

Filing Fee Worksheet

Project Number: 2017.033	Linear Feet of New Roadway: 0
Petitioner: A & E Roofing and Siding, Inc.	New Acres Subdivided (if applicable): 0.00
Number of Acres: 1.75	Area of site disturbance (acres): 1.75
Number of Street Frontages: 2.00	
Non-Profit No	

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00
		\$ -
		\$ -
		\$ -
		\$ -

Total: \$1,400.00

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

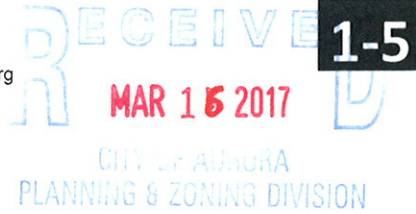
Verified By:

Date:

RECEIVED
MAR 15 2017
 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

Project Number: 2017.033

Owner

First Name: Pastor Initial: _____ Last Name: Cruz Title: Mr.
Company Name: T & E Holdings LLC
Job Title: Owner
Address: 20 S. Locust Street
City: Aurora State: IL Zip: 60506
Email Address: aeroofingsiding@yahoo.com Phone No.: (630) 264-1533 Mobile No.: (630) 688-5669

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

Relationship to Project: _____ Land Developer / Builder
Company Name: Cannavino Construction, Inc.
First Name: Rich Initial: _____ James Last Name: Cannavino Title: Mr.
Job Title: President
Address: 622 Mansfield Way
City: Oswego State: Illinois Zip: 60,543.00
Email Address: Rich@VinoBuilt.com Phone No.: 630-973-9061 Mobile No.: 630-973-9061

Additional Contact #1

Relationship to Project: _____ Architect
Company Name: Studio 21 Architects
First Name: Tom Initial: _____ Last Name: Fend Title: Mr.
Job Title: Architect
Address: 911 Rogers Street
City: Downers Grove State: Illinois Zip: 60,515.00
Email Address: tom@studio21architects.com Phone No.: (630) 789-2513 Mobile No.: (630) 291-1316

Additional Contact #2

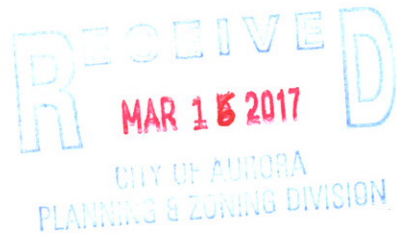
Relationship to Project: _____ Engineer
Company Name: Civil County Engineers
First Name: Brandon Initial: _____ Last Name: Jafari Title: Mr.
Job Title: Owner
Address: 1305 S River Street
City: Batavia State: IL Zip: 60,510.00
Email Address: _____ Phone No.: (630) 364-6976 Mobile No.: (630) 364-6976

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.: _____



911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com



QUALIFYING STATEMENT

The proposed development is located on Lot 2 of the Bell-Gale Business Park, Aurora, Illinois.

The Owners of the building will be A&E Roofing & Siding, Inc. of Aurora, Illinois

The proposed structure will be an 8,981 square foot one level office and warehouse building. The office area will include ten (10) private offices, conference room, showroom, three (3) restrooms and two (2) breakrooms. The warehouse/storage area will store building materials and small company owned vehicles.

Parking for guests will be located along the east side of the building with parking for employees and company vehicles provided in the fenced-in west parking lot.

No variances have been requested at this time.

Tom Fend

12/26/16

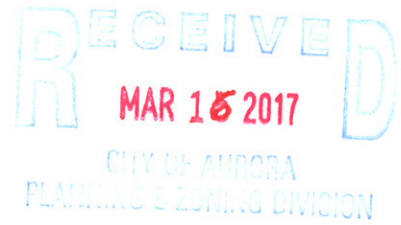
From:

Pastor Cruz, President, A&E Roofing & Siding, Inc.

Street Address: 20 s. locust street, Aurora, IL. 60506

Phone: (630) 264-1533

Email: Aeroofing@sbcglobal.net



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: Lot 2 of Bell-Gale Business Park, Auroa, 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 Rich Cannavino, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature: Pastor Cruz Date 12/26/16

Subscribed And Sworn To Before Me This 26th Day Of December, 2016

Notary Signature Meredith Cutshall



Cannavino Construction

RECEIVED
MAR 15 2017
CITY OF AURORA
PLANNING & ZONING DIVISION

2/1/17

From: Rich Cannavino, President, Cannavino Construction, Inc.

622 Mansfield Way, Oswego, IL. 60543
Email: Rich@VinoBuilt.com

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

Re: Legal Description 2-1

To whom it may concern:

SURVEYOR NOTE: SURVEY IS BASED ON TITLE COMMITMENT #00027719 FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JUNE 21, 2016.

LEGAL DESCRIPTION: LOT 2 IN THE FINAL PLAT OF 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 THEREOF RECORDED JUNE 17TH, 2016 AS DOCUMENT NO. 2016K030488, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CERTIFY TO: CENTRE BANK; T & E HOLDINGS, LC; PASTOR CRUZ

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

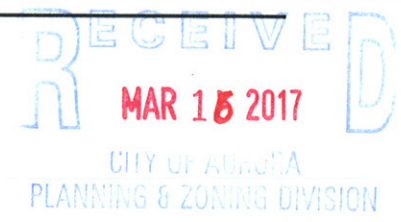
DATE: AUGUST 1, 2016

Sincerely,

Rich Cannavino

Parking and Stacking Requirement Worksheet

Project Number: 2017.033
Petitioner: A & E Roofing and Siding, Inc.



Parking Requirement

Total Parking Requirement	27
Enclosed Parking Spaces	-
Surface Parking Spaces	27

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: _____

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
493	"Excluded Square Footage": storage, processing, mechanical rooms and restrooms		
4,434	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	15
12,385	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	12
17,312			27

Landscaping CTE Requirement Worksheet

Project Number: 2017.033

Petitioner: A & E Roofing and Siding, Inc.

Street Frontage 508 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

- units

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Building Foundation

1,091 L.F.

331 L.F.

73 spaces

929 L.F.

Neighborhood Border

Dwelling Units

Subdivision Name: Bell Gale Business Park Resubdivis **Unit/Phase:**

Lot Number Lot 2

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
Street Trees	15.0	1	3	3	20	20	
Wet Stormwater Facility	0.0	15	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	33.0	17	15	15	60	60	
Buffer Yard	6.0	3	3	3	20	20	
Parking Lot Islands	6.0	4	0	0	20	20	# of Islands: 4
Building Foundation	9.0	0	0	0	100	100	
Total:	69.0	39	18	18	200	200	

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Verified By:

Date:

