



Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2016.032

Subject Property Information

Address/Location: 335 Marshall Avenue / north west corner of Marshall Avenue and Gale Street

Parcel Number(s): 15-21-407-019

Petition Request(s)

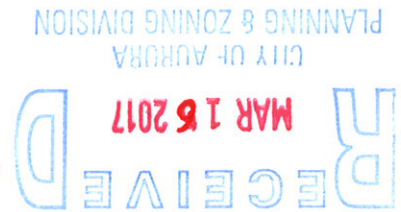
Requesting approval of a Preliminary Plan for Lot 2 of Bell-Gale Business Park Resubdivision located at 335 Marshall Avenue being the north west corner of Marshall Avenue and Gale Street

Attachments Required

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

Word Document of: Legal Description (2-1) Two Paper and One pdf Copy of: Fire Access Plan (2-6) One Paper and pdf Copy of: Preliminary Plan (2-8)

- One Paper and pdf 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 (2-1)
- Contact Worksheet (1-5)
- Filing Fee Worksheet (1-6)
- Parking Worksheet (1-8)



Petition Fee: (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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 3/14/17

Print Name and Company: RICHARD CANNAVINO, CANNAVINO CONSTRUCTION, 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 14th day of MARCH, 2017.

State of ILLINOIS)
) SS
County of WILL)

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2016.032
Petitioner: A & E Roofing and Siding, Inc.
Number of Acres: 1.75
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): 1.75

Filing Fees Due at Land Use Petition:

Request(s): Preliminary Plan	\$ 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:

Date:

Project Contact Information Sheet

Project Number: 2016.032

Owner

First Name: Pastor Initial: Last Name: Cruz Title: Mr.
Company Name: T & E Holdings LLC
Job Title: Owner
Address: 20 S. Locust Street
City: Aurora State: IL Zip: 60506
Email Address: aeroofingsiding@yahoo.com Phone No.: (630) 264-1533 Mobile No.: (630) 688-5669

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

Relationship to Project: Land Developer / Builder
Company Name: Cannavino Construction, Inc.
First Name: Rich Initial: James Last Name: Cannavino Title: Mr.
Job Title: President
Address: 622 Mansfield Way
City: Oswego State: Illinois Zip: 60,543.00
Email Address: Rich@VinoBuilt.com Phone No.: 630-973-9061 Mobile No.: 630-973-9061

Additional Contact #1

Relationship to Project: Architect
Company Name: Studio 21 Architects
First Name: Tom Initial: Last Name: Fend Title: Mr.
Job Title: Architect
Address: 911 Rogers Street
City: Downers Grove State: Illinois Zip: 60,515.00
Email Address: tom@studio21architects.com Phone No.: (630) 789-2513 Mobile No.: (630) 291-1316

Additional Contact #2

Relationship to Project: Engineer
Company Name: Civil County Engineers
First Name: Brandon Initial: Last Name: Jafari Title: Mr.
Job Title: Owner
Address: 1305 S River Street
City: Batavia State: IL Zip: 60,510.00
Email Address: ceillinois@aol.com Phone No.: (630) 364-6976 Mobile No.: (630) 364-6976

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.:



911 Rogers Street
Downers Grove, IL 60515
800.789.2513
studio21architects.com



QUALIFYING STATEMENT

The proposed development is located on Lot 2 of the Bell-Gale Business Park, Aurora, Illinois.

The Owners of the building will be A&E Roofing & Siding, Inc. of Aurora, Illinois

The proposed structure will be an 8,981 square foot one level office and warehouse building. The office area will include ten (10) private offices, conference room, showroom, three (3) restrooms and two (2) breakrooms. The warehouse/storage area will store building materials and small company owned vehicles.

Parking for guests will be located along the east side of the building with parking for employees and company vehicles provided in the fenced-in west parking lot.

No variances have been requested at this time.

Tom Fend

12/26/16

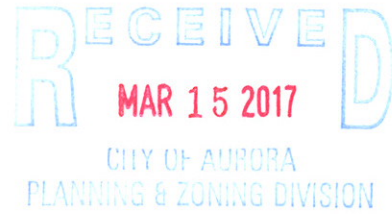
From:

Pastor Cruz, President, A&E Roofing & Siding, Inc.

Street Address: 20 s. locust street, Aurora, IL. 60506

Phone: (630) 264-1533

Email: Aeroofing@sbcglobal.net



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: Lot 2 of Bell-Gale Business Park, Auroa, IL. 60506

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 Rich Cannavino, 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: Pastor Cruz Date 12/26/16

Subscribed And Sworn To Before Me This 26th Day Of December, 20 16

Notary Signature Meredith Cutshall



Cannavino Construction

RECEIVED
MAR 15 2017
CITY OF AURORA
PLANNING & ZONING DIVISION

2/1/17

From: Rich Cannavino, President, Cannavino Construction, Inc.

622 Mansfield Way, Oswego, IL. 60543
Email: Rich@VinoBuilt.com

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

Re: Legal Description 2-1

To whom it may concern:

SURVEYOR NOTE: SURVEY IS BASED ON TITLE COMMITMENT #00027719 FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JUNE 21, 2016.

LEGAL DESCRIPTION: LOT 2 IN THE FINAL PLAT OF RESUBDIVISION OF BELL GALE BUSINESS PARK, BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17TH, 2016 AS DOCUMENT NO. 2016K030488, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CERTIFY TO: CENTRE BANK; T & E HOLDINGS, LC; PASTOR CRUZ

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

DATE: AUGUST 1, 2016

Sincerely,

Rich Cannavino

Parking and Stacking Requirement Worksheet

Project Number: 2016.032

Petitioner: A & E Roofing and Siding, Inc.

Parking Requirement

Total Parking Requirement	27
Enclosed Parking Spaces	-
Surface Parking Spaces	27

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 / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
493	"Excluded Square Footage": storage, processing, mechanical rooms and restrooms		
4,434	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	15
12,385	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	12
			27