



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

1-3

Land Use Petition

Project Number: 2011.317

Subject Property Information

Address/Location: 649 Hill Avenue

Parcel Number(s): 15-26-404-015; 15-26-452-018; 15-26-452-019; 15-26-404-008
(attach separate sheet if necessary)



Petition Request(s)

Requesting approval of a Special Use Permit for a Liquor License on the property located at 649 Hill Avenue

Requesting approval of a Final Plan for Lots 4-6 & 15 of Sunnymere Addition Subdivision located at 649 Hill Avenue

Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
 - Development Tables (excel 1-0)
 - Project Contact Info Sheet (1-5)
 - Parking Requirement Worksheet (1-8)
 - Qualifying Statement (2-1)
 - Plat of Survey (2-1)
 - Legal Description (2-1)

- Four Copies of:
 - Final Plan (2-4)
 - Fire Access Plan (2-6)
 - Landscape Plan (2-7)
 - Landscape CTE Requirement Worksheet (1-22)
 - Landscape Material Worksheet (1-23)
 - Building and Signage Elevations (2-11)

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$815.00 (Planning and Zoning Fee \$815.00 + Engineering Filing Fee \$0.00)

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 2/4/16

Print Name and Company: Hills Banquet Hall

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 4th day of February 2016.

State of ILLINOIS)
County of KEWNAW) SS

NOTARY PUBLIC SEAL

Notary Signature: [Signature]





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

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Project Contact Information Sheet

Project Number: 2011.317

CITY OF AURORA
PLANNING & ZONING DIVISION

Owner

First Name: Fidel Initial: 0 Last Name: Valeiro Title: Select O
Company Name: 0
Job Title: 0
Address: 649 Hill Avenue
City: Aurora State: 0 Zip: 0
Email Address: fvaleiro@vimrecyclers.com Phone No.: Mobile No.: 630-649-3281

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

Relationship to Project: Select One From List
Company Name: _____
First Name: - Initial: _____ Last Name: _____ Title: Select O
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: CIVIL Select One From List
Company Name: TEBRUGGE ENGINEERING 0
First Name: JOHN Initial: J Last Name: TEBRUGGE Title: Select O
Job Title: PRESIDENT
Address: 146 HUNTSMAN LN PLANO, IL 60545
City: PLANO State: IL Zip: 60545
Email Address: tebruggeengineering@comcast.net Phone No.: 630-552-4390 Mobile No.: 630-417-7281

Additional Contact #2

Relationship to Project: ARCHITECT Select One From List
Company Name: RAM ARCHITECTS 0
First Name: ROD Initial: 0 Last Name: MALANYAON Title: Select O
Job Title: 0
Address: 0
City: 0 State: 0 Zip: 0
Email Address: rmalanyaonram@yahoo.com Phone No.: 630 863-9987 Mobile No.: 0

Additional Contact #3

Relationship to Project: Select One From List
Company Name: 0
First Name: - Initial: 0 Last Name: 0 Title: Select O
Job Title: 0
Address: 0
City: 0 State: 0 Zip: 0
Email Address: 0 Phone No.: 0 Mobile No.: 0

Additional Contact #4

Relationship to Project: Select One From List
Company Name: 0
First Name: - Initial: 0 Last Name: 0 Title: Select O
Job Title: 0
Address: 0
City: 0 State: 0 Zip: 0
Email Address: 0 Phone No.: 0 Mobile No.: 0



QUALIFYING STATEMENT

February 3, 2016
Hills Banquet Hall
649 Hill Avenue
Aurora, IL 60505

PROJECT # 2011.317

The owners of Hills Banquet Hall located at 649 Hill Avenue is seeking approval of a Final Plan and Special Use for a Liquor License within 500' of a residential property. The Special Use will allow the liquor license for only the west half of building that currently has the banquet facility. The project will also include improvements to the parking lot, new sidewalks and a new grease trap at this location.

The proposed project consists of parking lot improvements on the north and south sides of the building to accommodate 127 parking spaces, new areas of concrete and paver brick sidewalk, new concrete approach pavement at the two entrances off Hill Avenue and the installation of a new grease trap on the north side of the building. Total area of new parking lot asphalt surface covers approximately 3,890 S.F.

