and pdf Copy of:

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Proposed CC and Rs OR Lease Restrictions (2-1)

Petition Fee: \$1,400.00

Payable to: 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: Sean Fearon Date 3/18/22

Print Name and Company: Sean Fearon - SFI Properties Aurora LLC / Super Sudz Aurora 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 18TH day of MARCH, 2022.

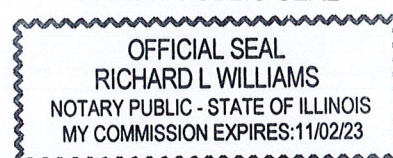
State of ILLINOIS)

) SS

County of KANE)

Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2021.182

Petitioner: Sudz Express Car Wash

Number of Acres: 1.70

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): 1.70

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: Tracey Vacek

Date: 3/15/2022

Project Contact Information Sheet

Project Number: 2021.182

Petitioner Company (or Full Name of Petitioner): Sudz Express Car Wash

Owner

First Name: Thomas Initial: Last Name: Fitzpatrick Title: Mr.
Company Name: Lake Street 31 Development
Job Title: VP Development
Address: 1201 E 5th St
City: Anderson State: IN Zip: 46012
Email Address: tfitzpatrick@storageofamerica.co Phone No.: (616) 209-2162 Mobile No.:

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

Relationship to Project: Contract Purchaser
Company Name: SFI Properties Aurora, LLC / Super Sudz Aurora Inc
First Name: Sean Initial: Last Name: Fearon Title: Mr.
Job Title: Property Owner / Car Wash Owner
Address: 47 W Division St, Unit 186
City: Chicago State: IL Zip: 60610
Email Address: seanfearon1@hotmail.com Phone No.: (312) 350-4716 Mobile No.:

Additional Contact #1

Relationship to Project: Engineer
Company Name: Atwell, LLC
First Name: Brian Initial: A. Last Name: Styck Title: Mr.
Job Title: Project Manager
Address: 1250 East Diehl Road Suite 300
City: Naperville State: IL Zip: 60563
Email Address: bstyck@atwell-group.com Phone No.: (630) 577-0800 Mobile No.:

Additional Contact #2

Relationship to Project: Contract Purchaser / Project Manager
Company Name: SFI Properties Aurora, LLC / Super Sudz Aurora Inc
First Name: Brenda Initial: Last Name: Pod Title: Ms.
Job Title: Project Manager
Address: 4607 W Fullerton Ave
City: Chicago State: IL Zip: 60639
Email Address: brendapod514@gmail.com Phone No.: (312) 350-4716 Mobile No.:

Additional Contact #3

Relationship to Project: 0
Company Name:
First Name: Initial: Last Name: Title: Mr.
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

I. Introduction: SFI Properties Aurora LLC is an Illinois limited liability company ("SFI") and Super Sudz Aurora Inc., an Illinois corporation ("Sudz") (SFI and Sudz are collectively referred to herein as "Developer"), and is the Developer of an approximately 1.703 acre parcel generally located on the west side of State Highway 31 (Lake Street), and generally between Manor Place and Colorado Avenue extended (the "Subject Property"). The Subject Property is currently zoned B-2 Business District. Developer plans to construct and operate a retail car wash facility, which will be an investment in the City in excess of \$4,750,000.

II. Description of Proposal:

The Subject Property has been vacant and largely unused since Carson Pirie Scott vacated the premises in 2017. The Subject Property was part of the parking lot for the Carson Pirie Scott retail store. The Carson Pirie Scott building is being redeveloped by Lake Street 31 Development, LLC, as a mixed use retail and indoor storage facility on the adjacent 6.235 acre parcel (for a more detailed explanation of the adjacent use, please see the Qualifying Statement filed with the City by Lake Street 31 Development, LLC).

The Subject Property will be improved with an approximately 6,170 square foot single bay car wash building tunnel with stone veneer.

Setback for the development will be as follows:

1. The car wash building will be set back 10 feet from the northerly property line, and otherwise setback well in excess of the building setback for building in the B-2 zoning district.
2. Parking and drive areas will be set back as follows:
 - a. 30 feet from easterly property line on Lake Street (Route 31)
 - b. 15 feet from the southerly property line; and,
 - c. 10 feet from the western property line.

Parking for the Subject Property will be accommodated by 41 total parking spaces (2 handicapped). 42 self-service vacuum stations will be adjacent to each parking space. Additionally, there is stacking for at least 30 vehicles entering the car wash bay.

Signage for the car wash will be via building signage and a 6 foot wide double 8 foot tall faced illuminated monument sign per the proposed plans.

Landscaping for the Subject Property is in excess of what is required under applicable City's ordinances.

