

# Land Use Petition

Project Number: 2018.141

## Subject Property Information

Address/Location: 4430 Fox Valley Center Drive, Unit 108

Parcel Number(s): 07-21-401-075

## Petition Request(s)

Requesting approval of a Special Use for a Video Gaming Terminal use within 2,640 feet of another licensed establishment on Lot 1 of Fox Valley East, Region 1, Unit 8 Subdivision located at 4430 Fox Valley Center Drive, Unit 108

## 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:  
Contact Worksheet (1-5)  
Filing Fee Worksheet (1-6)  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)  
Floor/Seating Plan



## Petition Fee: \$815.00 (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: Steve Bellis Date 8-7-18

Print Name and Company: TW cafe

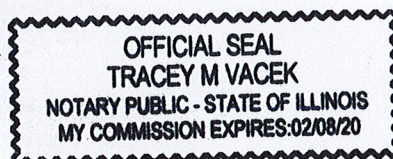
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 7<sup>th</sup> day of August, 2018.

State of Illinois)  
County of Kane) SS

NOTARY PUBLIC SEAL

Tracey M Vacek  
Notary Signature



## Filing Fee Worksheet

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Project Number: 2018.141  
Petitioner: Tim Axarides  
Number of Acres: 2.63  
Number of Street Frontages: 1.00  
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):	Special Use	\$	800.00
	Public Hearing Notice Sign(s)	\$	15.00
		\$	-
		\$	-
		\$	-
	Final Engineering Filing Fee	\$	-

**Total:** \$815.00

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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PLANNING & ZONING DIVISION

### Project Contact Information Sheet

**Project Number:** 2018.141

**Petitioner Company (or Full Name of Petitioner):** Tim Axarides

**Owner**

First Name: cory Initial: \_\_\_\_\_ Last Name: bruce Title: Mr.  
 Company Name: NARE Group  
 Job Title: Manager  
 Address: 1901 n roselle rd ste 650  
 City: schamburg State: il Zip: 60195  
 Email Address: corey@naregroup.com Phone No.: 630-618-6533 Mobile No.: 630-618-6533

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

Relationship to Project: Tenant  
 Company Name: TW Café  
 First Name: Steve Initial: \_\_\_\_\_ Last Name: Dellis Title: Mr.  
 Job Title: Owner  
 Address: 2971 henley lane  
 City: naperville State: il Zip: 60540  
 Email Address: yiasou43@gmail.com Phone No.: 630-851-4066 Mobile No.: 630-851-4066

**Additional Contact #1**

Relationship to Project: Operator  
 Company Name: TW Café  
 First Name: Tim Initial: \_\_\_\_\_ Last Name: Axarides Title: Mr.  
 Job Title: Manager  
 Address: 2123 feldott lane  
 City: naperville State: il Zip: 60540  
 Email Address: taxarides@gmail.com Phone No.: 630-618-6533 Mobile No.: 630-618-6533

**Additional Contact #2**

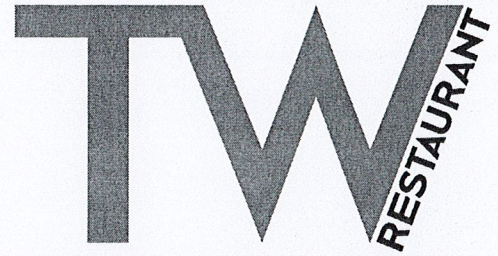
Relationship to Project: Architect  
 Company Name: antonio fanizza ltd  
 First Name: Antonio Initial: \_\_\_\_\_ Last Name: Fanizza Title: Mr.  
 Job Title: Architect  
 Address: 2363 Lechner lane  
 City: des plaines State: il Zip: 60016  
 Email Address: antonio.fanizza@comcast.net Phone No.: 847-823-5664 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: Attorney  
 Company Name: hinshaw and culbertson LLP  
 First Name: anthony Initial: \_\_\_\_\_ Last Name: jacobs Title: mr.  
 Job Title: Attorney  
 Address: 151 n franklin st ste 2500  
 City: chicago State: il Zip: 60606  
 Email Address: ajacob@hinshawlaw.com Phone No.: 312-704-3105 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.: \_\_\_\_\_



Please accept this formal request for a special use permit for video gaming to be applied as an exception to the city's ordinance that includes a 2,640 ft. distance requirement. The distance between another establishment with video gaming and our new location is less than 2,640 ft.

