



# 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

## Land Use Petition

Project Number: 2015.115

### Petitioner Information

Title: Mr. First Name: Michael Initial: J. Last Name: Poulakidas  
Company: \_\_\_\_\_  
Job Title: \_\_\_\_\_ Address: 346 N. Lake Street  
City: Aurora State: IL Zip: 60506 Email: michael@mjplawoffice.com  
Phone: 630-892-5150 Fax: 630-892-5506 Mobile: 630-962-0694  
Petitioner Relationship to Property Owner\* Self

*\*If Petitioner is NOT the Subject Property Owner a Letter of Aurhorization with owner's Name and contact information is required.*

### Subject Property Information

Address/Location: 1030-1034 Prairie Street  
Parcel Number(s): 15-29-226-009; 15-29-226-011; 15-29-226-012

### Petition Request

Requesting approval of a Special Use for a Liquor License with a Final Plan on the property located at 1030 Prairie Street.

### Attachments Required

(hard copies and CD of digital files are required)

One Copy of:	Two Copies of:	Four Copies of:
Development Tables (excel 1-0)	Final Engineering Plans (Checklist 1-4)	Final Plan (2-4)
Project Contact Info Sheet (1-5)	Kane County Stormwater Management	Fire Access Plan (2-6)
Filing Fee (1-6)	Permit Application (App 6-5)	Landscape Plan (2-7)
Qualifying Statement (2-1)	Stormwater Report (FG2-16)	Building and Signage Elevations (2-11)
Plat of Survey (2-1)	Soil Investigation Report for the Site	
Legal Description (2-1)	Wetland Determination Report	
Letter of Authorization* (2-2)		

### Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$1,315.00 (Planning and Zoning Fee \$815.00 + Engineering Filing Fee \$500.00 )

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.

Authorized Signature: \_\_\_\_\_ Date 8/19/15

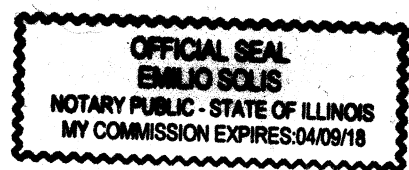
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 19<sup>th</sup> day of August

State of Illinois )  
County of Kane ) SS

NOTARY PUBLIC SEAL

Notary Signature \_\_\_\_\_





# City of Aurora

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:** 2015.115

### Owner

First Name: Michael Initial: Last Name: Poulakidas Title: Owner  
Email Address: michael@mjlplawoffice.com Phone: 630-892-5150 Mobile No.: 630-962-0694

### Additional Contact #1

Relationship to Project: Other  
Company Name: \_\_\_\_\_  
First Name: Ron Initial: Last Name: Woerman Title: \_\_\_\_\_  
Job Title: General Manager  
Address: \_\_\_\_\_  
City: State: Zip: \_\_\_\_\_  
Email Address: ron@omalleysaurora.com Phone No.: 630-551-5806 Mobile No.: 630-551-5806

### Additional Contact #2

Relationship to Project: Architect  
Company Name: Themes Architecture  
First Name: Ted Initial: Last Name: Mesiacos Title: \_\_\_\_\_  
Job Title: Architect  
Address: 346 N Lake Street  
City: Aurora State: IL Zip: 60506  
Email Address: tedm@themesarchitecture.com Phone No.: 630-617-5630 Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: Land Developer / Builder  
Company Name: Konrad Construction  
First Name: Russ Initial: Last Name: Woerman Title: \_\_\_\_\_  
Job Title: Project Manager  
Address: 2400 West Johnsburg Road  
City: Johnsburg State: IL Zip: 60052  
Email Address: russw@konradconstruction.com Phone No.: 630-551-5806 Mobile No.: 630-551-5806

### Additional Contact #4

Relationship to Project: Landscape Architect  
Company Name: Mc Anally Landscaping  
First Name: Brian Initial: Last Name: Mc Anally Title: \_\_\_\_\_  
Job Title: Landscape Designer  
Address: 2300 Shiloh Drive  
City: Aurora State: IL Zip: 60503  
Email Address: brianmcanally@hotmail.com Phone No.: 708-514-5676 Mobile No.: \_\_\_\_\_

