



CITY OF AURORA, ILLINOIS

RESOLUTION NO. R24-142
DATE OF PASSAGE May 14, 2024

A Resolution Approving a Final Plan for the Fazal Subdivision, Located at 1125 Aurora Avenue for a Retail Sales or Service (2100) Use, Restaurant with a Drive-through Facility (2530) Use, and a Gasoline Station (2831) Use

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated February 7, 2024, Flip 25, LLC filed with the City of Aurora a petition requesting the establishment of a Conditional Use Planned Development on the property located at 1125 Aurora Avenue, and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on April 17, 2024, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on April 24, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plan with the following conditions:

1) That, prior to issuance of building permit and construction of the off-site sanitary service line, a Lease Agreement for the ownership and maintenance of this service line shall be executed by the owner and be approved by the City.

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2) That, prior to construction of the retaining wall, the retaining wall shall be designed by a structural engineer and a design plan shall be submitted to the City of Aurora's Engineering Department for review and approval.

3) That the Final Plan approval be contingent upon Final Engineering approval.

4) That the Petitioner work with the City's Engineering Department to construct a five (5) foot wide sidewalk along the frontages on Route 25 and East Indian Trail.

5) That the necessary City Easements be dedicated on the Subject Property as required per the Engineering Department's review.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any easement dedications deemed necessary by the Aurora City Engineer.

RESOLUTION NO. R24-142

LEGISTAR NO. 24-0097

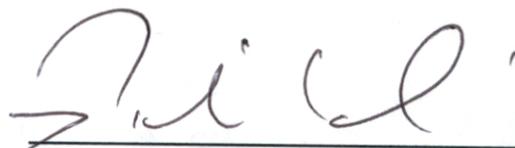
PASSED AND APPROVED ON May 14, 2024

AYES 12 NAYS 0 NOT VOTING 0 ABSENT 0

ALDERMAN	Vote
Alderman Llamas, Ward 1	yes
Alderwoman Garza, Ward 2	yes
Alderman Mesiacos, Ward 3	yes
Alderman Donnell, Ward 4	yes
Alderman Franco, Ward 5	yes
Alderman Saville, Ward 6	yes
Alderman Tolliver, Ward 7	yes
Alderwoman Smith, Ward 8	yes
Alderman Bugg, Ward 9	yes
Alderwoman Baid, Ward 10	yes
Alderman Laesch, At Large	yes
Alderman Woerman, At Large	yes

ATTEST:


City Clerk Jennifer Stallings


Mayor Richard C. Irvin

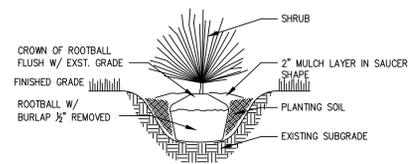
LANDSCAPE PLAN FOR FAZAL SUBDIVISION, LOT 1

0 5 10
1/16" INCH = 1'-0"

SYMBOL LEGEND:

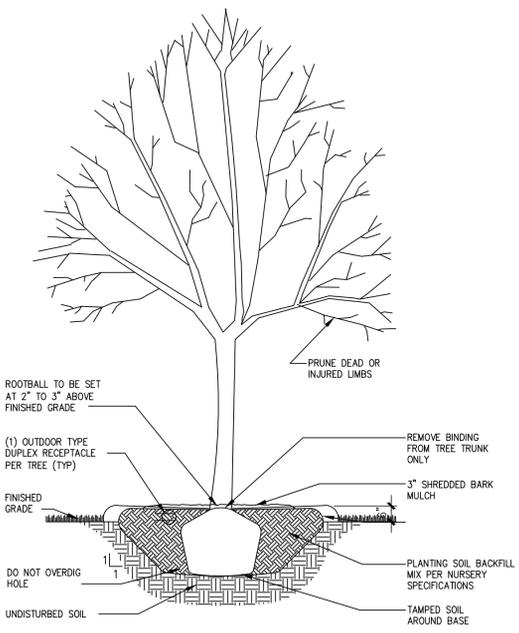
- Canopy Tree (Symbol: Circle with cross)
- Evergreen Tree (Symbol: Circle with radial lines)
- Deciduous Shrub (Symbol: Circle with horizontal lines)
- Evergreen Shrub (Symbol: Circle with vertical lines)
- Turf Grass (SOD) (Symbol: Dotted pattern)

NOTE: THE ABOVE LANDSCAPE BLOCKS DEPICT THE WIDTH OF THE CANOPY AT MATURITY. LANDSCAPE PLANS SUBMITTED TO THE CITY OF AURORA FOR APPROVAL MUST BE SCALED TO DEPICT THE WIDTH OF CANOPY AT THE TIME OF INSTALLATION.

