

# Land Use Petition

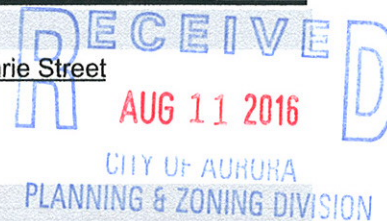
Project Number: 2015.223

## Subject Property Information

Address/Location: 407 S. Lake Street / west side of Lake Street between Gale Street and Prarie Street

Parcel Number(s): 15-21-452-042

(attach separate sheet if necessary)



## Petition Request(s)

Requesting the Establishment of a Special Use Planned Development on the property located at 407 S. Lake Street on the west side of Lake Street between Gale Street and Prarie Street

Requesting approval of a Final Plan for Lot 1 of Marshalls Addition Subdivision located at 407 S. Lake Street on the west side of Lake Street between Gale Street and Prarie Street for a Gasoline Station (2831) Use

## 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)  
Existing or Proposed CC and Rs OR Lease Restrictions (2-1)

One Paper Copy of:  
Final Plan (2-4)  
Landscape Plan (2-7)  
Building and Signage Elevations (2-11)  
Plan Description (2-18)

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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 8/9/2016

Print Name and Company: Excel's Investment LLC

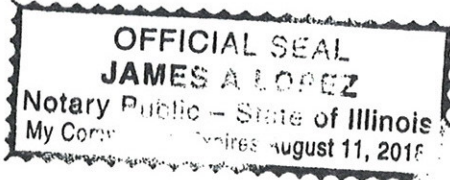
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 9 day of AUGUST

State of IL )  
County of LAKE ) SS

NOTARY PUBLIC SEAL

Notary Signature [Signature]



### Filing Fee Worksheet

<b>Project Number:</b> 2015.223	<b>Linear Feet of New Roadway:</b> 0
<b>Petitioner:</b> Amphion Engineering	<b>New Acres Subdivided (if applicable):</b> 0.00
<b>Number of Acres:</b> 0.77	<b>Area of site disturbance (acres):</b> 0.39
<b>Number of Street Frontages:</b> 1.00	
<b>Non-Profit:</b> No	

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

Request(s):	Special Use & Final Plan	\$	800.00
	Public Hearing Notice Sign(s)	\$	15.00
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
	Sub Total:		\$815.00

**Fees Due at Final Engineering Approval:**

Request(s):			
	Sub Total:		\$0.00

**Total:** \$815.00

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

Verified By:

Date:

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AUG 11 2016  
 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 COAPlanning@aurora-il.org



CITY OF AURORA  
PLANNING & ZONING DIVISION

### Project Contact Information Sheet

**Project Number:** 2015.223

**Owner**

First Name: Andy Initial: 0 Last Name: Kumar Title: Mr.  
Address: 267 Tiger St.  
City: Bolingbrook State: IL Zip: 60490  
Email Address: andy@ultraenergygroup.com Phone No.: 630-202-7545 Mobile No.: 0  
Company Name: Excels Investment LLC  
Job Title: Owner

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

Relationship to Project: Consultant

Company Name: Amphion Engineering  
First Name: Abelardo Initial: 0 Last Name: Rodriguez Title: Select One From List  
Job Title: President  
Address: 3609 W North Ave  
City: Chicago State: IL Zip: 60490  
Email Address: arodriguez@amphionus.com Phone No.: 773-458-9470 Mobile No.: 0

**Additional Contact #1**

Relationship to Project: Land Developer / Builder  
Company Name: James Lopez LTD  
First Name: James Initial: 0 Last Name: Lopez Title: Mr.  
Job Title: President  
Address: 3609 W North Ave  
City: Chicago State: 0 Zip: 60647  
Email Address: arodriguez@amphionus.com Phone No.: 0 Mobile No.: 312-493-5718

**Additional Contact #2**

Relationship to Project: Architect  
Company Name: ASI Chicago  
First Name: Oscar Initial: 0 Last Name: Alba Title: Mr.  
Job Title: Architect  
Address: 2521 W Division Ave  
City: Chicago State: IL Zip: 60622  
Email Address: oscar@asi-chicago.com Phone No.: 312-373-0098 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 One From List  
Job Title: 0  
Address: 0  
City: 0 State: 0 Zip: 0  
Email Address: 0 Phone No.: 0 Mobile No.: 0

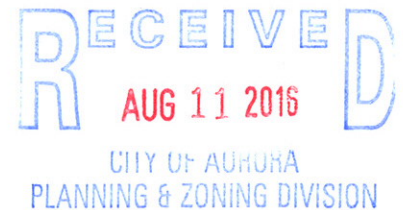
**Additional Contact #4**

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

**Additional Contact #5**

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

Project # 2015.223  
407 S. Lake St  
Aurora IL 60506



*The Qualifying Statement for a Land Use Petition is a brief narrative of the proposal, which includes a concise but thorough overall description of the proposed development project, specific details of the proposal (e.g. types of uses, number of units, variances requested) and information on how the proposal relates to the following standards: a) The public health, safety, morals, comfort or general welfare b) The use and enjoyment of other property already established or permitted in the general area c) Property values within the neighborhood d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts e) Utilities, access roads, drainage and/or other necessary facilities f) Ingress and egress as it relates to traffic congestion in the public streets g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.*

### **Qualifying Statement**

#### **BUILD A 1-STORY MASONRY BUILDING FOR EXISTING GAS STATION**

- Tear down current building and build a new one as according to plans
- New BP sign
- Parking spaces as according to specs
- New landscaping as according to specs
- Existing canopy will remain

- a) It will provide a new gas station and convenience store option for local residents.
- b) The additional foot traffic will bring added visibility for local businesses.
- c) The additional resources the gas station will bring could raise property values due to ease of access.
- d) The additional resources the gas station will bring could increase property development and improvement due to the source of convenience.
- e) It will not have an effect on the utilities, access roads, drainage and/or other necessary facilities since it is an existing structure with equal services.
- f) It will not have an effect on the ingress and egress since it is an existing gas station.
- g) An applicable regulation is that no alcohol can be sold.
- h) There are no additional variances, modifications or exceptions being requested from the City's Codes and Ordinances.

March 22, 2016

RECEIVED  
AUG 11 2016

Re: Authorization Letter for 407 S. Lake St., Aurora IL 60506

CITY OF AURORA  
PLANNING & ZONING DIVISION

FROM:  
Andy Kumar  
Owner  
Ultra Energy Group  
267 Tiger St.  
Bolingbrook IL 60490  
630-202-7545  
andy@ultraenergygroup.com


TO:  
City of Aurora  
Planning and Zoning Division  
44 E. Downer Place  
Aurora IL 60507  
630-256-3080

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 AMPHION Engineering, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

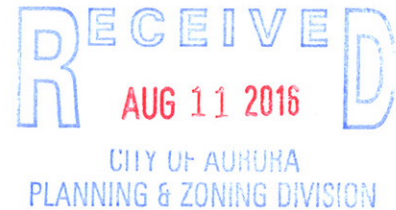
Signature:  Date: 3/22/16

Subscribed And Sworn To Before Me This 22 Day of MARCH 2016

Notary Signature 



Project # 2015.223  
407 S. Lake St  
Aurora IL 60506



PARCEL 1

THAT PART OF LOT 1 IN BLOCK 1 OF MARSHALL'S ADDITION TO AURORA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT1 BEING THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 50 FEET FOR THE POINT OF BEGINNING, THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 205 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT TO THE NORTHERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE 205 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 121 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THE SOUTHERLY 50 FEET OF THE EASTERLY 205 FEET OF LOT 1 IN BLOCK 1 OF MARSHALL'S ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

KNOWN AS: 407 S. LAKE STREET, AURORA, ILLINOIS

PERMANENT INDEX NUMBER: 15 - 21 - 452 - 042

AREA = 34,836 SQ. FT.

0.800 ACRE

NOTE:

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

ZONING REQUIREMENTS:

1 SOUTH BROADWAY

AURORA, ILLINOIS 60505

PHONE: (630) 256-3080

FAX: (630) 256-3089

ZONING REQUIREMENTS:

M-2= MANUFACTURING DISTRICT, GENERAL

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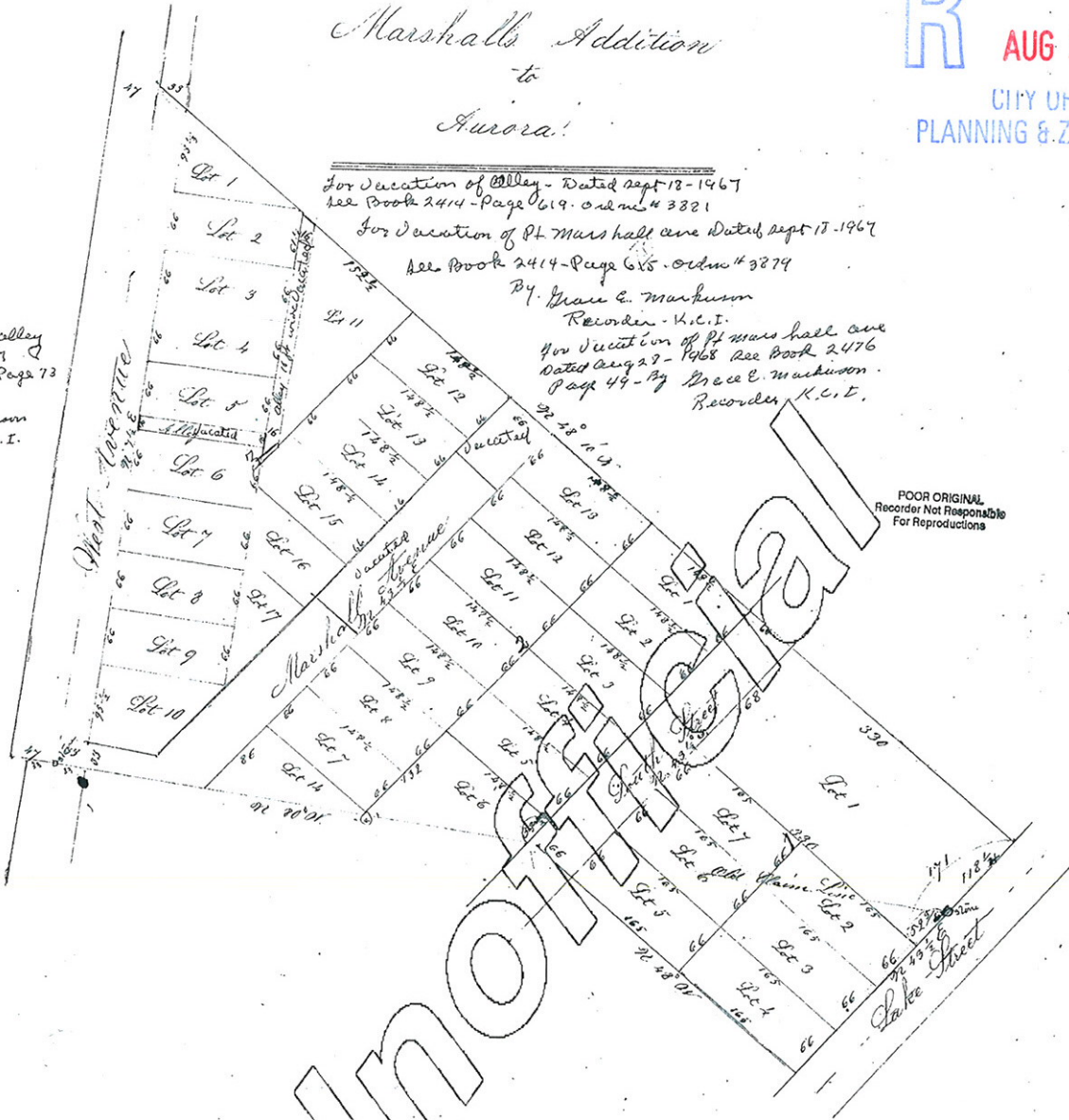
Marshalls Addition  
to  
Aurora!

For Vacation of Alley - Dated Sept 13-1967  
see Book 2414 - Page 619. Ord. # 3321  
For Vacation of Pt Marshall ave Dated Sept 13-1967  
see Book 2414 - Page 615. Ord. # 3379

By Grace E. Markuson  
Recorder - K.C.I.

For Vacation of Pt Marshall ave  
Dated Aug 23 - 1968 see Book 2476  
Page 49 - By Grace E. Markuson  
Recorder - K.C.I.

