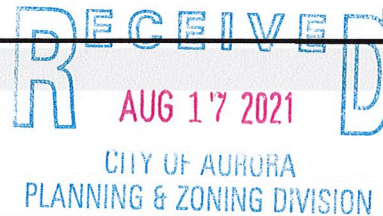


Land Use Petition

Subject Property Information

Address/Location: 375 Marshall Avenue
Parcel Number(s): 15-21-408-057



Project Number: 2021.073 ²³⁹

Petition Request(s)

Requesting approval of a Final Plan for Lot 5 of Bell Gale Business Park located at 375 Marshall Ave for a Window Tinting Facility

Attachments Required

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

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

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)

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)

Petition Fee: \$750.00 (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 08-12-2021

Print Name and Company: _____

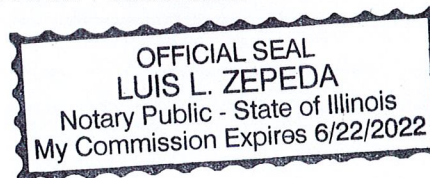
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 12 day of August 2021

State of ILLINOIS
County of Kendall) SS

[Signature]
Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2021.073

Petitioner: Professional Tint

Number of Acres: 0.87

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.32

Filling Fees Due at Land Use Petition:

Request(s):	Final Plan	\$	750.00
		\$	-

Total: **\$750.00**

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

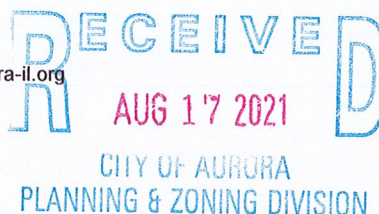
Verified By: Jacob Sodaro

Date: 6/15/2021

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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



1-5

Project Contact Information Sheet

Project Number: 2021.073

Petitioner Company (or Full Name of Petitioner):

Professional Tint

Owner

First Name: Jorge Initial: _____ Last Name: Herrera Title: Mr.
Company Name: Professional Window Tint
Job Title: Owner
Address: 582 Second Ave
City: Aurora State: Illinois Zip: 60505
Email Address: enriquezliliana@yahoo.com Phone No.: 630-788-5195 Mobile No.: _____

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

Relationship to Project: Engineer
Company Name: Tebrugge Engineering
First Name: John Initial: J Last Name: Tebrugge Title: Mr.
Job Title: Owner
Address: 410 E Church St., Ste. A
City: Sandwich State: IL Zip: 60548
Email Address: info@tebruggeengineering.com Phone No.: (815) 786-0195 Mobile No.: _____

Additional Contact #1

Relationship to Project: Owner
Company Name: Professional Window Tint
First Name: Liliana Initial: _____ Last Name: Enriquez Title: Ms.
Job Title: Owner
Address: 582 Second Ave
City: Aurora State: Illinois Zip: 60505
Email Address: enriquezliliana@yahoo.com Phone No.: 630-788-5195 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
Company Name: Agama Designs
First Name: Alberto Initial: _____ Last Name: Agama Title: Mr.
Job Title: Owner
Address: 269 Walsh Circle
City: Yorkville State: IL Zip: 60560
Email Address: alberto@agamadesigns.com Phone No.: 630-381-9019 Mobile No.: _____

Additional Contact #3

Relationship to Project: Surveyor
Company Name: Todd Surveying
First Name: Eric Initial: _____ Last Name: Pokorny Title: Mr.
Job Title: Owner
Address: 759 John Street
City: Yorkville State: Illinois Zip: 60560
Email Address: Eric@toddsurvey.com Phone No.: 630-892-1309 Mobile No.: _____

Additional Contact #4

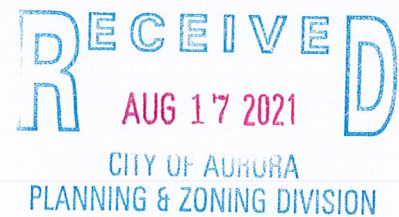
Relationship to Project: Architect
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: IL Zip: _____
Email Address: #REF! Phone No.: _____ Mobile No.: _____

Qualifying Statement of Petition

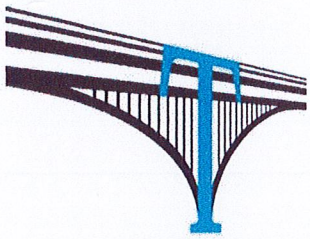
April 12, 2021

Professional Window Tint
Lot 5 Bell Gale Business Park
375 Marshall Ave
Aurora, IL 60506

The owners of Lot 5 in Bell Gale Business Park are proposing a 100'x40' building for the use of professionally tinting vehicle windows. The property is 0.87 ac. The proposed building will have an office with 3 interior parking bays with 2 exterior bay doors for a drive through operation. The proposed site will have 12 parking spaces with 1 handicap space.



Prepared by: John J. Tebrugge
Tebrugge Engineering



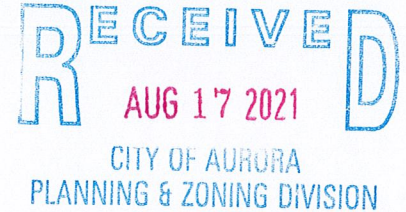
TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

April 12, 2021

From: Professional Window Tint
375 Marshall Ave
Aurora, IL



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

Re: Authorization Letter for: Professional Window Tint

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 John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owner's agent through the Final Plan & Land Use Petition process with the City of Aurora for said property.

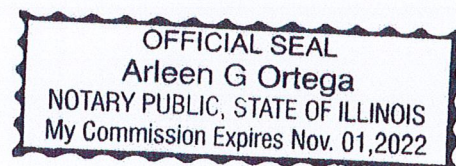
Signature: _____

Date: 05/26/2021

Subscribed And Sworn To Before Me This 26th Day
Of May, 2021

Notary Signature: _____

Notary Public Seal



LEGAL DESCRIPTION

LOT 5 IN FINAL PLAT FOR RESUBDIVISION OF BELL GALE BUSINESS PARK,
BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHEAST
QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON JUNE 17, 2016
AS DOCUMENT NO. 2016K030488, IN KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: LOT 5 MARSHALL AVENUE, AURORA, ILLINOIS.

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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



1-22

CITY OF AURORA
PLANNING & ZONING DIVISION

Landscaping CTE Requirement Worksheet

Project Number: 2021.073

Petitioner: Professional Tint

Street Frontage 477 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Bell Gale Business Park

Unit/Phase:

Lot Number

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Parking Lot Islands

Building Foundation

5

1,076 L.F.

- L.F.

11 spaces

- Number

220 L.F.

Standard Requirements

		Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
Total CTEs Required		1	1/3	1/3	1/20	1/20
Street Trees	14.0	14	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	32.0	16	14	14	64	64
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	1.0	1	0	0	3	3
Building Foundation	2.0	0	0	0	20	20
Total:	49.0	31	14	14	87	87

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

Verified By:

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2021.073

Petitioner: Professional Tint

Parking Requirement

Total Parking Requirement	24
Enclosed Parking Spaces	-
Surface Parking Spaces	24

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: _____

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
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