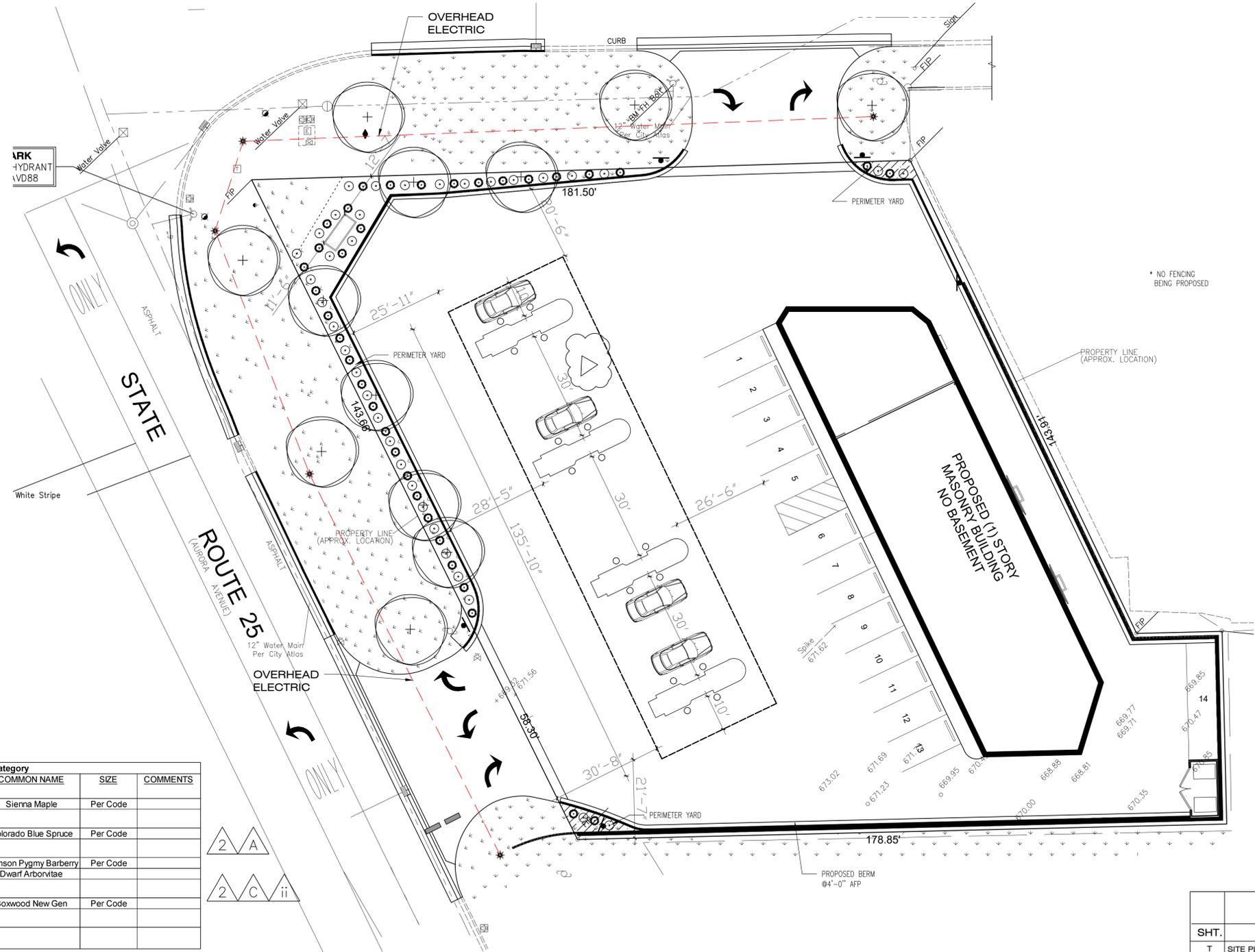


NOTE: CANOPY TREES WITHIN ROW TO BE MAX HEIGHT OF 13'-0"

SHRUB DIAGRAM
N.T.S.



TREE PLANTING DIAGRAM
N.T.S.