Incorporating video gaming will provide an additional revenue stream. This is a proven concept that has been instrumental to our long-term success. 90% of our customer base for video gaming will be residents from Naperville and Plainfield. This will help stimulate Aurora's economy.

The video gaming area will be sectioned off from the rest of the restaurant and will be closely monitored by our Manager and employees at all times. The business will have a seating capacity for 78.

TW's is the newest concept for our expanding group of hospitality ventures and leverages my more than 30 years of experience of operations from Houlihan's, Krispy Kreme and multiple current ventures in the greater Illinois area. Above all else, excellence in customer service is central to our operations and we anticipate continued success with our newest development. Attached here is a brochure showing more information about the venture.

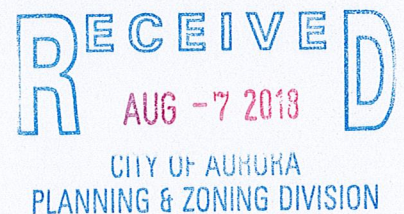
Based on our due diligence, the property value of the surrounding areas, including the strip mall, will increase by having TW Café in this space. We will also employ 8-10 local residents. The revenue that we generate will not only help the City of Aurora but will also help boost the economic welfare of the local residents.

I look forward to working with you on this endeavor and thank you in advance for your assistance. I am easily reached at any time with questions or requests for additional information. My full contact information is below.

Best Regards,

**Tim Axarides**

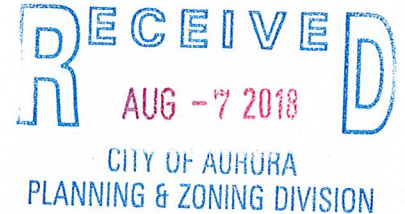
Tim Axarides  
Owner



August 3, 2018

From: Corey Bruce, Agent  
NARE Fox Valley, LLC  
1901 N Roselle Road Suite 650 Schaumburg, IL 60195  
(847)882-0471  
[corey@naregroup.com](mailto:corey@naregroup.com)


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



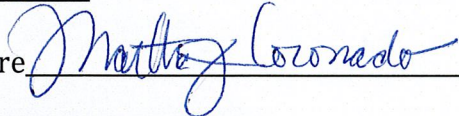
Re: Authorization Letter for: 4430 Fox Valley Center Drive Suite 108 Aurora, IL 60504

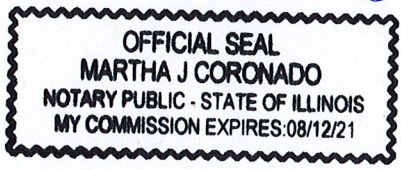
To Whom It May Concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Tim Axarides, and its representatives, to act as the owner's agent through the Special Use Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 8/3/18

Subscribed and Sworn to Before Me This 3rd Day  
Of August, 2018

Notary Signature 



FOX VALLEY CENTER DRIVE AURORA  
PROPERTY DESCRIPTION

PARCEL 1. LOT 1 IN FOX VALLEY EAST, REGION 1, UNIT  
8. BEING A SUBDIVISION OF LOT 2  
(EXCEPT THE SOUTHERLY 40.0 FEET THEREOF,  
MEASURED AT RIGHT ANGLES TO THE SOUTH  
LINE OF SAID LOT) OF FOX VALLEY EAST, REGION 1,  
UNIT NO. 3. BEING A PART OF SECTION 21,  
TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE  
PLAT OF FOX VALLEY EAST, REGION 1, UNIT NO. 8,  
RECORDED DECEMBER 10, 1981 AS DOCUMENT  
R 81-64933, IN DUPAGE COUNTY, ILLINOIS.

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