### Additional Contact #5

Relationship to Project:  Attorney  Architect  Engineer  Landscape Architect  Other  
Company Name: \_\_\_\_\_  
First Name: Initial: Last Name: Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: State: Zip: \_\_\_\_\_  
Email Address: Phone No.: Mobile No.: \_\_\_\_\_

### Additional Contact #6

Relationship to Project:  Attorney  Architect  Engineer  Landscape Architect  Other  
Company Name: \_\_\_\_\_  
First Name: Initial: Last Name: Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: State: Zip: \_\_\_\_\_  
Email Address: Phone No.: Mobile No.: \_\_\_\_\_

# ***JTE FAMILY PROPERTIES, LLC***

**346 North Lake Street, Aurora, IL 60506**

**PHONE No. 630-892-5150**

**FAX No. 630-892-5506**

**michael@mjplawoffice.com**

August 19, 2015

City of Aurora  
Planning and Zoning Division  
1 S Broadway 2<sup>nd</sup> Floor  
Aurora, IL 60507

RE: Project # 2015.115  
Land Use Petition  
1030 – 1034 Prairie Street  
PIN #: 15-29-226-009; 15-29-226-011; 15-29-226-012

Dear Planning and Zoning Members:

The application herein is in anticipation of developing 1030 – 1034 Prairie Street into Spartan Ale House. The building that currently sits on this site (1032 Prairie Street) has been vacant for several years and its last use was as Colonial Drug Store. This proposed site is located within the University Neighborhood of Aurora. One of the goals of this neighborhood (which were adopted as part of the University Neighbors Neighborhood Plan in February 2015) is to attract business to the area. Spartan Ale House will meet this goal by providing a much needed neighborhood-based casual dining food operation.

As stated, the Spartan Ale House will be a casual dining restaurant seating approximately 70 people in the dining area and 30 people in the pub area. Spartan Ale House will feature a cozy dining room, a comfortable/modern bar area and a nice patio with outdoor seating. The exterior will be renovated to include a new entrance along with a mixture of natural stone veneer, sand pebble EIFS and horizontal wood rain screen siding. Our focus will be our food, which will be American Cuisine with a touch of International influence including Mediterranean and Hispanic foods. The menu will follow the current consumer food trends and appeal to a diverse clientele. We will carry items ranging from sustainable seafood options and hand-pressed hamburgers (made from locally sourced meat), to healthy vegetarian and gluten free items. Our management team is comprised of individuals whose backgrounds consist of over twenty (20) years' experience in food service, restaurants, catering, management, finance, and marketing.

With respect to the 7 qualifying standards and the relating impact this would have on same, I would offer the following:

1. The public health, safety, morals, comfort or general welfare will not be negatively impacted by this development. The property is located along the Prairie Street

- business corridor with other commercial development. The proposed use is a neighborhood based casual dining food operation with strong management. Further, the site will be dramatically improved from its current condition – everything from the façade to the landscaping will greatly enhance the site and the general area.
2. The use and enjoyment of other property already established or permitted in the general area will not be adversely as we are meeting the needs and goals of the community - providing a much needed neighborhood based casual dining operation.
  3. The property values within the neighborhood will not be adversely impacted as we are meeting the needs and goals of the University Neighbors Neighborhood Plan which was adopted in February of 2015 by providing a much needed neighborhood based casual dining operation to the area.
  4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts will not be adversely affected as this property is within the existing Prairie Street commercial corridor and is near other commercial development.
  5. Utilities, access roads, drainage and/or other necessary facilities will not be negatively impacted as this property's current land use is and has been commercial and all necessary utilities, access roads, drainage and/or other necessary facilities are currently provided.
  6. Ingress and egress as it relates to traffic congestion in the public streets will be significantly improved. Currently there are four points of ingress and egress to the property. This leads to confusion and the high potential for an accident. The first point of ingress and egress is on Hartford Avenue toward the south end of the lot. This entire ingress/egress point is going to be eliminated. The other three points of ingress/egress are along Prairie Street. Currently traffic can enter or exit the property from any one of these three points. Our proposed plan eliminates this congestion and confusion by doing the following: The current east most ingress and egress point will only be an egress point moving forward. This will eliminate vehicles coming from the east from turning into the property so close to the intersection of Hartford and Prairie. The current center ingress and egress point will be eliminated entirely and replaced with curb and gutter. The current west most ingress and egress point will now be the main point of ingress and egress for this property.
  7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located should not have any negative impact since the use is commercial and is located along the Prairie Street commercial corridor which is between S. Elmwood Drive and Le Grande Boulevard.

