

Land Use Petition

Project Number: 2017.156

Subject Property Information

Address/Location: 645 N. Elmwood Drive

Parcel Number(s): 15-16-351-001

Petition Request(s)

Requesting approval of a Setback Requirement variance pursuant to Section 10.5 for the property at 645 N. Elmwood Drive to allow for a 10 foot reduction of the front yard and exterior side setback from 15 feet to 5 feet, a 15 foot reduction of the interior side yard setback from 20 feet to 5 feet, and a 3 foot reduction of the rear yard setback from 8 feet to 5 feet.

Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)

Two Paper and One PDF Copy of:
Fire Access Plan (2-6)
Final Engineering Plans (2-16)
Stormwater Permit Application (App 6-5)
Stormwater Report - Overland Flood Route Calculations (2-10)
Soil Investigation Report, if available
Wetland Determination Letter

One Paper and PDF Copy of:
Final Plan (2-4)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)

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



Petition Fee: \$750.00 (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: Maria d. Velazquez Date 10/25/17

Print Name and Company: Maria Velazquez Velbar

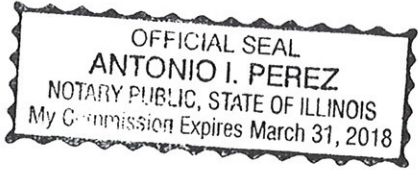
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 25 day of October 2017.

State of Illinois)
County of Kane) SS

Antonio I. Perez
Notary Signature

NOTARY PUBLIC SEAL



Filing Fee Worksheet

Project Number: 2017.156

Petitioner: Agama Designs Architecture, Inc.

Number of Acres: 0.48

Number of Street Frontages: 2.00

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):	Variance (Non-Residential)	\$	750.00
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$750.00**

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

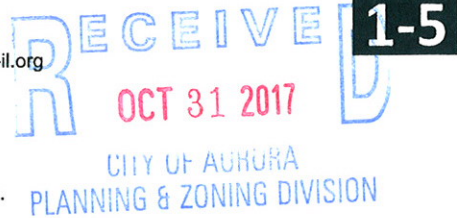
Verified By: Steve Broadwell

Date:

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OCT 31 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 COAPPlanning@aurora-il.org



Project Contact Information Sheet

Project Number: 2017.156

Petitioner Company (or Full Name of Petitioner): Agama Designs Architecture, Inc.

Owner

First Name: Jaime Initial: _____ Last Name: Velazquez Title: Mr.
Company Name: Velbar, LLC
Job Title: Owner
Address: 1374 Fox Hill Court
City: North Aurora State: IL Zip: 60542
Email Address: jaime_velazquez12@hotmail.com Phone No.: 630-546-8802 Mobile No.: _____

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

Relationship to Project: Architect
Company Name: Agama Designs
First Name: Alberto Initial: _____ Last Name: Agama Title: Mr.
Job Title: _____
Address: 129 Commercial Drive, Suite 8Q
City: Yorkville State: IL Zip: 60560
Email Address: alberto@agamadesigns.com Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: Owner
Company Name: Velbar, LLC
First Name: Maria Initial: _____ Last Name: Velazquez Title: Ms.
Job Title: _____
Address: 1374 Fox Hill Court
City: North Aurora State: IL Zip: 60542
Email Address: velazquezmariad15@yahoo.com Phone No.: 630-546-8802 Mobile No.: _____

Additional Contact #2

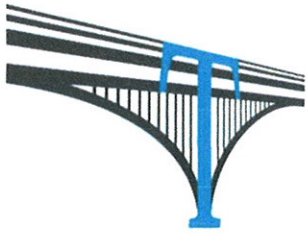
Relationship to Project: Engineer
Company Name: Tebbrugge Engineering
First Name: John Initial: _____ Last Name: Tebbrugge Title: Mr.
Job Title: _____
Address: 410 E. Church St., Suite A
City: Sandwich State: IL Zip: 60548
Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: 815-570-9559

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.: _____



TEBRUGGE ENGINEERING

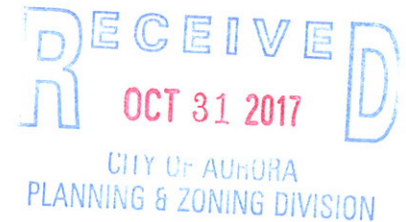
410 E. CHURCH ST.—SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

QUALIFYING STATEMENT
TO
LAND USE PETITION

Project/Case File # 2017.156

645 N Elmwood Drive



Jaime Velazquez, owner of the property (“Owner”) located at 645 N. Elmwood Drive in Aurora, IL, plans to construct a 4,921 Sq. Ft. retail building with 4 units. The north 1,873 Sq.Ft. unit shall be a restaurant and the three units to the south shall be used for retail. The owner is pursuing a liquor license for the restaurant to serve wine and beer.

