

Land Use Petition

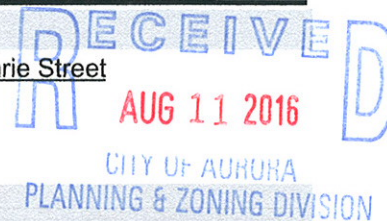
Project Number: 2015.223

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

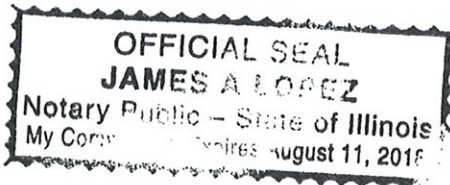
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Project Number: 2015.223
Petitioner: Amphion Engineering
Number of Acres: 0.77
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): 0.39

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:

RECEIVED
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

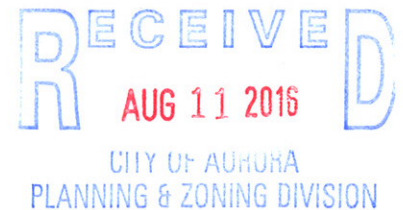
Additional Contact #4

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

CITY OF AURORA
PLANNING & ZONING DIVISION

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

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.

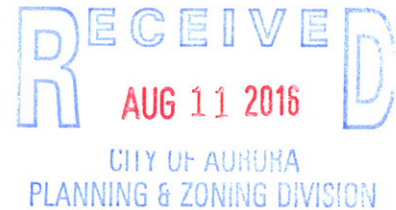
Signature: [Handwritten Signature] Date: 3/22/16

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

Notary Signature [Handwritten 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

RECEIVED
AUG 11 2016
CITY OF AURORA
PLANNING & ZONING DIVISION

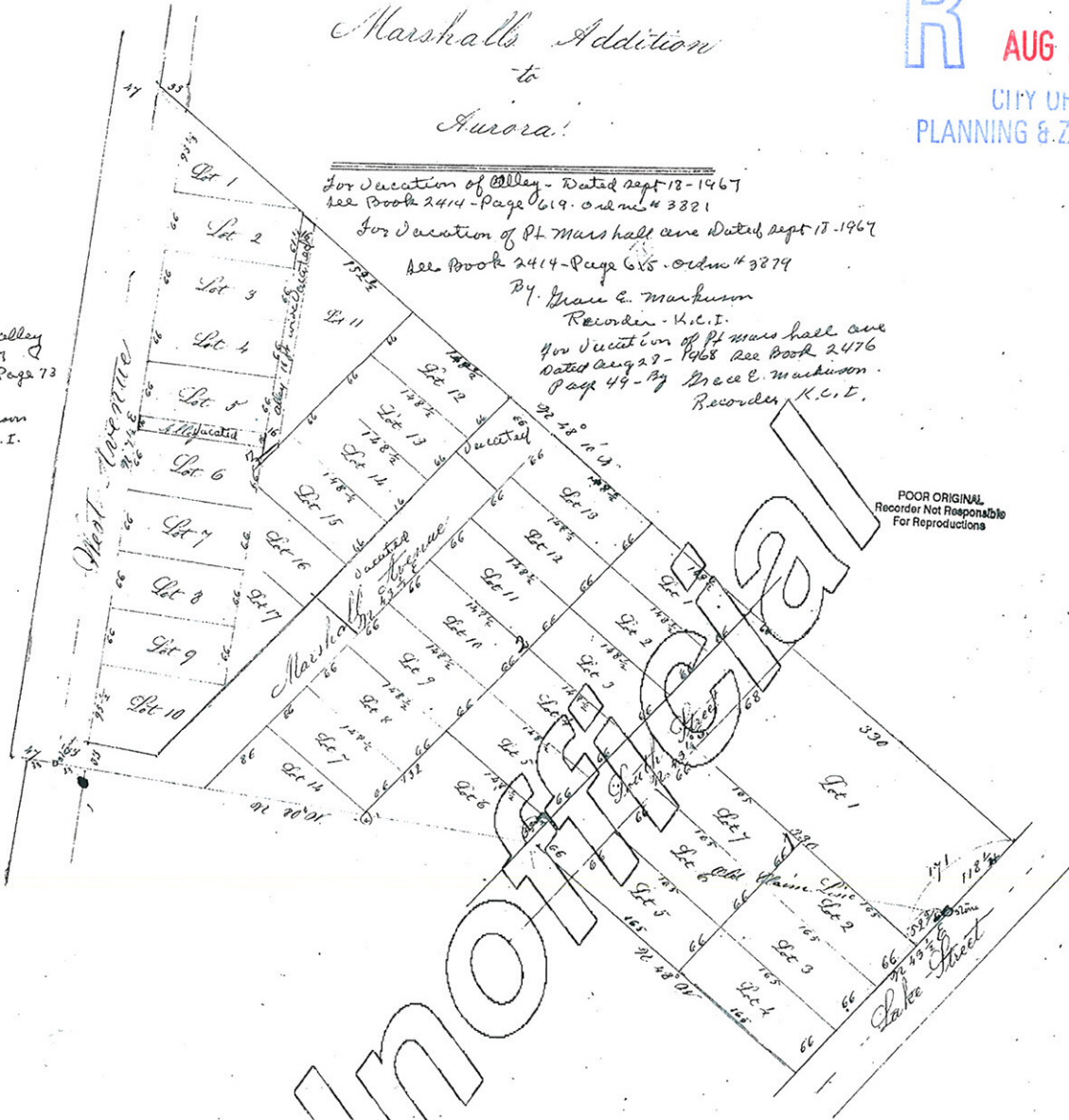
Marshalls Addition
to
Aurora!

