



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: 2015.089

## Subject Property Information

Address/Location: 2626 Ogden Avenue

Parcel Number(s): 07-30-407-038

(attach separate sheet if necessary)

## Petition Request(s)

Requesting approval of a Special Use for a Restaurant Drive-Thru Use on the property located at 2626 Ogden Avenue

Requesting approval of a Final Plan Revision for the property located at 2626 Ogden Avenue



## Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)

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

One Paper Copy of:  
Final Plan (2-4)  
Landscape Plan (2-7)  
Landscape Material Worksheet (1-23)  
Building and Signage Elevations (2-11)

Two Paper Copies of:  
Fire Access Plan (2-6)

## 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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: \_\_\_\_\_

Date 6/2/16

Print Name and Company: \_\_\_\_\_

FERAS SWAIS FHS DESIGN BUILD LLC

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 2<sup>NO</sup> day of JUNE.

State of ILLINOIS )  
County of COOK ) SS

NOTARY PUBLIC SEAL



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



**Project Contact Information Sheet**

**Project Number:** 2015.089

**Owner**

First Name: Eddie Initial: \_\_\_\_\_ Last Name: Wood Title: Mr.  
 Company Name: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: 2626 Ogden Ave  
 City: Aurora State: Illinois Zip: 60504  
 Email Address: dupagemarathonoil@gmail.c Phone No.: (312)662-3935 Mobile No.: (312)662-3935

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

Relationship to Project: Architect  
 Company Name: FHS Design+Build  
 First Name: Feras Initial: \_\_\_\_\_ Last Name: Sweis Title: Mr.  
 Job Title: \_\_\_\_\_  
 Address: 2010 w Fulton Street, Suite F-240  
 City: Chicago State: Illinois Zip: 60612  
 Email Address: feras@fhsdesignbuild.com Phone No.: (312)226-0051 Mobile No.: 0

**Additional Contact #1**

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 #2**

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 #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

**RECEIVED**  
 JUN - 3 2015  
 CITY OF AURORA  
 PLANNING & ZONING DIVISION





Dharmesh Rangwala

Owner of

2380 South Eola Rd, Ste 101

2681 E New York St.

Aurora, IL 60503

Aurora, IL 60504

Friday, September 11, 2015

To

Planning Commission,

City Of Aurora

RE: New Proposed Dunkin Donut with Drive thru in existing Marathon

Dear Respected Sir/Ma'am:

We are requesting to take into consideration our request to open New Dunkin Donut in existing Marathon Gas St, located at Northeast Corner of Ogden and Eola rd, in Aurora. We are trying to develop a business that will be win win for City of Aurora, People of Aurora and US ( a hard working Franchisee in Aurora). ***Our request is for a special use for a restaurant facility with a drive-thru.***

This proposed site we choose as this particular location has not been in good business for last 10 years. It has been ON and off closed or open and closed again for most of the time. Other concepts didn't fly well in that location (Car wash, Taco bell stc). We know we can have Marathon landlord do major signage and light upgrade inside and outside of building to make it look as Brighter landmark of City of Aurora.

Why here: This is located on west bound traffic of Ogden and Northbound traffic of Eola rd. Both directions of these traffic route travelers are giving their business either to Oswego or North Aurora. We have one of our best maintained locations south of this site in Aurora. We can't catch this traffic's business in our New York st or South Eola rd location. We want to open this location so City of Aurora can have extra tax dollar from this site. City of Aurora has revenue info for our 2380 S. Eola rd and 2681 E New York st locations. It will tell you that we can add good amount of revenue to City of Aurora's financial account. We had success with people and city of Aurora. We want to repeat it with our 3<sup>rd</sup> and Dunkin's 12<sup>th</sup> location. Dunkin Donut standard for Drive thru service is 150 sec but we run our better than that. Our service is around less than 120 sec mostly nearby 110 sec. This kind of location business is around 50 % Drive Thru and 50% inside (due to Convenience store). This way we won't create traffic bottleneck.

Example:

In avg. Dunkin Donut (Non Co Brand DT) Drive Thru Business is about 65 to 70 % and inside business(walk in) is about 30 to 35 %. Our own South Eola is non co brand store so we get about 70 % customer thru Drive thru. IN Co brand location such as Gas St, due to convenience store of the Gas st, about 50 % is foot traffic due to Cigarette and other items. We have location in Plainfield IL in Shell Gas st(119<sup>th</sup> st and Rt59). In this location our drive thru traffic is 50 to 55 % in Dining room inside is 45 to 50 %. We have less car in DT.

People of Aurora:

We have average of 12 to 18 employees in our Dunkin Donut location working throughout the week. We always hire most of them from the community. This will create additional jobs for people of city of Aurora. We also involve with City of Aurora's clean project organized by hard working Aldermen. We work with local schools, high schools and community event places (such as area organization and place of worships)

Please do give your considerable positive business approval for this site.

Sincerely Yours,

Dharmesh Rangwala

Dunkin Donut Owner

2380 South Eola Rd, Aurora, IL

September 8, 2015

From: Eddie Wood, President  
Aurora Development LLC  
2626 Ogden Ave, Aurora, IL., 60504  
Phone: (312) 662-3935  
Email: dupagemarathonoil@gmail.com

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

Re: Authorization Letter for: 2626 Ogden Ave., Aurora, IL., 60504

To whom it may concern:

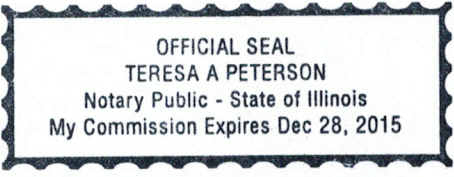
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize FHS DESIGN+BUILD, LLC, and its representatives, to act as the owner's agent through the SPECIAL USE Land Use Petition process with the City of Aurora for said property.

Signature: \_\_\_\_\_ Date 9/8/15

Subscribed And Sworn To Before Me This 8<sup>th</sup> Day  
Of September, 2015

Notary Signature Teresa A. Peterson

Notary Public Seal



## **LEGAL DESCRIPTION**

**PARCEL 1:**

**LOT 1 IN MG AURORA EAST RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN FOX VALLEY VILLAGES UNIT 22, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30 AND PART OF THE NORTHEAST 1/4 OF THE SECTION 31, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JUNE 10, 1996 AS DOCUMENT R96-095980, IN DU PAGE COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENT FOR ACCESS AND INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 AS CREATED BY AND SHOWN ON PLAT RECORDED JUNE 10, 1996 AS DOCUMENT R96-095980 AND BY DECLARATION RECORDED AUGUST 7, 1996 AS DOCUMENT R96-130150.**

**PROPERTY KNOWN AS: 2626 WEST OGDEN AVENUE, AURORA, ILLINOIS.**

**P.I.N. 07-30-407-038-0000**

**Parking and Stacking Requirement Worksheet**

**Project Number:** 2015.089

**Petitioner:** FHS Design+Build

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>10</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	10

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

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>5</b>	
Drive-through facilities	5	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

**RECEIVED**  
JUN - 3 2015  
CITY OF AURORA  
PLANNING & ZONING DIVISION