Variations, modifications or exceptions that we are seeking from the City's Codes and Ordinances include:

- a. Use for a liquor license on the property.
- b. Easement to the east of the property to add additional parking stalls.
- c. Dumpster pad to be located at the southeast corner of the property.
- d. Setback for the Cooler pad to the south of the building.

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Land Use Petition  
Project # 2015.115

- e. Exception to the setback requirement for the monument sign to be located on the north end of the property along Prairie.

Thank you for your time and consideration in this matter.

Respectfully Submitted,

Michael Poulakidas

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2014.263		m) Total High-water Line for all Stormwater Detention/Retention Facilities		Linear Footage of Wet Bottom
Petitioner	Michael Poulakidas				Linear Footage of Dry Bottom
Subdivision Name			n) Number of parking spaces provided (individually accessible)	37	spaces
Subdivision Unit/Phase			i. surface parking lot	37	spaces
Subdivision Lot Number			<i>perpendicular</i>	17	spaces
a) Tax/Parcel Identification Number(s) (PINs): 15-29-226-009, 15-29-226-011, 15-29-226-012			<i>parallel</i>		spaces
			<i>angled</i>	20	spaces
b) Proposed land use(s): Tavern			<i>handicapped</i>	2	spaces
			ii. enclosed		spaces
c) Total Property Size	0.53	Acres	iii. bike		racks
	22977.00	Square Feet	o) Number of buildings		
d) Total Lot Coverage (buildings and pavement)	22977.00	Square Feet	i. Number of stories	1	stories
	96%	Percent	ii. Building Square Footage (average)	4632	square feet
e) open space / landscaping	1,109	Square Feet	iii. Gross Floor Area of commercial use	4632	GFA
	5%	Percent	iv. Building Foundation perimeter (Typical)	4632	Linear Footage
f) Proposed New Right-of-way		Acres	p) Total Number of Residential Dwelling Units		units
		Square Feet	i. Gross Density		du/acre
		Linear Feet of Centerline	ii. Net Density		Net Density
g) Proposed New Easements	0.01	Acres	q) Land to be dedicated to the School District		Acres
	318	Square Feet	r) Land to be dedicated to the Park District		Acres
h) Total Street Frontage (existing and proposed)	142	Linear Footage	s) Construction Value		Dollars
i) Building Foundation perimeter (Typical)	304.00	Linear Footage	t) New Jobs Created		FTE
j) Total Perimeter Yard	607.56	Linear Footage	u) Site Disturbance	0	Acres
k) Buffer Yard		Linear Footage	v) School District		
l) Neighborhood Border		Linear Footage	w) Park District		

