

Land Use Petition

Project Number: 2018.046

Subject Property Information

Address/Location: 1175 S. Frontenac Street

Parcel Number(s): 07-32-201-015

Petition Request(s)

Requesting approval of a Special Use for a Internet Auto Sales (2814) use on Lot 3 of Fox Valley East, Region II, Phase III Subdivision located at 1175 S. Frontenac Street

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)

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



Petition Fee: \$840.76 (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 4-6-18

Print Name and Company: TABISH Khan Elusivefx Inc

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.

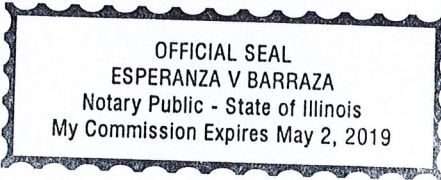
Given under my hand and notary seal this 6 day of April 2018

State of Illinois)

County of DuPage) SS

NOTARY PUBLIC SEAL

Esperanza V Barraza
Notary Signature



Filing Fee Worksheet

Project Number: 2018.046
Petitioner: Elusive FX
Number of Acres: 5.74
Number of Street Frontages: 1.00
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):	Special Use	\$	825.76
	Public Hearing Notice Sign(s)	\$	15.00
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$840.76**

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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 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



Project Contact Information Sheet

Project Number: 2018.046

Petitioner Company (or Full Name of Petitioner): Elusive FX

CITY OF AURORA
PLANNING & ZONING DIVISION

Owner

First Name: Tabish Initial: _____ Last Name: Khan Title: Mr.
Company Name: Elusive FX
Job Title: Owner
Address: 1175 S Frontenac St
City: Aurora State: IL Zip: 60504
Email Address: elusivefx@gmail.com Phone No.: _____ Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Elusive FX
First Name: Tabish Initial: _____ Last Name: Khan Title: Mr.
Job Title: Owner
Address: 1175 S Frontenac St
City: Aurora State: IL Zip: 60504
Email Address: elusivefx@gmail.com Phone No.: _____ Mobile No.: _____

Additional Contact #1

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 #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.: _____

Qualifying Statement

ElusiveFX INC, represented by Tabish Khan, is requesting a Special Use approval from the Aurora City Council for internet auto sales operation. ElusiveFX, INC, is proposing to operate an online sales and shipping service for domestic buyers. The owner is proposing to have 25-40 cars on site ranging from \$25K to \$60K. The business owner has stated they will store cars inside the building, and not have any inventory parked outside. Majority of transactions will be conducted online utilizing websites such as cars.com, Autotrader, and eBay. The business owner will be utilizing an office inside of the Embossed Graphics Building located at 1175 S Frontenac Street. This office will be used for meeting with clients, discussing products, and providing information. The warehouse dock space will be used for parking/storage of vehicles, additional space in the warehouse has been dedicated to ElusiveFX INC, in the case of the event that their business grows and they require more space for their inventory. We specifically choose this location and space due to the large space this building provides and the safety and security it provides to our cars. Being a resident of the area and living within 10 minutes of the facility also gives us a sense of safety and security moving forward with this project. We are planning to start out with as little as 2000 sq ft and plan to rent as much as 20,000 sq ft if our business grows and expands. We have two drive-in doors located towards the front of the dock area, and a rear drive-in door in the back of the warehouse which will be used for bringing cars into the building. We will have a maximum of 5 employees that will be stationed at this location, the building has dedicated parking spots indoors, and 2 remaining outdoor parking spots for our staff members which will be using the visitor parking section of the parking lot. The proposed hours of operation are Monday through Friday, 10 Am- 6 pm and Saturday 10am-4pm. The business will not operate on Sunday as that is an Illinois state law.

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Embossed Graphics

March 26, 2018

Richard S. Pauling, Owner
Embossed Graphics, Inc.
1175 S. Frontenac Street
Aurora, IL 60504
630/236-4010
rpauling@embossedgraphics.com

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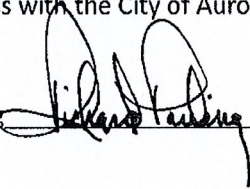
City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
630/256-3080
coaplanning@aurora-il.org

RE: Authorization Letter for: Embossed Graphics, Inc.
1175 S. Frontenac St
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 Elusivex, Inc. and its representatives to act as the owner's agent through the Special Use Petition process with the City of Aurora for said property.

Richard Pauling



Date

3/26/2018

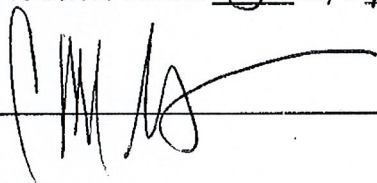
Subscribed and Sworn To Before Me this

3rd

Day of

March, 2018

Notary Signature



Official Seal
Corinne M Albright
Notary Public, State of Illinois
My Commission Expires 6/07/2020

LEGAL DESCRIPTION:

LOT 3 IN THE RESUBDIVISION OF LOT 3 FOX VALLEY EAST REGION II UNIT 26 – PHASE III IN THE
SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION OF LOT 3, RECORDED
MARCH 28, 1997 AS DOCUMENT R97-042709 IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1175 SOUTH FRONTENAC STREET, AURORA ILLINOIS

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PLANNING & ZONING DIVISION

Parking and Stacking Requirement Worksheet

Project Number: 2018.046

Petitioner: Elusive FX

Parking Requirement

Total Parking Requirement	7
Enclosed Parking Spaces	-
Surface Parking Spaces	7

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:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
2,000		1 parking space per 400 square feet of net floor area,	5
1		3 parking spaces per service bay	3
300	"Excluded square footage": Office space		1

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