

CITY OF LIGHTS 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



Subject Property Information

Address/Location: 4000 and 4100 Ogden Avenue

Parcel Number(s): 07-28-207-004; 07-28-207-005 (attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a Special Use for a Vehilce/Car Dealership, entirely used (2811) use associated with a Vehicle Rental (2840) use on Lots 100 & 200 of Fox Valley Medical/Business Campus Subdivision located at 4000 and 4100 Ogden Avenue

Requesting approval of a Preliminary Plan and Plat for Lots 100 & 200 of Fox Valley Medical/Business Campus Subdivision located at 4000 and 4100 Ogden Avenue for a Vehilce/Car Dealership, entirely used (2811) use associated with a Vehicle Rental (2840) use

Three Paper Copies of:

Two Paper Copies of:

Preliminary Engineering

Stormwater Report (2-10)

Address Plat (2-17)

Attachments Required

Development Tables Excel Worksheet - digital only (1-0)

One Paper 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)

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

One Paper Copy of: Preliminary Plan (2-8) Preliminary Plat (2-9)

Two Paper Copies of: Fire Access Plan (2-6)

Petition Fee: \$1,595.00 (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.

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Authorized Signature;	A	>	Date 7/5/16	
Print Name and Company	late	Enterprise Lea	in Comen	of Chicago, LLC
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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 5 day of 50kg				
State of Minors	NOTARY PUBLIC SEAL			
County of) SS	OFFICIAL SEAL			
(and lat Mis	CARRIE VIGNALI ROSSI Notary Public - State of Illinois			
Notes Signature	My Commission Expires 2/17/2019			



PLANNING & ZONING DIVISION





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



Filing Fee Worksheet

Project Number: 2015.267 Petitioner: Enterprise Holdings, Inc. Number of Acres: 3.65 Number of Street Frontages: 3.00 Non-Profit No

0 Linear Feet of New Roadway: New Acres Subdivided (if applicable): 3.65 Area of site desturbance (acres): 2.57

Filling Fees Due at Land Use Petition: Request(

(s): Special Use	\$	800.00
Public Hearing Notice Sign(s)	\$	45.00
Preliminary Plan & Plat	\$	750.00
	\$	-
	\$	-
	\$	-
	Sub Total:	\$1,595.00

Fees Due at Final Engineering Approval:

Request(s): \$0.00 Sub Total: \$1,595.00 Total:

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

Verified By:

Date:

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	CITY OF AURORA	

PLANNING & ZONING DIVISION



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Project Contact Information Sheet