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Proposed Use Detailed Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units		units	j) Gasoline station, vehicle repair and service structures		GFA
i. Gross Density		du/acre			No. of Service Bays
ii. Net Density		Net Density	k) Car wash facilities		No. of Bays
b) Number of Single Family Dwelling Units		units	l) Personal service establishments		GFA
i. Gross Density		du/acre	m) Retail sales and services - Single-tenant Building		GFA
ii. Net Density		Net Density	n) Retail sales and services - Multi-tenant Building		GFA
iii. Unit Square Footage (average)		square feet	o) Retail, sale of bulky items		GFA
iv. Bedroom Mix		% 1 bdr	p) Retail with outdoor display/sales		GFA
		% 2 bdr	q) Malls or shopping center		GFA
		% 3 bdr (20% std)	r) Recreational Facilities		GFA
		% 4 bdr (80% std)	s) Manufacturing and Industrial		GFA
v. Number of Single Family Corner Lots		units	t) Warehouse, storage or distribution facility		GFA
c) Number of Single Family Attached Dwelling Units		units	u) Electronic Data Storage Center		GFA
i. Gross Density		du/acre	v) Theater		Seats
ii. Net Density		Net Density	w) Sports stadium or arena, auditoriums.		GFA
iii. Unit Square Footage (average)		square feet			Fixed Seats
iv. Bedroom Mix		% 1 bdr	x) Exhibition, convention, or conference center		GFA
		% 2 bdr (90% std)	y) Religious Institutions		Seats in Principal Sanctuary
		% 3 bdr (10% std)	z) Amusement park		GFA
		% 4 bdr	w) Hospital building		GFA
d) Number of Multifamily Dwelling Units		units	x) Medical clinic building		GFA
i. Gross Density		du/acre	y) Community facility		GFA
ii. Net Density		Net Density	z) Grade school / middle schools		Classroom
iii. Unit Square Footage (average)		square feet		Auditoriums	Fixed Seats
iv. Bedroom Mix		Efficiency	aa) High School		Classroom
		% 1 bdr (40% std)			No. of Admin Offices
		% 2 bdr (50% std)		Auditoriums	Fixed Seats
		% 3 bdr (10% std)	bb) College or university facility		Classroom
e) Number of Dormitories		GFA		Residential	GFA
f) Hotels and motels		Guestrooms		Auditoriums	GFA
Single room occupancy units		Guestrooms			Fixed Seats
Bed and breakfast		Guestrooms	cc) Business, trade or specialty school facility		GFA
Lodging house rooming house or boarding house		Guestrooms	dd) Preschool or daycare		GFA
g) Housing services for the elderly		du	ee) Library building		GFA
h) Business or professional offices, including financial institutions		GFA	ff) Museum, exhibition, or similar facility		GFA
i) Food and beverage establishments	75	Seats	gg) Funeral homes, mortuaries, and cremation facilities		GFA

**Development Data Table: Preliminary/Final Plan**

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-29-226-009, 15-29-226-011, 15-29-226-012			j) Total Number of Residential Dwelling Units	0	units
b) Proposed land use(s): Tavern			i. Gross Density	0	du/acre
			ii. Net Density	0	Net Density
c) Total Property Size	0.53	Acres	k) Number of Single Family Dwelling Units	0	units
	22,977	Square Feet	i. Gross Density	0	du/acre
d) Total Lot Coverage <i>(buildings and pavement)</i>	22,977	Square Feet	ii. Net Density	0	Net Density
	96%	Percent	iii. Unit Square Footage (average)	-	square feet
e) Open space / landscaping	1,109	Square Feet	iv. Bedroom Mix	0%	% 1 bdr
	5%	Percent		0%	% 2 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 3 bdr
g) Land to be dedicated to the Park District	0	Acres		0%	% 4 bdr
h) Number of parking spaces provided (individually accessible)			v. Number of Single Family Corner Lots	0	units
	37	spaces	l) Number of Single Family Attached Dwelling Units	0	units
i. surface parking lot	37	spaces	i. Gross Density	0	du/acre
<i>perpendicular</i>	17	spaces	ii. Net Density	0	Net Density
<i>parallel</i>	0	spaces	iii. Unit Square Footage (average)	-	square feet
<i>angled</i>	20	spaces	iv. Bedroom Mix	0%	% 1 bdr
<i>handicapped</i>	2	spaces		0%	% 2 bdr
ii. enclosed	0	spaces		0%	% 3 bdr
iii. bike	0	racks		0%	% 4 bdr
i) Number of buildings	0		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	1	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	4,632	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use	4632	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	4632	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr



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<b>Development Data Table: Preliminary/Final Plat</b>		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): 15-29-226-009, 15-29-226-011, 15-29-226-012		
b) Subject Property Area	0.53	Acres
	22,977	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
D) Proposed New Easements	0.01	Acres
	318	Square Feet

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<b>Landscape Data Table: Landscape Plan</b>		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): 15-29-226-009, 15-29-226-011, 15-29-226-012		
b) Total Property Size	0.53	Acres
	22,977	Square Feet
c) Total Lot Coverage <i>(buildings and pavement)</i>	22,057	Square Feet
	96%	Percent
d) open space / landscaping	1,109	Square Feet
	5%	Percent
e) Total Street Frontage (existing and proposed)	142	Linear Footage
f) Building Foundation perimeter (Typical)	304	Linear Footage
g) Total Perimeter Yard	608	Linear Footage
h) Buffer Yard	-	Linear Footage
i) Neighborhood Border	-	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	-	Linear Footage of Wet Bottom
	-	Linear Footage of Dry Bottom
k) Number of Surface Parking Lot Spaces	37	spaces
l) Total Number of Residential Dwelling Units	-	units
m) Total Number Single Family Corner Lots	-	units

Landscape Material Data Table: Landscape Plan			
Symbol	Description	Value	Unit
Labeled on plans	<b>a) Total Canopy Trees</b>		<b>Count</b>
	Acer x freemanii 'Marmo'	40%	Percent of Canopy Trees
		2.5	Caliper at Installation (inches)
	Tilia cordata 'Redmond'	60%	Percent of Canopy Trees
	genus #3: List Potential Species	2.5	Caliper at Installation (inches)
		Percent of Canopy Trees	Caliper at Installation (inches)
	<b>b) Total Evergreens</b>		<b>Count 0</b>
	genus #1: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	genus #2: List Potential Species		Percent of Evergreens
	genus #3: List Potential Species		Height at Installation (feet)
		Percent of Evergreens	Height at Installation (feet)
	<b>c) Total Understory Trees</b>		<b>Count 0</b>
	genus #1: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	genus #2: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	genus #3: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
		Or Multi-stemmed Height at Installation (feet)	
Labeled on plans	<b>d) Total Deciduous Shrubs</b>		<b>Count 27</b>
	Rhus aromatica 'Gro-Low'	52%	Percent of Shrubs
		18	Height at Installation (inches)
	Spirea x media Darsnom'	12%	Percent of Shrubs 12%
		24	Height at Installation (inches)
	Viburnum dentatum 'Christom'	30%	Percent of Shrubs
		30	Height at Installation (inches)
	Viburnum x 'Juddii'	8%	Percent of Shrubs
		30	Height at Installation (inches)
	<b>e) Total Evergreen Shrubs</b>		<b>Count 0</b>
	genus #1: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
	genus #2: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
	genus #3: List Potential Species		Percent of Shrubs
			Height at Installation (inches)
Labeled on plans	<b>f) Ornamental Grasses</b>		<b>Count 0</b>
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size
Labeled on plans	<b>f) Perennials</b>		<b>Count 47</b>
	Allium 'Summer Beauty'	1 gallon	Size
	Amsonia hubrichtii 'Blue Ice'	1 gallon	Size
	Geranium macrorrhizum 'Bevan's Variety'	1 gallon	Size
	Hemerocalis 'Happy Returns'	1 gallon	Size
	Hemerocalis 'Pardon Me'	1 gallon	Size
	Nepeta x faassenii 'Walker's Low'	1 gallon	Size
Pervoskia atriplicifolia	1 gallon	Size	
Rudbeckia fulgida 'Viette's Little Suzy'	1 gallon	Size	
	<b>g) Annuals</b>		<b>Count 0</b>
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size
			Size
	<b>h) Groundcover</b>		<b>Count 0</b>
	genus #1: List Potential Species		Size
	genus #2: List Potential Species		Size
	genus #3: List Potential Species		Size

