

Land Use Petition

Project Number: 2015.270

Subject Property Information

Address/Location: 932 S. Lake Street / South of Arnold Avenue between South Lake Street and East Lake Street

Parcel Number(s): 15-28-304-028; 15-28-304-029

Petition Request(s)

Requesting the Establishment of a Special Use Planned Development, and to change the underlying zoning district from on a portion of the property from R-1 One Family Dwelling to B-3 Business and Wholesale District to for the property located at 932 S. Lake Street being South of Arnold Avenue between South Lake Street and East Lake Street

Requesting approval of a Final Plan for Lots 19, 22, 23, 25, 26, 28, 29, 32 of South End Addition Subdivision located at 932 S. Lake Street being South of Arnold Avenue between South Lake Street and East Lake Street for a Landscaping with Outside Storage (2910) Use

Attachments Required

Word Document of: Legal Description (2-1)
and Plan Description (2-18)

One Paper and pdf Copy of:
Executed Land Use Petition (1-3)
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Parking Worksheet (1-8)
Landscape Requirement Worksheet (1-22)
Landscape Materials Worksheet (1-23)

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

Word Document of: Plan Description (2-18)

One Paper and pdf Copy of:
Plan Description (2-18)
Final Plan (2-4)
Landscape Plan (2-7)
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: [Signature] Date 12/3/16

Print Name and Company: Nereida Hernandez A Plus AJ Landscaping 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 3 day of December 2016.

State of IL)
County of Kane) SS

[Signature]
Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2015.270

Petitioner: A+AJ Landscaping - Mr. Jose Garcia

Number of Acres: 0.98

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): 0.00

Filing Fees Due at Land Use Petition:

Request(s): Rezoning & Special Use	\$ 800.00
Public Hearing Notice Sign(s)	\$ 30.00
Final Plan	\$ 750.00
	\$ -
	\$ -
	\$ -

Total: **\$1,580.00**

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

Verified By: Steve Broadwell

Date: 11/21/2016

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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 COAPPlanning@aurora-il.org



Project Contact Information Sheet

CITY OF AURORA
PLANNING & ZONING DIVISION

Project Number: 2015.270

Owner

First Name: Jose Initial: Last Name: Garcia Title: Mr.
Company Name: A+AJ Landscaping
Job Title: Owner
Address: 932 West Lake Street
City: Aurora State: IL Zip: 60506
Email Address: nereh2009@gmail.com Phone No.: (630) 820-9555 Mobile No.:

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

Relationship to Project: Owner
Company Name: A+AJ Landscaping
First Name: Nery Initial: Last Name: Hernandez Title: Mrs.
Job Title: Owner/Administrator
Address: 932 West Lake Street
City: Aurora State: IL Zip: 60,506.00
Email Address: nereh2009@gmail.com Phone No.: (630) 820-9555 Mobile No.:

Additional Contact #1

Relationship to Project: Architect
Company Name: Phorma Designs Inc.
First Name: Paul Initial: Last Name: Chabez Title: Mr.
Job Title: Architect
Address: 2092 Gardner Circle E.
City: Aurora State: IL Zip: 60,503.00
Email Address: pchabez@phormadesigns.com Phone No.: Mobile No.:

Additional Contact #2

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

Additional Contact #3

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
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

Jose Garcia is the owner of the Property located near the Southeast corner of S. Lake Street and Jericho Road with a common address of 932 S. Lake Street which has a structure currently used for offices. He also owns land on E. Lake Street (Lots 25, 28, 29 and 32) which are vacant. It is the intention of the Owner to replace the driveway that currently exists on Lot 19 and 22 and extend the driveway behind the existing structure to provide more parking for clients and staff. The remainder of the property on S. Lake Street would be used for storing landscaping material as well as the Lots on E. Lake St. Furthermore, it is the intention of the Owner to extend the gravel driveway that is currently on Lot 26 to run the entire length of Lot 26 on the south end and back into Lot 25 so that trucks could access the landscaping material without driving on E. Lake St. There would be no access to the Lots from E. Lake St.. It is also the intention of the Owner to request a rezoning the portion of (Lots 25, 26, 28, 29 & 32) properties currently zoned as R-1 to a B3, and requesting a Special Use for the landscape outside storage.

a) THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE

By directing all traffic to S. Lake Street it would provide safety to the neighborhood as there would be no trucks or large vehicles traveling on E. Lake Street. Furthermore, it would reduce the noise factor in the neighborhood.

b) THE USE AND ENJOYMENT OF OTHER PROPERTY ALREADY ESTABLISHED OR PERMITTED IN THE GENERAL AREA

The establishment of a landscaping company would fit in with the other businesses which are already established on the east side of S. Lake St., ie. factory, metal business and concrete business.

c) PROPERTY VALUES WITHIN THE NEIGHBORHOOD

The general area around the Lots is commercial use and this proposal would fit in that classification and therefore have no impact on the properties on S. Lake Street. However, properties in the neighborhood would see increased value if the plan is approved as access to E. Lake Street would no longer be permitted, therefore removing trucks and large vehicles from the neighborhood.

d) THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES ESTABLISHED OR PERMITTED WITHIN THEIR RESPECTIVE EXISTING ZONING DISTRICTS.