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 I have surveyed and plotted 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 Aurora, 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. 20th 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
20th 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 5th 1873 at 5 1/2 PM.
A. T. Rockwell Recorder.

RECEIVED
AUG 11 2015

CITY OF AURORA
PLANNING & ZONING DIVISION

THIS PLAT IS RECORDED IN Bk. 5 OF PLATS Pg. 89
THE LOTS ON THIS PAGE FALL IN THE
QR. OF SEC. TWP. RG.

MARSHALL'S ADD

BLOCK 1

DOCUMENT NUMBER	BOOK	PAGE	GRANTOR	GRANTEE	KIND OF INSTRUMENT	DATE OF INSTRUMENT	DATE OF FILING	LOTS NUMBER							DESCRIPTION
								1	2	3	4	5	6	7	
181844	646	10	C. C. Brown	Fred C. Schultz	WD	Oct 31 19 70	Jan 1 19 71								50 ft E 205 ft S
196217	651		By N. B. + L. P. Brown	Fred C. Schultz	WD	Apr 1 20 70	Apr 2 20 71								24 ft S 205 ft E
186991	659		Edward L. Lueders	Fred C. Schultz	WD	Apr 1 20 70	Apr 2 20 71								30 ft S 205 ft E
26019	659		Fred C. Schultz	James W. Williams	WD	Apr 1 20 70	Apr 2 20 71								30 ft S 205 ft E
2473	144	56	Ellen P Marshall wid	Travis Phillips	WD	Sep 5 73	Sep 6 73				3				
1101	178	44	Same	Fred L Bartlett	WD	Sep 5 73	Mar 24 77								
8794	189	259	Esra D Race & wf	Roxanna Reed	Mtg	Nov 28 78	Dec 30 78					4	5		Pt SE 1/4 Sec 21 Twp 38 N Range 8 b 20 Cont at a pnt on the W 1/2 of Lake St at the cor of lnd owned by the Est of E. D Huntoon th N 48° 30' W 20 rds along the N E 1/4 of ed lands of E. D Huntoon's to South St th N 43° 30' E along the E 1/2 of ed St 88 ft th S 48° 30' E 20 rds to Lake St th S 43° 30' W along the W 1/2 of Lake St t t p o b kn Le 4 1/2 S Blk 1 Marshals Add Cont at a pnt on the W 1/2 of Lake St at the cor of lnd owned by the est of E. D Huntoon Th N 66 ft on the W 1/2 of Lake St th Wly 330 ft to a pnt on the E 1/2 of South St th Sly on the E 1/2 of ed South St 88 ft th Ely on the N 1/2 of ed Huntoon's lnd 330 ft t t p o b same
17009	208	195	Edwd Poole & wf	Jeanette E Hille	Mtg	Nov 22 81	Dec 3 81					4	5		Of Bk 189 Pg 269
17012	199	357	Roxanna Reed	Esra D Race	Rel	Dec 1 81	Dec 3 81					4	5		Same as Bk 159 Pg 269
21734	209	358	Edwd Poole & wf	Abel W Shelton	WD	Nov 82	Nov 30 82					4	5		Of Bk 208 Pg 185
26931	319	384	Janette E Hill	Edwd Poole & wf	Rel	Nov 8 83	Dec 20 83					4	5		
ProbInv		181	Est of Ellen P Marshall, decd		Inv		Aug 8 85								
GdmsInv		184	Est of Minor hr of Ellen P Marshall decd		Inv		Aug 8 85								
21741	268	328	Fred C Marshall & wf	Kate E Marshall	Mtg	Mar 1 89	Mar 5 89								an undiv 1/3 of 1/2

UNOFFICIAL

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
Total CTEs Required	1	3	3	20	20	
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	
Total:	21	15	15	65	65	# of Islands: 1

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

Verified By:

Date:

Verification

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

RECEIVED
AUG 11 2016

CITY OF AURORA
PLANNING & ZONING DIVISION

Parking and Stacking Requirement Worksheet

Project Number: 2015.223

Petitioner: Amphion Engineering

Parking Requirement

Total Parking Requirement	13
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

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.

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:

<u>Sq Ft</u>	<u>Use</u>	<u>Needed</u>	<u>Requirement</u>
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
		TOTAL	13

RECEIVED

AUG 11 2015

CITY OF AURORA
PLANNING & ZONING DIVISION