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<b>Elevation Data Table: Elevations</b>		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Building Height	22.00	feet
b) Grade Elevation	-	feet
c) Building Square Footage by Floor	4,632	Square Feet
d) Building Square Footage	4,632	Square Feet

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<b>Signage Data Table: Ground Signage</b>			
<u>Ground Sign #</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
1	i) Length of street frontage - on which Sign is Located	142	Feet
	ii) Width of Sign Face	6.42	Feet
	iii) Height of Sign Face	4.00	Feet
	vi) Square Footage of Sign Face	25.68	Square Feet
	v) Height of Sign (overall)	8.25	Feet
	vi) Width of Sign (overall)	6.42	Feet
	vii) Type of Sign	Monument	
	viii) Type of Sign Base	Stone Veneer	
	ix) Is there a Digital Display	Yes	
	If Yes then, Location of Digital Display on the sign	middle	
	Height of Digital Display	1.83	Feet
	Width of Digital Display	5.50	Feet
	Square Footage of Digital Display	10	Square Feet
	Percent of Digital Display Sign Coverage	19%	Percent

### Signage Data Table: Wall Signage

Wall Sign #	Description	Value	Unit
1	i) Width of Façade - on which Sign is Located	42.00	Feet
	ii) Height of Façade - on which Sign is Located	22.00	Feet
	iii) Square Footage of Façade - on which Sign is Located	665.00	Square Feet
	vi) Width of Sign Face	10.00	Feet
	v) Height of Sign Face	3.08	Feet
	vi) Square Footage of Sign Face	30.80	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	5%	Percent
Wall Sign #	Description	Value	Unit
2	i) Width of Façade - on which Sign is Located	110.00	Feet
	ii) Height of Façade - on which Sign is Located	22.00	Feet
	iii) Square Footage of Façade - on which Sign is Located	1,612.00	Square Feet
	vi) Width of Sign Face	10.00	Feet
	v) Height of Sign Face	3.00	Feet
	vi) Square Footage of Sign Face	30.00	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	2%	Percent

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<b>Fire Access Plan Data Table</b>		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Building Height	22.00	feet
b) Square footage of each building	4,632	feet
c) Building fire suppression information including any proposed use of sprinkler systems, fire alarm systems, whether fire extinguishers are needed:		
No sprinkler system. Fire alarm and fire extinguishers to be provided per code.		
d) General description of business to be conducted within each building including: will there be rack storage in the building, will there be storage of combustible materials over twelve feet in height, clearance of sprinkler heads and stored materials (18 inch minimum):		
Tavern		

**LEGAL DESCRIPTION OF DEVELOPMENT PARCELS**

**PARCEL 1:**

LOT 1 IN BLOCK 6 OF HERCULES PARK ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN #: 15-29-226-009-0000

**PARCEL 2:**

LOT 2 IN BLOCK 6 OF HERCULES PARK ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN #: 15-29-226-011-0000

**PARCEL 3:**

LOT 3 IN BLOCK 6 OF HERCULES PARK ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN #: 15-29-226-012-0000





# City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
 Phone: (630) 256-3080 Fax: (630) 256-3081 Email: [coapanning@aurora-il.org](mailto:coapanning@aurora-il.org)

**1-6**

## Filing Fee Form

**Project Number:** 2015.115

**Petitioner:** Michael Poulakidas  
**Number of Acres:** 0.18  
**Number of Signs:** 1

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 0  
**Area of site disturbance:** 0.18

**Filing Fees Due at Land Use Petition:**

Request(s):	Special Use	\$	800.00
	Public Hearing Notice Sign	\$	15.00
	Final Engineering Filing Fee	\$	500.00
	<b>Sub Total:</b>		<b>\$1,315.00</b>

**Fees Due at Final Engineering Approval:**

Request(s):			
	<b>Sub Total:</b>		<b>\$0.00</b>

**Total:** **\$1,315.00**

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