

Land Use Petition

Project Number: 2020.037

Subject Property Information

Address/Location: 1340 Molitor Road - NW Corner of Farnsworth Avenue and Molitor Road
Parcel Number(s): 15-11-228-010; 15-11-229-007

Petition Request(s)

Requesting a Plan Description Revision to the Conditional Use Planned Development on the property located at 1340 Molitor Road being the northwest corner of Farnsworth Avenue and Molitor Road

Requesting approval of a Preliminary Plan located at 1340 Molitor Road being the northwest corner of Farnsworth Avenue and Molitor Road for a Gasoline Station (2831) Use.

Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)	Two Paper and One pdf Copy of: Fire Access Plan (2-6)	Word Document of: Plan Description (2-18)
Word Document of: Legal Description (2-1)	Preliminary Engineering Stormwater Report (2-10)	
One Paper and pdf Copy of: Qualifying Statement (2-1)		Two Paper and pdf Copy of: Plan Description (2-18)
Plat of Survey (2-1)		Preliminary Plan (2-8)
Legal Description (2-1)		Landscape Plan (2-7)
Letter of Authorization (2-2)		Building and Signage Elevations (2-11)

Petition Fee: \$1,580.00 (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: Ryan C Swanson Date 1/13/21

Print Name and Company: RYAN C SWANSON ARC DESIGN RESOURCES, INC

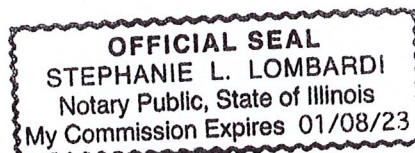
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 13th day of JANUARY, 2021

State of ILLINOIS)
) SS
County of WINNEBAGO)

NOTARY PUBLIC SEAL

Stephanie Lombardi
Notary Signature



Filing Fee Worksheet

Project Number: 2020.037

Petitioner: Ryan Swanson - Arc Design Resources (Petitioner

Number of Acres: 3.63

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: n/a

New Acres Subdivided (if applicable): #VALUE!

Area of site disturbance (acres): 4.38

Filing Fees Due at Land Use Petition:

Request(s):	Preliminary Plan	\$ 750.00
	Special Use	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 30.00

Total: **\$1,580.00**

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

Verified By: Jacob Sodaro

Date: 1/4/2021

Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	Thomas	Initial:		Last Name:	Bonifas	Title:	Mr.
Address:	1060 N Farnsworth Unit 1312						
City:	Aurora	State:	IL	Zip:	60505-2008		
Email Address:		Phone No.:		Mobile No.:			
Company Name:	First National Bank of Batavia Trust #303						
Job Title:	Trustee						

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

Relationship to Project	Engineer						
First Name:	Ryan	Initial:	C	Last Name:	Swanson	Title:	Mr.
Address:	5291 Zenith Parkway						
City:	Loves Park	State:	IL	Zip:	61111		
Email Address:	ryans@arcdesign.com	Phone No.:	815-484-4300 ext 217	Mobile No.:	815-703-9217		
Company Name:	Arc Design Resources						
Job Title:	Project Manager						

Additional Contact #1

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

CIRCLE K – AURORA, IL - QUALIFYING STATEMENT

1340 Molitor Road, Aurora, IL 60505

Pin: 15-11-229-007

15-11-228-010

The Circle K – Aurora, IL project located at the northwest corner of Farnsworth Avenue and Molitor Road proposes the construction of a convenience and fuel facility including a 5,200 s.f. store and fuel canopy featuring 7 pumps (14 fueling positions). The proposed development will replace the existing facility at the northeast corner of Farnsworth and Molitor. Currently it is anticipated that the existing property will be razed (including pulling of tanks) and resold as a commercial parcel.

A Special Use Permit modification is required for a revision to the Special Use Plan Unit Development that was approved in 2013.

Through the initial coordination with City Staff and DST Meetings, several public improvements are required by the annexation agreement to be incorporated into the design of the site including the following:

- 8' wide multi-use path along the Farnsworth Ave frontage
- Right Turn taper and deceleration lane for the Farnsworth Ave access
- Widening, restriping, addition of curb and gutter, and addition of sidewalk along Molitor Road as shown in the enclosed plans
- Dedication of R.O.W.

As mentioned, these public improvements are required by the annexation agreement.

The property is located at the NW corner of the intersection of Farnsworth Ave and Molitor Road. The 3 remaining corners are developed as commercial uses. Due to the proximity of I-88, traffic patterns, and numerous commercial developments, this location is conducive to the proposed use.

The proposed development features a large amount of open space to serve as a buffer between the commercial and residential uses. As previously mentioned, the Farnsworth corridor is primarily commercial. Based on these features the development is not anticipated to have negative impacts on the surrounding area.

Due to the existing conditions of the site, the northern and western portions of the site will be used for floodplain mitigation and stormwater detention.