Landscape Data Table: CTEs Provided

	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	12	12
Evergreen Trees	1/3	0	0
Understory Trees	1/3	0	0
Deciduous Shrubs	1/20	35	35
Evergreen Shrubs	1/20	35	35
Oversizing Credit			0
Total:		82	82

Landscape Data Table: Planting Material Key
Note: Symbols are blackline for proposed grayscale for existing

Canopy Trees (minimum size 2.5 caliper) Count:	12
Evergreen Trees (minimum size 6 feet) Count:	0
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	0
Evergreen Shrubs (minimum of 18 inches) Count:	35
Deciduous Shrubs (minimum of 18 inches) Count:	35
Ornamental Grasses Count:	0
Perennials Count:	0
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	0
Turf (Sod) Square Footage:	10991
Native Prairie Planting Square Footage:	0
Native Wetland Planting Square Footage:	0

Landscape Implementation Data Table: Plant List by Category

	QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS
Canopy Trees	12	15%		Acer Freemanii	Sienna Maple	Per Code	
Total:	12	15%					
Evergreen Trees	4	5%		Picea Pungens	Colorado Blue Spruce	Per Code	
Total:	4	5%					
Evergreen Shrubs	17	19%		Berberis Thunbergii	Crimson Pygmy Barberry	Per Code	
	18	20%		Thuja Occidentalis	Dwarf Arborvitae	Per Code	
Deciduous Shrubs	24	28%		Buxus	Boxwood New Gen	Per Code	
Total:	24	28%					
Total:	40	100%					

INDEX OF DRAWINGS

SHT.	DESCRIPTION
T	SITE PLAN, & GENERAL NOTES
L	LANDSCAPE PLAN
FAP	FIRE ACCESS PLAN
FP & EL	FLOOR PLAN & ELEVATIONS
EL 1	ELEVATIONS

LANDSCAPE PLAN
1/16"=1'-0"

date
revisions

MURAD FAZAL
1401 Tamin Dr.
Barr Ridge 60527

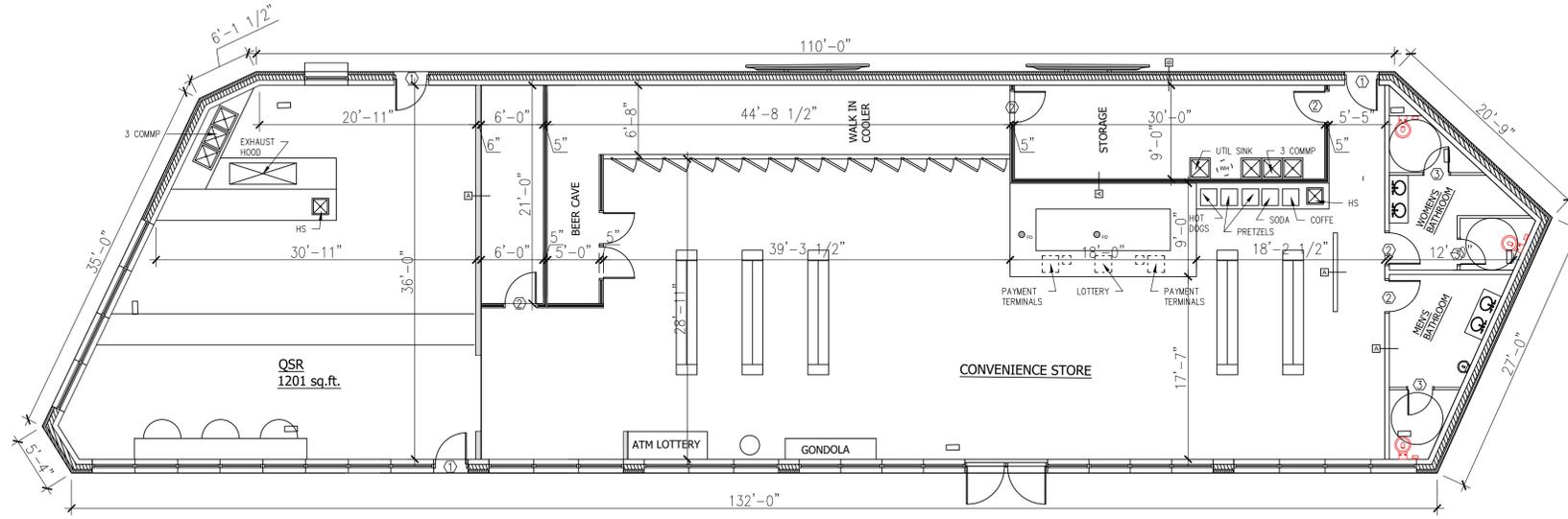
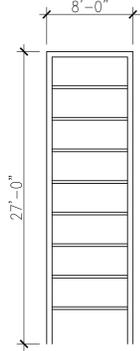
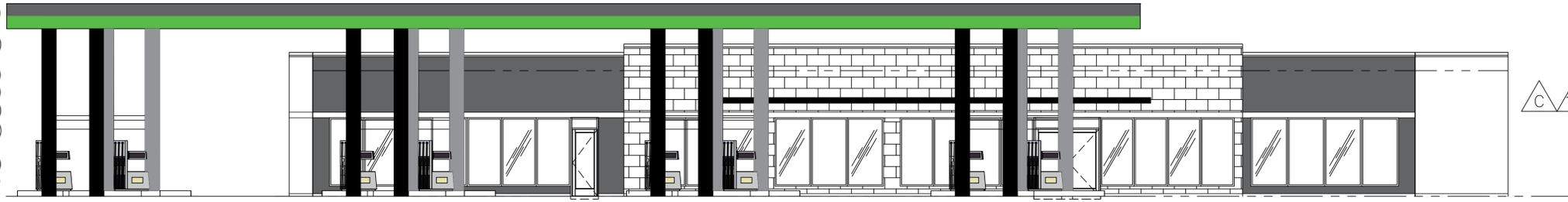
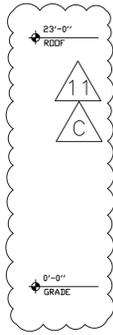
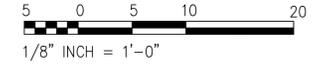
AMAN FAZAL
1401 Tamin Dr.
Barr Ridge 60527

