

Land Use Petition

Project Number: 2016.031

Subject Property Information

Address/Location: 544 S. Lake Street / north east corner of Lake Street and 2nd Street

Parcel Number(s): 15-28-203-013

(attach separate sheet if necessary)

Petition Request(s)

Requesting the Establishment of a Special Use Planned Development on the property located at 544 S. Lake Street being the north east corner of Lake Street and 2nd Street



Attachments Required

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

One Paper Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Contact Worksheet (1-5)
Parking Worksheet (1-8)
Filing Fee Worksheet (1-6)

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

One Paper Copy of:
Plan Description (2-18)
Final Plan (2-4)

Petition Fee: \$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.

Authorized Signature: Francisco J. Navarro Date 9-20-16

Print Name and Company: FRANCISCO H. NAVARRO ACCION LATINA USA

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 20th day of September 2016.

State of IL)
) SS
County of Kane)

NOTARY PUBLIC SEAL

Edward T. Sieben
Notary Signature



Filing Fee Worksheet

Project Number: 2016.031
Petitioner: Accion Latina USA
Number of Acres: 0.60
Number of Street Frontages: 2.00
Non-Profit: Yes

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	\$ 400.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
	Sub Total:	\$400.00

Fees Due at Final Engineering Approval:

Request(s):	Select One	0.00
	Sub Total:	\$0.00

Total: **\$400.00**

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

Verified By:

Date:





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



CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2016.031

Owner

First Name: Francisco Initial: J Last Name: Navarro Title: Mr.
Company Name: Accion Latina USA
Job Title: Owner
Address: 5742 Danille Lane
City: Yorkville State: IL Zip: 60560
Email Address: cachis1999@sbcglobal.net Phone No.: _____ Mobile No.: 630-291-0893

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

Relationship to Project: Owner
Company Name: Accion Latina USA
First Name: Francisco Initial: J Last Name: Navarro Title: Mr.
Job Title: President
Address: 5742 Danille Lane
City: Yorkville State: IL Zip: 60,560.00
Email Address: cachis1999@sbcglobal.net Phone No.: _____ Mobile No.: 630-291-0893

Additional Contact #1

Relationship to Project: Architect
Company Name: Studio ARQ, LLC
First Name: Jose Initial: R Last Name: Pareja Title: Mr.
Job Title: Architect
Address: 329 W. 18th Street
City: Chicago State: IL Zip: 60,616.00
Email Address: jpereja@studioarq.com Phone No.: 312-846-6415 Mobile No.: 708-309-5125

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

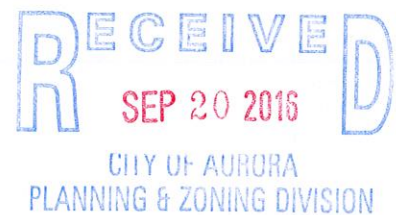
Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

D. Qualifying Statement

1. The project proposes to convert an existing manufacturing use (previously Columbia Pipe & Supply Co.) to a Community Center and recreational use. The facility will provide community social service functions by the 501.c.3 non-for-profit Accion Latina USA. The facility will also have space and offices for the Golden Age Hispanic Social Club, United Soccer Association and Aurora Soccer Academy. Also proposed and under development is the Aurora Boxing Academy. The proposal changes the lower level to recreational use housing the boxing area and separate soccer area. The proposal seeks a Special Use permit for a Special Recreation Use.

Seeking the following variances, modifications or exceptions:

- Special Use Permit for Recreation Use
- Special Use Permit for Community Center Use
- Provided the owner cannot secure additional parking from adjacent lots, parking variance allowing 44 onsite proposed parking spaces in lieu of the 79 required spaces.



Legal Description of Development

1. The Southerly 22 feet of the Easterly 100 Feet of Lot 7; The Easterly 100 feet of Lot 8, and all of Lot 9 in Block 4 of J.J. Wagoner's Addition to West Aurora, in the City of Aurora, Kane County, Illinois. (Commonly known as: 544 S. Lake Street, Aurora, Illinois).

Parking and Stacking Requirement Worksheet

Project Number: 2016.031

Petitioner: Accion Latina USA

Parking Requirement

Total Parking Requirement	79
Enclosed Parking Spaces	-
Surface Parking Spaces	79

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.

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OFFICE USE ONLY

Verified By: _____

Requirement Based On:

<u>Sq Ft</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
2,579	"Excluded Square Footage": storage, processing, mechanical rooms and restrooms		0
2,653	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	9
11,018	Structure 2400: Recreational Facilities	1 space per 200 SF of GFA	55
3,840	Structure 4200: Community facility	1 space per 250 SF of GFA	15
			79

RECEIVED
SEP 20 2015
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