The proposed development will provide a total of 30 parking spaces.

The project will construct a grease trap to serve all four units. City utilities will be brought to the building to provide water and sanitary sewer services. A downspout drain line will be installed along the east side of the building and extended to the existing storm sewer at the southeast corner of the Illinois Avenue & Elmwood Drive intersection.

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



TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

October 9, 2017

From: Jaime & Maria Velazquez, Owner
1374 Fox Hill Court
North Aurora, IL 60542
Phone: (630) 546-8802
Email: jaime_velazquez12@hotmail.com; velazquezmariad15@yahoo.com



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

Re: Authorization Letter for: 645 North Elmwood Drive

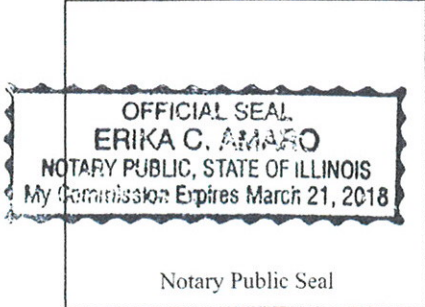
To whom it may concern:

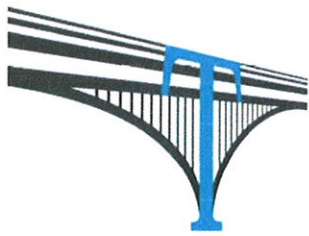
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owner's agent through the planning process with the City of Aurora for said property.

Signature: *Jaime S. Velazquez* Date: 10/10/17

Subscribed And Sworn To Before Me This 10th Day
Of October, 20 17

Notary Signature: *Erika C. Amaro*





TEBRUGGE ENGINEERING

410 E. CHURCH ST.—SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

LEGAL DESCRIPTION

LOTS 2, 3, 6, & 7 IN BLOCK 4 OF WEST PARK ADDITION TO AURORA,
IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 645 NORTH ELMWOOD DRIVE, AURORA, ILLINOIS.

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OCT 31 2017
CITY OF AURORA
PLANNING & ZONING DIVISION

Parking and Stacking Requirement Worksheet

Project Number: 2017.156

Petitioner: Agama Designs Architecture, Inc.

Parking Requirement

Total Parking Requirement	26
Enclosed Parking Spaces	-
Surface Parking Spaces	26

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: Steve Broadwell

Requirement Based On:

Sq Ft / Units	Use	Needed	Number Required
4,524	Structure 2254: Strip retail	1 space per 175 SF of GFA	26

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CITY OF AURORA
PLANNING & ZONING DIVISION

Landscaping CTE Requirement Worksheet

Project Number: 2017.156

Petitioner: Agama Designs Architecture, Inc.

Street Frontage 292 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

Neighborhood Border Dwelling Units - units

Subdivision Name: West Park Addition

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Parking Lot Islands

Building Foundation

584 L.F.

132 L.F.

30 spaces

- Number

290 L.F.

Unit/Phase: Lot 3, Lot 6, and Lot 7

Standard Requirements

	Total CTEs Required	Plant Mix Guidelines				Deciduous Shrubs
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	9.0	9	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	18.0	9	8	8	36	36
Buffer Yard	3.0	2	1	1	6	6
Parking Lot Islands	2.0	1	0	0	7	7
Building Foundation	3.0	0	0	0	30	30
Total:	35.0	21	9	9	79	79

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Verified By: Steve Broadwell

Date:





Landscape Material Worksheet

Project Number: 2017.156
Petitioner: Agama Designs Architecture, Inc.

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Ulmaceae	Celtis	occidentalis	Hackberry
Fagaceae	Quercus	bicolor	Swamp White Oak
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Hamamelidaceae	Liquidambar	styraciflua	Moraine Sweet Gum
Platanaceae	Platanus	acerifolia	Bloodgood Planetree
Fagaceae	Quercus	imbricaria	Shingle Oak

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Thuja	plicata	Giant Arborvitae
Pinaceae	Picea	abies	Norway Spruce
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper
Cupressaceae	Taxodium	distichum	Baldcypress

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Apple Serviceberry
Rosaceae	Crataegus	viridis	Winter King Hawthorne
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cornaceae	Cornus	alba	Ivory Halo Dogwood
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Rosaceae	Spiraea	nipponica	Snowmound Spirea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew
Cypress	Thuja	occidentalis	Woodward Arborvitae

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Steve Broadwell Date: _____