Access to the site is proposed in 2 locations. As mentioned above the access to Farnsworth will include a right turn lane, including the taper and deceleration lane. Consumer navigation of the site and the intersection are enhanced with the addition of the right turn lane on Farnsworth and the proposed widening in the Molitor Road R.O.W.

The Circle K development incorporates the requirements of the City of Aurora, B2 (Special Use) standards and regulations.

No variances are currently anticipated based on the site layout.

November 23, 2020

From: Thomas Bonifas, as Trustee
First National Bank of Batavia Trust #303
1060 N Farnsworth Ave Unit 1312
Aurora, IL 60505-2008
Phone:
Email:

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

Re: Authorization Letter for: 1340 Molitor Road, Aurora, IL 60505 (Pin 15-11-229-007 and 15-11-228-010)

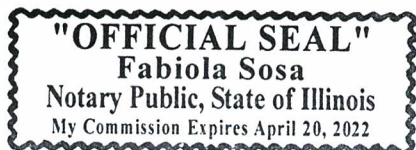
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Circle K, Arc Design Resources, and their representatives, to act as the owner's agent through the Special Use Planned Development / Preliminary Plan Land Use Petition process with the City of Aurora for said property.

Signature: Thomas L. Bonifas Date: November 24, 2020

Subscribed and Sworn to Before Me This 24th Day Of November 2020.

Notary Signature Fabiola Sosa



Legal Description

Legal Description as contained in Commitment for Title Insurance issued by Chicago Title Company, LLC
Commitment No. 19CNW667015GV dated August 24, 2020.

PARCEL 1:

LOT 119 OF DIEHL'S MARYWOOD ACRES, UNIT FIVE, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

LOT 127 IN DIEHL'S MARYWOOD ACRES UNIT 5 AND THE WEST 33 FEET OF LOT 25 IN MARYWOOD ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, AND PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

Lots 119 and 127 as designated upon Diehl's Marywood Acres Unit 5, being a subdivision of part of the Southeast Quarter of Section 2, and part of the Northeast Quarter of Section 11, all in Township 38 North, Range 8 East of the Third Principal Meridian, the plat of which subdivision was recorded November 25, 1960 as Document No. 934991 in the Recorder's Office of Kane County, Illinois, also part of Lot 25 as designated upon Marywood Estates, being a subdivision of part of the Southeast Quarter of Section 2, and part of the Northeast Quarter of Section 11, all in Township 38 North, Range 8 East of the Third Principal Meridian, the plat of which subdivision was recorded October 21, 1947 as Document No. 591312 in said Recorder's Office, described as follows:

Beginning at the Northeast corner of said Lot 119 thence South 3 degrees 17 minutes 07 seconds East along the East line of said Lot 119, a distance of 362.09 feet; thence South 0 degrees 31 minutes 48 seconds East along the East line of said Lot 119, a distance of 176.29 feet to the Southeast corner thereof; thence South 87 degrees 47 minutes 12 seconds West along the South line of said Lots 119 and 127, a distance of 328.94 feet to the Southwest corner of said Lot 127, said point also lying in the East line of said Lot 25 of said Marywood Estates; thence South 1 degree 00 minutes 16 seconds East along the East line of said Lot 25, a distance of 7.01 feet to the Southeast corner thereof; thence South 87 degrees 47 minutes 12 seconds West along the South line of said Lot 25, a distance of 32.73 feet; thence North 1 degree 01 minute 58 seconds West, a distance of 350.10 feet to the Southwest corner of the premises conveyed by Kevin Busch, Circuit Judge of the Sixteenth Judicial Circuit, Kane County, Illinois to Steven Brengman by Judicial Deed recorded March 01, 2013 as Document No. 2013K016128 in said Recorder's Office; thence North 87 degrees 59 minutes 15 seconds East along the South line of said premises so conveyed and the North line of said Lot 127, a distance of 167.49 feet to the Northeast corner of said Lot 127; thence Northerly along the Westerly line of said Lot 119 along a circular curve to the left whose radius is 1640.66 feet and whose center lies to the West, the long chord of which curve bears North 12 degrees 04 minutes 07 seconds West, a chord distance of 131.97 feet to the Northwestern most corner of said Lot 119; thence North 87 degrees 57 minutes 31 seconds East along the Northerly line of said Lot 119, a distance of 67.50 feet; thence Northerly along a North and South jog in the Northerly line of said Lot 119 along a circular curve to the left whose radius is 1706.66 feet and whose center lies to the West, the long chord of which curve bears North 14 degrees 40 minutes 57 seconds West, a chord distance of 47.22 feet; thence North 80 degrees 16 minutes 33 seconds East along the Northerly line of said Lot 119, a distance of 152.11 feet to the Point of Beginning, containing 3.627 acres, more or less, all being situated in the County of Kane and the State of Illinois.