The re-zoning of the Lots on E. Lake Street to Business would allow for the continuation of businesses being established along S. Lake Street and would prevent the building of a residential structure between obvious commercial enterprises.

e) UTILITIES, ACCESS ROADS, DRAINAGE AND OR OTHER NECESSARY FACILITIES

The proposal does not effect the current utility, drainage or other necessary facilities, and would improve the parking and access by limiting traffic on E. Lake St.

f) INGRESS AND EGRESS AS IT RELATES TO TRAFFIC CONGESTION IN THE PUBLIC STREET

This development would be an improvement by limiting access to the property only off S. Lake Street which is already established as a 4 lane (2 lanes each direction) commercial road. Trucks and large vehicles would no longer be able to access the lots on E. Lake Street from E. Lake St.

g) THE APPLICABLE REGULATIONS OF THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS PROPOSED TO BE OR IS LOCATED

The landscaping business would fit in perfectly with the Business zoning of the area.

RESPECTFULLY SUBMITTED,

Jose Garcia



932 S. Lake St.
Aurora, IL 60506
(630) 820-9555

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CITY OF AURORA
PLANNING & ZONING DIVISION

October 18, 2016

From: Nereida Hernandez, Representative
A Plus AJ Landscaping Inc.
932 W. Lake St.
Aurora, IL 60506
(630) 278-0125
nereh2009@gmail.com

To: City of Aurora, Planning and Zoning Division.
44 E. Downer Place.
Aurora, IL 60506
(630) 256-3080
coaplaning@aurora-IL.org

Re: Authorization Letter for: 932 S. Lake St., Aurora, IL 60506

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 Nereida Hernandez, and its representatives, to act as the owner's agent through the Rezoning Land Use Petition process with the City of Aurora for said property.

Signature: *Rose Garcia* Date: 10/19/16

Subscribed And Sworn To Before Me This 19 Day Of October, 2016.

Notary Signature *Olivia Castro*



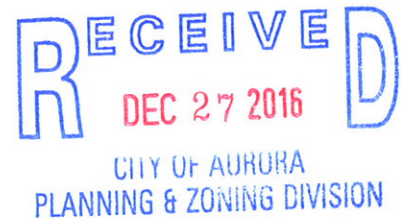
LEGAL DESCRIPTION

PARCEL 1 – (932 W. Lake Street, Aurora IL 60506)

LOTS 19, 22 and 23 in BLOCK 27 of South end addition to Aurora, in the City of Aurora, Kane County, IL.

PARCEL 2 – (940 E. Lake Street, Aurora IL 60506)

LOTS 25, 26, 28, 29 and 32 in BLOCK 27 of South End Addition to Aurora, part of the West ½ of the Southwest ¼ of Section 28, Township 38 North, Range 8, East of the Third Principle Meridian, Aurora Township, Kane County, Illinois



Parking and Stacking Requirement Worksheet

Project Number: 2015.270

Petitioner: A+AJ Landscaping - Mr. Jose Garcia

Parking Requirement

Total Parking Requirement	2
Enclosed Parking Spaces	-
Surface Parking Spaces	2

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.

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OFFICE USE ONLY

Verified By:

Steve Broadwell

Requirement Based On:

Sq Ft / Units	Use	Needed	Number Required
592	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	2

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1-22

CITY OF AURORA
PLANNING & ZONING DIVISION

Landscaping CTE Requirement Worksheet

Project Number: 2015.270

Petitioner: A+AJ Landscaping - Mr. Jose Garcia

Street Frontage 294 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Block 27 of South End Addition to Au **Unit/Phase:**

Perimeter Yard 1,105 L.F.

Buffer Yard 394 L.F.

Surface Parking Spaces 6 spaces

Building Foundation 110 L.F.

Lot Number 19, 22 & 23, 25, 26, 28, 29 & 32

Standard Requirements

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
	Total CTEs Required	1	3	3	20	20	CTE Equivalent Value
Street Trees	5.3	4	0	4	0	0	Waive 3.7 CTEs
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	18.0	16	0	0	32	0	Waive 15 CTEs
Buffer Yard	0.0	0	0	0	0	0	Waive 8.0 CTEs
Parking Lot Islands	0.0	0	0	0	0	0	# of Islands: 0
Building Foundation	0.0	0	0	0	0	0	Waive 1.0 CTEs
Total:	23.3	20	0	4	32	0	
ORIGINAL REQ		51.0					
TOTAL WAIVED		27.7					

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Verified By:

Date:

Landscape Material Worksheet

Project Number: 2015.270

Petitioner: A+AJ Landscaping - Mr. Jose Garcia

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Ulmaceae	Celtis	occidentalis	Hackberry
Fagaceae	Quercus	bicolor	Swamp White Oak

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Thuja	plicata	Giant Arborvitae
Pinaceae	Picea	abies	Norway Spruce
Pinaceae	Pinus	strobus	Eastern White Pine
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew
Cypress	Thuja	occidentalis	Woodward Arborvitae

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By:

Steve Broadwell

Date: 11/21/2016