For Vacation of alley  
Dated Sept 25-67  
see Book 2416 - Page 73  
Ord. # 3384.  
By Grace E. Markuson  
Recorder - K.C.I.



POOR ORIGINAL  
Recorder Not Responsible  
For Reproductions

State of Illinois }  
County of Cook }  
I, George Wilder, City Surveyor of the City of Aurora in the County and State of said State hereby certify  
that certain surveyed land platred at the request of Ellen P. Marshall that piece or parcel of  
land described as follows To wit All of Block 14 and 4 7/8 links off the southeast side of Lot 1 in Block 4 and  
4 7/8 links off the southerly side of Block 13 all in Holbrook's Addition to West Chicago, also another piece of land  
bounded as follows To wit Beginning at a stone on the westerly side of Lake Street where the southerly line of  
Block 14 in Holbrook's Addition intersects the same Thence S. 14 5/8 W. along the westerly side of Lake  
Street 250 3/4 feet thence S. 45 W. to the old chain line Thence S. 80. E. along old chain line to the  
place of beginning into Lots and Blocks and the accompanying Map correctly represents  
the same.

Given under my hand at Aurora  
Aug. 20<sup>th</sup> 1869

George Wilder  
City Surveyor of the City of Aurora.

State of Illinois }  
County of Cook }  
I, Ellen P. Marshall, owner of the above described tract or parcel of land do hereby certify that I  
have had the same surveyed and subdivided into Lots, Blocks, Streets & Alleys by  
George Wilder City Surveyor of the City of Aurora and I do hereby adopt said survey & plat under  
the name and title of Marshalls Addition to Aurora for all uses and purposes therein set  
forth  
Given under my hand this  
20<sup>th</sup> day of August A.D. 1869.

Ellen P. Marshall.

State of Illinois }  
County of Cook }  
I, W. H. Gates, a Justice of the Peace in the Town of Aurora in the County and State of said  
do hereby certify that Ellen P. Marshall who is personally known to me to be the real person  
who signed the accompanying Certificate in writing this day appeared before me in person and acknowledged  
that she signed the same for the uses and purposes therein set forth  
Given under my hand & official seal  
this first day of August A.D. 1873.

W. H. Gates (J.P.)

No. 2246.  
Filed for Record Aug 5<sup>th</sup> 1873 at 5 1/2 PM.  
A. T. Rockwell Recorder.





**Landscaping CTE Requirement Worksheet**

**Project Number:** 2015.223

**Petitioner:** Amphion Engineering

171 L.F.

- L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

- units

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Building Foundation

750 L.F.

249 L.F.

13 spaces

194 L.F.

**Standard Requirements**

	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
<b>Total CTEs Required</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>20</b>	<b>20</b>	
Street Trees	6	0	0	0	0	
Wet Stormwater Facility	0	0	0	0	0	
Turf Stormwater Facility	0	0	0	0	0	
Neighborhood Border	0	0	0	0	0	
Dwelling Unit	0	0	0	0	0	
Perimeter Yard	12	12	12	40	40	
Buffer Yard	2	3	3	0	0	
Parking Lot Islands	1	0	0	5	5	
Building Foundation	0	0	0	20	20	
<b>Total:</b>	<b>21</b>	<b>15</b>	<b>15</b>	<b>65</b>	<b>65</b>	<b># of Islands: 1</b>

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

Verified By:

Date:

Date:

**Verification**

	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
<b>Total CTEs</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>20</b>	<b>20</b>	
Material Count	0	0	0	0	0	
Deficient Materials	38	15	15	65	65	
<b>Materials to be Added</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Revised Material Count</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**RECEIVED**  
AUG 11 2016

CITY OF AURORA  
PLANNING & ZONING DIVISION

## Parking and Stacking Requirement Worksheet

**Project Number:** 2015.223

**Petitioner:** Amphion Engineering

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>13</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	13

*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>-</b>	
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:**

Sq Ft	Use	Needed	Requirement
174	Structure 2220: Gasoline station, vehicle repair and service structures	1 space per 300 SF plus 3 per service bay. A minimum of 6 spaces shall be provided.	6
1330	Structure 2251: Retail sales and services 50,000 SF or under	1 space per 200 SF of GFA	7
		<b>TOTAL</b>	<b>13</b>

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AUG 11 2015  
CITY OF AURORA  
PLANNING & ZONING DIVISION