The total area of the site covers 3.18 acres with the parking lot and existing building covering 1.44 acres. Landscaping covers the remaining 1.74 acres.

The south parking lot will continue to drain from the north to the south allowing the overland flow to the existing southwest corner of the site and into an existing pond on the golf course west of the property. The existing north parking lot will continue to drain out to Hill Avenue. There will be additional landscaping installed around parts of the building and near areas of the south parking lot improvements.

The proposed project is an improvement to the public health, safety, morals, and general welfare of the general public utilizing this facility. The proposed site improvements will have no impact on surrounding property values and will have no effect on the use and enjoyment of the surrounding property. The development of this property is in the normal and orderly development of the area.

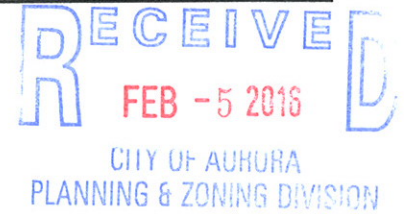
PARCEL ONE: THE EAST 200 FEET OF LOTS 4, 5, 6 AND LOT 15 IN BLOCK 5 IN SUNNYMERE ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. PARCEL TWO: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SUNNYMERE ADDITION, AURORA, KANE COUNTY, ILLINOIS, AND THE WEST LINE OF HILL AVENUE AS ESTABLISHED IN DOCUMENT 233568; THENCE SOUTH 00 DEGREES, 41 MINUTES, 20 SECONDS EAST ALONG SAID WEST LINE 183.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 51 MINUTES, 0 SECONDS WEST PARALLEL WITH SAID SOUTH LINE 371.70 FEET TO THE CENTER LINE OF OHIO STREET; THENCE SOUTH 19 DEGREES, 00 MINUTES, 0 SECONDS EAST ALONG SAID CENTER LINE 196.61 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND REFERRED TO AS PARCEL ONE CONVEYED BY DOCUMENT 1606268; THENCE NORTH 88 DEGREES, 27 MINUTES, 40 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 309.95 FEET TO SAID WEST LINE; THENCE NORTH 00 DEGREES, 41 MINUTES, 20 SECONDS WEST ALONG SAID WEST LINE 185.05 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. PARCEL THREE: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SUNNYMERE ADDITION, AURORA, KANE COUNTY, ILLINOIS THAT IS 200.0 FEET SOUTH 88 DEGREES, 51 MINUTES, 0 SECONDS WEST OF THE WEST LINE OF HILL AVENUE AS ESTABLISHED IN DOCUMENT 233568 (MEASURED ALONG SAID SOUTH LINE); THENCE NORTH 88 DEGREES, 51 MINUTES, 0 SECONDS EAST ALONG SAID SOUTH LINE 200.0 FEET TO SAID WEST LINE; THENCE SOUTH 0 DEGREES, 41 MINUTES, 20 SECONDS EAST ALONG SAID WEST LINE 183.0 FEET; THENCE SOUTH 88 DEGREES, 51 MINUTES, 0 SECONDS WEST PARALLEL WITH SAID SOUTH LINE 371.70 FEET TO THE CENTER LINE OF OHIO STREET; THENCE NORTH 19 DEGREES, 00 MINUTES, 0 SECONDS WEST ALONG SAID CENTER LINE 26.26 FEET TO A LINE DRAWN PARALLEL WITH AND 25.0' FEET NORTH 0 DEGREES, 41 MINUTES, 20 SECONDS WEST OF THE LAST DESCRIBED COURSE; THENCE NORTH 88 DEGREES, 51 MINUTES, 0 SECONDS EAST ALONG SAID PARALLEL LINE 179.95 FEET TO A LINE DRAWN PARALLEL WITH SAID WEST LINE FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 41 MINUTES 20 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE 158.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. EXCEPTING FROM PARCELS 1, 2 AND 3 THE EASTERLY 5 FEET CONVEYED TO THE CITY OF AURORA, BY WARRANTY DEED RECORDED AS DOCUMENT 200K077390.

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CITY OF AURORA
PLANNING & ZONING DIVISION

Parking and Stacking Requirement Worksheet

Project Number: 2011.317
Petitioner: Fidel Valerio



Parking Requirement

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

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.

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

OFFICE USE ONLY

Verified By: _____

Requirement Based On:

Sq Ft

Use

Needed

Requirement