Developer's proposed use is permitted under the existing B-2 zoning. Developer requests the City:

1. Approve a Special Use for a Planned Unit Development ("PUD") for the Subject Property;
2. Approval of a Preliminary Plat and Plan for the 1.703 acre commercial parcel;
3. Approval of a Final Plat for the Subject Property; and,
4. Approval of a Plan Description detailing the uses permitted under the PUD along with such exceptions to the City's zoning requirements as set forth within the terms of the PUD ordinance and Plan Description.

The proposed development by Developer is the highest and best use for the Subject Property, and will generally benefit the City of Aurora in at least the following ways:

- a) *The public health, safety, morals, comfort or general welfare:* The Subject Property has sat vacant and unused for over 5 years. Improvement of the Subject Property as outlined above will spark the revitalization of this area which is in general need of economic growth and stimulation.
- b) *The use and enjoyment of other property already established or permitted in the general area:* The proposed development is generally consistent with the nearby uses in the area. The surrounding area is generally retail in character. Surrounding properties are generally as follows:

North: B2 – General Business (Ace Hardware, auto sales, general retail).

South: B2 – General Business (Planet fitness, thrift store, and general retail)

East: B2 – General Business (Jackson Hewitt Tax service, Midwest Title loans, fast food and general retail)

West: Residential/Park

- c) *Property values within the neighborhood.* Adjacent and nearby property values will not be negatively affected, as the proposed development is an improvement over the previous use and otherwise consistent with the character and trend in the general area. As the property has sat vacant and blighted, the repurposing of the property will be more aesthetically pleasing and increase the tax base in the area.

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 repurposing a failed department store site consistent with the character and trend of development in the area. The proposed use is consistent with past uses and existing nearby uses.

e) *Utilities, access roads, drainage and/or other necessary facilities:* Water, electric and natural gas are already at, or near, the Subject Property. No modifications to the utility or roadway network are necessary to support the proposed use.

f) Ingress and egress as it relates to traffic congestion in the public streets: Ingress and egress will be by virtue of the already access points off of Route 31 and Colorado Street (extended) are in place. The development will provide for traffic calming measures, which is generally now used as a cut through from Colorado Avenue easterly. Stacking is sufficient to handle traffic during periods of peak demands.

g) *The applicable regulations of the zoning district in which the subject property is proposed to be or is located:* The proposed special use as a Planned Development accommodates uses that are well suited to the area but not necessarily accommodated by virtue of the existing B2 zoning designation.

III. Requested Variances, Modifications or Exceptions from the City's Codes and Ordinances.

None.

SOA Lake, LLC
2832 5th Street
Rock Island, Illinois 61201
Email: tfitzpatrick@storageofamerica.com

March 9, 2022

City of Aurora
Development Services
44 E. Downer Place
Aurora, Illinois 60507
630-256-3080
coaplaning@aurora-il.org

**Re: Letter of Authorization – SFI Properties Aurora, LLC and
Super Sudz Aurora Inc.**

Dear Development Services Department:

This letter shall confirm that SOA Lake LLC, an Illinois limited liability company, is the owner of an approximately 7.937 acre parcel of improved real estate located 970 N. Lake Street, Aurora, Illinois and legally described as follows:

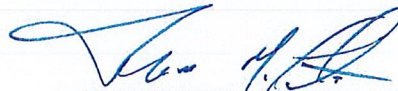
THAT PART OF THE WESTERLY HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 101.64 FEET ALONG THE WESTERLY LINE OF SAID SECTION 15 TO THE OLD CLAIM LINE (WHICH IS ALSO THE NORTH LINE OF RIDDLE HIGHLANDS IN THE CITY OF AURORA, ILLINOIS); THENCE EASTERLY ALONG THE OLD CLAIM LINE 648.77 FEET TO THE NORTHWEST CORNER OF LOT 13 IN BLOCK 11 OF RIDDLE HIGHLANDS; THENCE NORTHERLY ALONG A LINE WHICH BEGINS AT THE NORTHWEST CORNER OF LOT 13 IN BLOCK 11 OF RIDDLE HIGHLANDS AND EXTENDS NORTHERLY TO THE SOUTHWEST CORNER OF LOT 221 OF NORTHLAKE MANOR AURORA, KANE COUNTY, ILLINOIS, FOR A DISTANCE OF 772.78 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 430 FEET TO THE SOUTHEAST** CORNER OF LOT 221 IN NORTHLAKE MANOR; THENCE EASTERLY ALONG THE SOUTHERLY LINE AND SOUTHERLY LINE EXTENDED OF NORTHLAKE MANOR 763.74 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 1, 1963 AS DOCUMENT 1011949; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2451.29 FEET, AN ARC DISTANCE OF 190.33 FEET; THENCE SOUTH 8 DEGREES 33 MINUTES 49 SECONDS EAST ALONG SAID WESTERLY LINE 197.38 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 44 DEGREES 28 MINUTES 11 SECONDS WEST ALONG SAID WESTERLY LINE 25.04 FEET TO AN ANGLE

POINT IN SAID WESTERLY LINE; THENCE SOUTH 8 DEGREES 33 MINUTES 49 SECONDS EAST 31.52 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF ILLINOIS TRACT; THENCE NORTH 88 DEGREES 51 MINUTES WEST PARALLEL WITH THE SOUTHERLY LINE AND SOUTHERLY LINE EXTENDED OF NORTHLAKE MANOR 822.69 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parcel Identification Number: 15-15-155-008 (the "Property").

SFI Properties Aurora LLC, an Illinois limited liability company ("SFI") is the contract purchase of an approximately 1.703 commercial outlet (the "Outlot") on the Property. SFI will be development the as a car wash owned and operated by Super Sudz Aurora Inc. ("Sudz"). This letter shall confirm that SFI and Sudz by and through their authorized representatives (which includes without limitation Sean Fearon and Brenda Pod) shall have the authority to file a Land Use Petition with the City of Aurora (the "City") seeking to obtain all governmental approvals from the City in order for Developer to use the Property in accordance with its intended use. The governmental approvals shall include, but not be limited to: (1) approval of a Final Plat and Plan for a mixed used commercial development; (2) a special use permit for a car wash; (3) special use for indoor storage; and, (4) such other approvals as Developer may request from the City (collectively the "Entitlements").

The letter shall further confirm that there are no buildings on the Property and no electors reside thereon. This authorization shall continue in full force and effect until receipt by the City of a revocation signed, in writing.

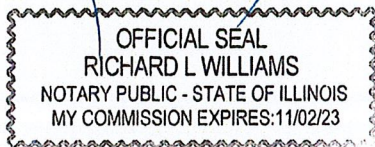


Thomas Fitzpatrick

Subscribed and Sworn to
Before me this 9th day of
MARCH, 2022



Notary Public



LEGAL DESCRIPTION PER TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY

FILE NO.: NCS-910955-23-CHI2 WITH AN EFFECTIVE DATE: JUNE 21, 2018

THAT PART OF THE WESTERLY HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 101.64 FEET ALONG THE WESTERLY LINE OF SAID SECTION 15 TO THE OLD CLAIM LINE (WHICH IS ALSO THE NORTH LINE OF RIDDLE HIGHLANDS IN THE CITY OF AURORA, ILLINOIS); THENCE EASTERLY ALONG THE OLD CLAIM LINE 648.77 FEET TO THE NORTHWEST CORNER OF LOT 13 IN BLOCK 11 OF RIDDLE HIGHLANDS; THENCE NORTHERLY ALONG A LINE WHICH BEGINS AT THE NORTHWEST CORNER OF LOT 13 IN BLOCK 11 OF RIDDLE HIGHLANDS AND EXTENDS NORTHERLY TO THE SOUTHWEST CORNER OF LOT 221 OF NORTHLAKE MANOR AURORA, KANE COUNTY, ILLINOIS, FOR A DISTANCE OF 772.78 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 430 FEET TO THE SOUTHWEST CORNER OF LOT 221 IN NORTHLAKE MANOR; THENCE EASTERLY ALONG THE SOUTHERLY LINE AND SOUTHERLY LINE EXTENDED OF NORTHLAKE MANOR 763.74 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 1, 1963 AS DOCUMENT 1011949; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2451.29 FEET, AN ARC DISTANCE OF 190.33 FEET; THENCE SOUTH 8 DEGREES 33 MINUTES 49 SECONDS EAST ALONG SAID WESTERLY LINE 197.38 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 44 DEGREES 28 MINUTES 11 SECONDS WEST ALONG SAID WESTERLY LINE 25.04 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 8 DEGREES 33 MINUTES 49 SECONDS EAST 31.52 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF ILLINOIS TRACT; THENCE NORTH 88 DEGREES 51 MINUTES WEST PARALLEL WITH THE SOUTHERLY LINE AND SOUTHERLY LINE EXTENDED OF NORTHLAKE MANOR 822.69 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



LOT 2 LEGAL DESCRIPTION

LOT 2 AS SHOWN ON THE FINAL PLAT OF LAKE STREET 31 DEVELOPMENT SUBDIVISION.

SFI Properties Aurora LLC / Super Sudz Aurora Inc.

List of Prohibited Uses

Meat Market

Pawnshops

Garage Sales

Laundromats

Flea Markets

Second hand stores or thrift shops

Tattoo parlors

Massage parlors

Marijuana dispensaries

Dry-cleaning facilities with an on-site plant