

Land Use Petition

Project Number: 2015.267

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 Vehicle/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 Vehicle/Car Dealership, entirely used (2811) use associated with a Vehicle Rental (2840) use



Attachments Required

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

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

Three Paper Copies of:
Address Plat (2-17)

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

One Paper Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)

Two Paper Copies of:
Preliminary Engineering
Stormwater Report (2-10)

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

Legal Description (2-1)
Letter of Authorization (2-2)
Existing or Proposed CC and Rs OR Lease
Restrictions (2-1)

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.

Authorized Signature: [Signature] Date 7/5/16

Print Name and Company: Greg Leste Enterprise Leasing Company of Chicago, LLC

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 July

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



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

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 3.65

Area of site disturbance (acres): 2.57

Filing 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):		
Sub Total:		\$0.00

Total: **\$1,595.00**

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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JUL -5 2016
CITY OF AURORA
PLANNING & ZONING DIVISION



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



Project Contact Information Sheet

CITY OF AURORA
PLANNING & ZONING DIVISION

Project Number: 2015.267

Owner

First Name: Greg Initial: 0 Last Name: Toste Title: Mr.
Company Name: Enterprise Leasing Company of Chicago, LLC
Job Title: Group Operations Manager
Address: 1050 N. Lombard Road
City: Lombard State: IL Zip: 60148
Email Address: Gregory.A.Toste@ehi.com Phone No.: 630-693-2948 Mobile No.: 630-878-7545

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

Relationship to Project: Attorney
Company Name: Reyes Kurson
First Name: Amy Initial: 0 Last Name: Kurson Title: Mrs.
Job Title: Senior Partner
Address: 600 West Van Buren, Suite 909
City: Chicago State: Illinois Zip: 60607
Email Address: akurson@rkchicago.com Phone No.: 312-775-2691 Mobile No.: 0

Additional Contact #1

Relationship to Project: Architect
Company Name: Atul Karkhanis Architects, Ltd.
First Name: Andrew Initial: 0 Last Name: Foster Title: Mr.
Job Title: Project Architect
Address: 2514 W. Peterson Avenue
City: Chicago State: Illinois Zip: 60659
Email Address: akarkhanis@akarchitects Phone No.: 773-508-5533 Mobile No.: 0

Additional Contact #2

Relationship to Project: Architect
Company Name: Atul Karkhanis Architects, Ltd.
First Name: Atul Initial: 0 Last Name: Karkhanis Title: Mr.
Job Title: Principal
Address: 2514 W. Peterson Avenue
City: Chicago State: Illinois Zip: 60659
Email Address: Akarkhanis@akarchitects.co Phone No.: 773-508-5533 Mobile No.: 0

Additional Contact #3

Relationship to Project: Operator
Company Name: Enterprise Leasing Company of Chicago, LLC
First Name: Joseph Initial: 0 Last Name: Dias Title: Mr.
Job Title: Group Car Sales Manager
Address: 1050 N. Lombard Road
City: Lombard State: Illinois Zip: 60148
Email Address: Joseph.Dias@ehi.com Phone No.: 630-693-2901 Mobile No.: 630-514-5881

Additional Contact #4

Relationship to Project: Operator
Company Name: Enterprise Leasing Company of Chicago, LLC
First Name: Dominic Initial: 0 Last Name: Candelero Title: Mr.
Job Title: Area Rental Manager
Address: 1050 N. Lombard Road
City: Lombard State: Illinois Zip: 60148
Email Address: Dominic.Candelero@ehi.com Phone No.: 630-693-2999 Mobile No.: 618-303-4058

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 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:

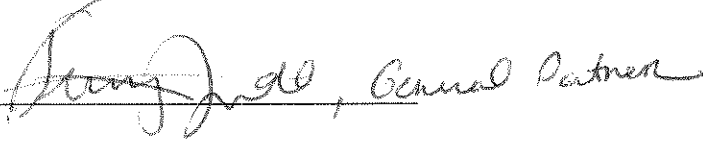
On behalf of Judd Properties, owners of the captioned Property, I hereby consent to Enterprise Leasing Company of Chicago, LLC applying for and securing, at its own expense all zoning approvals necessary to allow redevelopment of the Property.

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,


Steven Judd, General Partner

June 21, 2016

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,



John Mullins



Susan Mullins

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.

Parking and Stacking Requirement Worksheet

Project Number: 2015.267

Petitioner: Enterprise Holdings, Inc.

Parking Requirement

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

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.

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

Requirement

44.21

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