

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

# Land Use Petition

Project Number: 2017.033

**Subject Property Information** 

Address/Location: 335 Marshall Avenue / north west corner of Marshall Avenue and Gale Street

Parcel Number(s): 15-21-407-019

Petition Request(s)

Requesting approval of a Final Plan for Lot 2 of Bell Gale Business Park Resubdivison located at 335 Marshall Avenue being the north west corner of Marshall Avenue and Gale Street for two Business and professional, office (2400) &

Warehouse, Distribution and storage services (3300) Uses

## Attachments Required

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

Word Document of: Legal Description (2-1) Two Paper and One pdf Copy of:

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

Existing or Proposed CC and Rs (2-1) Contact Worksheet (1-5)

Filing Fee Worksheet (1-6) Parking Worksheet (1-8)

Landscape Requirement Worksheet (1-22) Landscape Materials Worksheet (1-23)

Fire Access Plan (2-6) Address Plat (2-17)

Final Engineering Plans (2-16) Stormwater Permit Application (App 6-5)

Stormwater Report (2-10)

PE Use Fee Fixture Count Sheet (5-4)

Soil Investigation Report Wetland Determination Report / Letter by

Design Professional

One Paper and pdf Copy of: Final Plan (2-4) Landscape Plan (2-7)

Building and Signage Elevations (2-11)

## Petition Fee: \$1,400.00 (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 Aurhorization with owner's Name and contact information is required.

Date 3/14/17 Authorized Signature: Richard CANNAVINO, CANNAVINO CONSTRUCTION, INC. 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 \_(+++ day of \_ / 1 A & & + ,

NOTARY PUBLIC SEAL

MEREDITH CUTSHALL OFFICIAL STAL
Notary Public - State of Illinois Commission Expires May 01, 2018

AU21/4-17.033-Fpn- Item Number: 2

Date Received: 3/15/2017

Land Use Petition and Supporting Documents



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

# 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

Area of site disturbance (acres): 1.75

Number of Acres: 1.75

Number of Street Frontages: 2.00

Non-Profit No

Filling Fees Due at Land Use Petition:

- sss _ are at _arra occ r ctition.		
Request(s): Final Plan	\$	750.00
Final Engineering Filing Fee	\$	650.00
	\$	-
	\$	-
	\$	-
	2	_

\$1,400.00 Total:

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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# **Project Contact Information Sheet**

Project Number:	2017.033				Fur AllhuRA		
0				PLANNING	& ZONING DIVISIO	M	
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 Cor	ntact (The individual that sign	ed the Land Use	Petition)				
Relationship to Project	t:	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		
<b>Additional Contact</b>	#1			-		_	
Relationship to Project	t:	Architect					
Company Name:	Studio 21 Architects						
First Name:	Tom	Initial:		Last Name:	Fend	Title:	Mr.
Job Title:	Architect			Eddt Hamo.	7 0110	_ ' ' ' ' '	
Address:	911 Rogers Street					-	
City:	Downers Grove	State:	Illinois	Zip:	60,515.00	_	
Email Address:	tom@studio21architects.com	Phone No.:	(630) 789-2513		(630) 291-1316		
Additional Contact		_			(000) 201 1010	-	
Relationship to Project		Engineer					
Company Name:	Civil County Engineers						
First Name:	Brandon	Initial:		Last Name:	Jafari	Title:	Mr.
Job Title:	Owner	Titlai.		Last Haine.	odidii	_ 1100.	1411.
Address:	1305 S River Street					-	
City:	Batavia	State:	IL	Zip:	60,510.00	-	
Email Address:	a dice via	Phone No.:	(630) 364-6976	-	(630) 364-6976	-	
Additional Contact	#3		_(000) 001 0010		(000) 00 1 0010	-	
Relationship to Project							
Company Name:							
First Name:		Initial:		Last Name:		Title:	
Job Title:		mittai.		Last Name.		_ 11116.	
Address:						-	
City:		State:		Zip:		-	
Email Address:		Phone No.:		Mobile No.:		-	
Additional Contact	#4	_111011011011		_ Mobile 140		-	
Relationship to Project							
Company Name:	•						
First Name:		Initial:		Loot Name		- Title:	
Job Title:		Initial:		Last Name:		_Title:	
Address:						-	
		Chala		7:		-	
City: Email Address:		_State:		Zip:		_	
Liliali 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 vehicals 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-II-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: astolu

Date \_/

Subscribed And Sworn To Before Me This 36th Day Of Decunce, 20 16

Notary Signature / V M

MEREDITH CUTSHALL
OFFICIAL SEAL
Notary Public - State of Illinois

My Commission Expires May 01, 2018



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-II-org

Re: Legal Description 2-1

To whom it may concern:

SURVEYOR NOTE: SURVEY IS BASED ON TITLE COMMITEMENT #00027719 FURNISHED BY FIRST AMERICAN TITLE INSURANCE COPANY, 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 THEROF RECORDED JUNE  $17^{\text{TH}}$ , 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



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

1-8

# 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

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CITY OF AUAUTA
PLANNING & ZONING DIVISION

Note: All parking spaces must be individually accessable spaces in order to count towards this requirement

Stacking	Requ	iremer	ıt

Total Stacking Page in a set /		1
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 faculties greater than 5,000 SF.

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# OFFICE USE ONLY

Verified By:

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



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# Landscaping CTE Requirement Worksheet

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Petitioner: A & E Roofing and Siding, Inc.

Street Frontage

Stormwater HWL

508 L.F.
L.F. Wet Bottom
L.F. Dry Bottom
L.F. Dry Bottom

Neighborhood Border **Dwelling Units** 

units

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

Lot Number

Perimeter Yard **Buffer Yard** 

1,091 L.F. 331 L.F.

Surface Parking Spaces **Building Foundation** 

73 spaces 929 L.F.

Lot 2

Standard Requirements

		Canopy Trees	Evergreen	Understory	Evergreen	Deciduous		
			Trees	Trees	Shrubs	Shrubs		
	Total CTEs	1	3	3	20	20	CTE Equivilant Value	_
	Required							
Street Trees	15.0	15	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	33.0	17	15	15	09	09		
Buffer Yard	0.9	3	3	3	20	20		
Parking Lot Islands	0.9	4	0	0	20	20	# of Islands: 4	_
Building Foundation	9.0	0	0	0	100	100		,
Total:	0.69	39	18	18	200	200		

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Verified By:



Date: