

Land Use Petition

Project Number: 2017.030

Subject Property Information

Address/Location: 518 S. Lake Street / east of Lake Street south of Prairie Street

Parcel Number(s): 15-28-203-007, 15-28-203-008

Petition Request(s)

Requesting approval of a Special Use for a Liquor License within 500 feet of residential property use at 518 S. Lake Street being Lot 4; Lot 5; Lot 6 of Wagners Addition Subdivision

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:
Final Engineering Plans (2-16) Floor Plan
Stormwater Permit Application (App 6-5)
Stormwater Report (2-10)
One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)



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: [Signature] Date 10/18/17

Print Name and Company: Taqeera Muniz

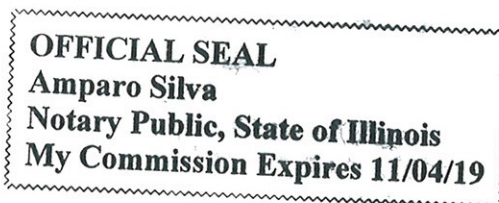
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 18th day of October 2017.

State of IL)
County of harr) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2017.030
Petitioner: Muniz Restaurant
Number of Acres: 0.67
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 & Final Plan	\$	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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OCT 18 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



1-5

Project Contact Information Sheet

Project Number: 2017.030

Petitioner Company (or Full Name of Petitioner): Muniz Restaurant

Owner

First Name: Diana Initial: _____ Last Name: Muniz Title: Ms.
Company Name: Muniz Restaurant
Job Title: Owner
Address: 518 S Lake St
City: Aurora State: IL Zip: 60506
Email Address: muniz.diana84@gmail.com Phone No.: 630.896.8727 Mobile No.: _____

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

Relationship to Project: Engineer
Company Name: Tebrugge Engineering
First Name: John Initial: _____ Last Name: Tebrugge Title: Mr.
Job Title: Professional Engineer
Address: 410 E Church St - Suite A
City: Sandwich State: IL Zip: 60548
Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: 630-417-7281

Additional Contact #1

Relationship to Project: Architect
Company Name: D L Rawlings, Inc.
First Name: David Initial: _____ Last Name: Rawlings Title: Mr.
Job Title: Architect
Address: 39 W New York St
City: Aurora State: IL Zip: 60506
Email Address: d.raw@drawlings.com Phone No.: 630.892.4031 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
TO
LAND USE PETITION
Project/Case File # 2017.030

518 S. Lake Street, Aurora, IL

Muniz Taqueria, owners of the property (“Owners”) located at 518 S. Lake Street in Aurora, IL, plan to remodel the main floor of the building to provide 3400 sq. ft of restaurant and 1265 sq. ft. of retail and complete a parking lot expansion along the south side of the building. The Owners are also applying for a special use permit for a Class E Liquor License for the restaurant.

The proposed redevelopment will provide a total of 53 parking spaces. A new kitchen, dining area and rest rooms will be provided for the expanded restaurant.

No new city utilities will be required for the project.

The design, functionality and aesthetics of the expanded restaurant will protect the public health, safety, morals and general welfare of the public. The expansion of the restaurant will not affect the use and enjoyment of the other property already established in the general area around this development. The restaurant expansion will not affect the property values within the neighborhood.



LEGAL DESCRIPTION

Lot 5 and that part of Lots 3, 4, and 6 in Block 4, Wagoner's Addition to West Aurora, Kane County, Illinois and described as follows: Commencing at the most northerly corner of said Lot 6; thence southwesterly along the northwesterly parallel with the northeasterly line of of said Lot 6, 6.0 feet for the point of beginning; thence southeasterly parallel with the northeasterly line of said Lot 6, 229.09 feet to the southeasterly line of said Lot 6; thence northeasterly along the southeasterly line of said Lot 6, the southeasterly line of said Lot 5, the southeasterly line of said Lot 4, and the southeasterly line of said Lot 3, 138.77 feet to the most southerly corner of a tract of land as described in Deed to Donald R. Martin and Mary T. Martin recorded as Document 2002K005224; thence northwesterly along a southwesterly line of said Martin tract 77.86 feet to an angle in said southwesterly line; thence southwesterly along a line forming an angle of 90deg09'31" nwith the last described course (measured clockwise therefrom) being along a southeasterly line of said Martin tract 0.96 foot to an angle in said southeasterly line; thence northwesterly at right angles to the last described course, being along a southwesterly line of said Martin tract 34.01 feet to an angle in said southwesterly line; thence northwesterly along a line forming an angle of 179deg54' with the last described course (measured clockwise therefrom), being along a southwesterly line of said Martin tract 86.19 feet to the most westerly corner of said Martin tract; thence southwesterly along the northwesterly line of said Lot 4, the northwesterly line of said Lot 5, and the northwesterly line of said Lot 6, 138.92 feet to the point of beginning, in the City of Aurora, Kane County, Illinois.



Parking and Stacking Requirement Worksheet

Project Number: 2017.030
Petitioner: Muniz Restaurant

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PLANNING & ZONING DIVISION

Parking Requirement

Total Parking Requirement	48
Enclosed Parking Spaces	-
Surface Parking Spaces	48

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 faculties 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: Alex Minnella

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
126	Structure 2210: Food and beverage establishm	1 per 3 seats	42
1265	Structure 2251: Retail sales and services 50,000	1 space per 200 SF of GFA	6.325