CITY OF AURORA PLANNING & ZONING DIVISION

•			DI	ANNING	& ZONING DI	VISION
Project Number:	2015.267		PI	LANNING		NOTOTA
Owner						
First Name:	Greg	Initial:		Last Name:	Toste	Title:
Company Name:		Enterprise Leasing Compar		go.LLC		
Job Title		Group Operations				
Address		1050 N. Lombar	Road			
City:	Lombard	State: IL		Zip	Company of the local division of the local d	60148
Email Address:	Gregory.A.Tosle@ehi.com	Phone No.: 630-693	-2948	Mobile No.:	630-878-7545	
Main Petitioner Con	tact (The individual that si	gned the Land Use Petitic	in)			
Relationship to Project			Attor	ney		
Company Name:		Reyes Kurs	ก			
First Name:	Amy	Initial:	0	Last Name:	Kurson	Title:
Job Title:		Senior Part	er			
Address		600 West Van Burer	the second se	3		
City:	Chicago	State: Illinois		Zip	:	60607
Email Address	akurson@rkchicago.com	Phone No.: 312-77	-2691	Mobile No .:		0
Additional Contact					-	
Relationship to Project			Archi	inct		
		Atul Karkhanin Arah				
Company Name: First Name:	Andrew	Atul Karkhanis Arch Initial:	itecis, Lio. 0	Last Name:	Foster	Title:
	Andrew	and the second se	And in case of the local division of the loc	Last Name:	PUSICI	1108.
Job Title:		Project Archi				
Address	Chieses	2514 W. Peterson	Avenue			60659
City:	Chicago	State: Minois				00009
Email Address:	akarkhanis@akarchitects	Phone No.: 773-50	-5533	Mobile No.:		<u> </u>
Additional Contact	#2					
Relationship to Project	;;		Archi	itect		
Company Name:		Atul Karkhanis Arch	itects, Ltd.			
First Name:	Atul	Initial:	0	Last Name:	Karkhanis	Title:
Job Title:		Prinipal				
Address:		2514 W. Petersor	Avenue			
City:	Chicago	State. Illinois		Zip		60659
Email Address:	Akarkhanis@akarchitects.co	Phone No.: 773-50	-5533			0
Additional Contact	#3					
Relationship to Project			Oper	ator		
Company Name:	221 2011-249 - Protototi estentitato, 3.4 data estenti estenti estenti estenti estenti estenti estenti estenti este	Enterprise Leasing Compare				
First Name:	Joseph	Initial:		Last Name:	Dias	Title:
Job Title:		Group Car Sales				
Address:		1050 N. Lombar	the second s			
City:	Lombard	State: Illinois		Zip):	60148
Email Address:	Joseph.Dias@ehi.com	Phone No.: 630-69	-2901		630-514-5881	
the second s				110010 1101		
Additional Contact			_			
Relationship to Project	:		Oper			
Company Name:		Enterprise Leasing Compa	and the second se	Contraction of the second s	0.11	
First Name:	Dominic	Initial:	and the second se	Last Name	Candelero	Title:
Job Title:		Area Rental Ma	and the second se			
Address:		1050 N. Lombar	d Road			00115
City:	Lombard Dominic.Candelero@ehi.con	State: illinois Phone No.: 630-69		Zip	: 618-303-4058	60148

Qualifying Statement

2015.267 – Enterprise Leasing Company of Chicago, LLC 4000 & 4100 Ogden - Car Sales & Rental Special Use Final Plat & Plan

1) The use is designed, located, and proposed to be operated that the public health, safety, morals, comfort, and general welfare will be protected.

The subject property is located in a Planned Development District, Lot 100 & 200 of Fox Valley Medical/Business Campus, and surrounding properties are commercial in nature.

Enterprise proposes to establish a car rental and sales facility.

2) The use and enjoyment of other property already established or permitted in the general area will not be adversely affected.

The proposed car rental and sales facility will provide the community with additional choices for rental and used car sale services.

Operations of the facility will have no little to effect on surrounding properties. Traffic generated by the use will not have an adverse impact on surrounding properties. Customers will enter and exit the proposed business using a driveway from Healthway Drive. There is a traffic signal to the southwest, at the intersection of Ogden Avenue and Commons Drive, as well as a traffic signal to the northeast at the intersection of Ogden Avenue and Ave and Route 59 to help control the speed and flow of traffic.

3) The use will not cause injury to nearby property values within the neighborhood.

The proposed car rental and used auto sales businesses will be located in a neighborhood of commercial spaces. Surrounding properties include Madsen Mitsubishi auto sales to the east, and medical office buildings to the north and west, and Valley Honda to the south west. Because the facility will be similar to already established uses in the area, and as noted at standard #1 above, the facility will not generate an inordinate amount of traffic, the proposed use will not cause any injury to the nearby property values.

4) The use is designed, located, and proposed to conform to the normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

The design of the auto sales and rental facility will be similar to nearby auto sales operations, and the operation will integrate well into the neighborhood. Enterprise may provide rental cars for people who may be getting their cars repaired at the surrounding auto businesses. By establishing additional options for car rental and sales, the business may attract new customers to the area.

5) No adverse effect to the utilities, access roads, drainage and/or other necessary facilities.

The proposed use will be occupying the established structure currently constructed on the lots. Storm water management facilities will be constructed in accordance with current regulations.

6) No adverse effect to the ingress and egress as it relates to traffic congestion in the public streets.

Similar Enterprise facilities have car sales that will average between 2-3 vehicles per day, while vehicle rentals and returns average 40-60 per day.

As noted at standard #2, above, traffic generated by the facility will not have an adverse impact on surrounding properties. Customers will enter and exit the proposed business using a driveway from Healthway Drive. There is a traffic signal to the southwest, at the intersection of Ogden Avenue and Commons Drive, as well as a traffic signal to the northeast at the intersection of Ogden Ave and Route 59 to help control the speed and flow of traffic.

7) The proposed use intends to comply with the applicable regulations a Planned Development District.

Enterprise intends to design and operate the facility in accordance with all applicable regulations.

8) Proposed list of variances, modifications or exceptions that we are seeking from the City's Codes and Ordinances are:

- a. Signage requirements
- b. Landscaping amount of canopy trees

May 5, 2016

Ed Sieben Zoning Administrator Planning and Zoning Division City of Aurora 44 East Downer Place Aurora, Illinois 60505

Re: 4000 West Ogden Avenue, Aurora, Illinois ("Property")

Dear Mr. Sieben:

On behalf of Judd Properties, owners of the captioned Property, I hereby consent to Enterprise Leasing Company of Chicago, LLC applying for and securing, at its own expense all zoning approvals necessary to allow redevelopment of the Property.

I understand that Enterprise Leasing Company of Chicago, LLC has engaged the law firm Reyes Kurson, Ltd., and I authorize Reyes Kurson, Ltd. to develop and file applications related to the Property as directed by Enterprise Leasing Company of Chicago, LLC.

As evidence by the enclosed Purchase and Sale Agreement, I am authorized to grant this consent.

If you have any questions, please do not hesitate to contact us.

Thank you,

90, Canal Partner

Ed Sieben Zoning Administrator **Planning and Zoning Division** City of Aurora 44 East Downer Place Aurora, Illinois 60505

Re: 4100 West Ogden Avenue, Aurora, Illinois ("Property")

Dear Mr. Sieben:

We, John Mullins and Susan Mullins, owners of the captioned Property, hereby consent to Enterprise Leasing Company of Chicago, LLC applying for and securing all zoning approvals necessary to allow redevelopment of the Property.

I understand that Enterprise Leasing Company of Chicago, LLC has engaged the law firm Reyes Kurson, Ltd., and I authorize Reyes Kurson, Ltd. to develop and file applications related to the Property as directed by Enterprise Leasing Company of Chicago, LLC.

If you have any questions, please do not hesitate to contact us.

Thank you,

Jula Mallers John Mullins Najan Mullin

Legal Description

LOT 200 IN THE REPLAT OF LOT 21 IN FOX VALLEY MEDICAL BUSINESS CAMPUS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 2002 AS DOCUMENT R2002-162711, IN DUPAGE COUNTY, ILLINOIS.

LOT 100 OF "REPLAT OF LOT 21 IN FOX VALLEY MEDICAL/BUSINESS CAMPUS", BEING A RESUBDIVISION OF LOT 21 OF FOX VALLEY MEDICAL/BUSINESS CAMPUS, OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO AFORESAID REPLAT RECORDED JUNE 24, 2002 AS DOCUMENT R2002-162711, IN DUPAGE COUNTY, ILLINOIS.

SAID PARCEL OF LAND CONTAINING 158950.80 SQUARE FEET OR 3.649 ACRES, MORE OR LESS.



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Parking and Stacking Requirement Worksheet

Project Number: 2015.267 Petitioner: Enterprise Holdings, Inc.

Parking Requirement 44 Total Parking Requirement 44 Enclosed Parking Spaces Surface Parking Spaces 44

Note: All parking spaces must be individually accessable 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	•	for faculties greater than 5,000 SF.

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

OFFICE USE ONLY

Verified By: Jill Hall

Requirement Based On:

Sq Ft

Use Structure 2251: Retail sales and services 8842 50,000 SF or under Needed 1 space per 200 SF of GFA

44.21

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Requirement