AND ASSOCIATES
Indian Head Park, IL 60525

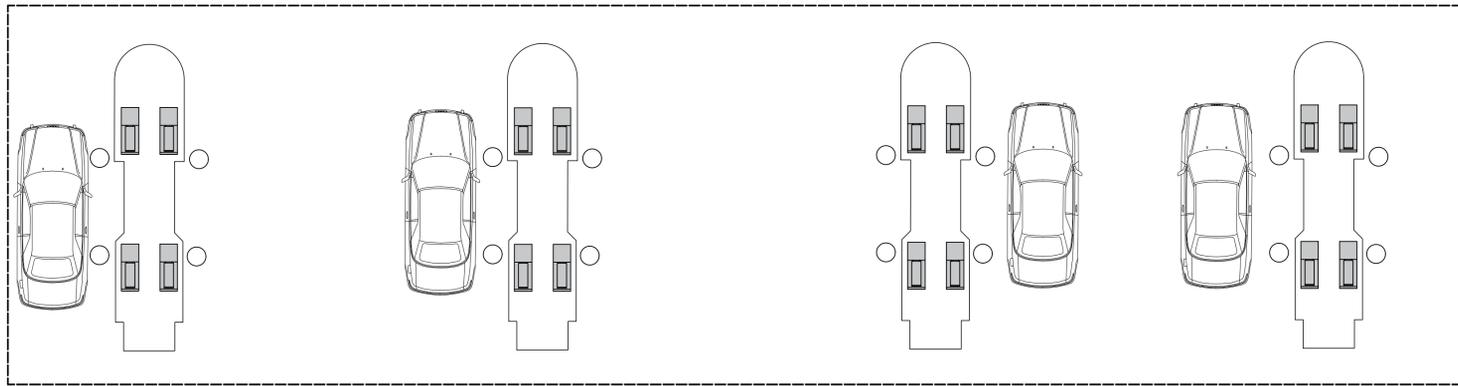
R. VARI
312.735.0401
6688 Joliet Rd. #267

LANDSCAPE PLAN FOR FAZAL S
UBDIVISION, LOT 1

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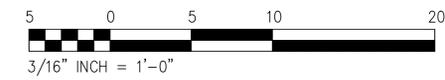


NOTE: PUMPS DO NOT REFLECT ANGLE OR EXACT POSITION"



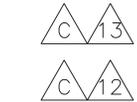
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PROPOSED GAS STATION WITH CONVENIENCE STORE & QSR SOUTHEAST CORNER OF AURORA ROAD & INDIAN TRAIL, AURORA, IL	
R. VARI AND ASSOCIATES 312.735.0401 6888 Joliet Rd. #267 Indian Head Park, IL 60525	FP & EL

ELEVATIONS

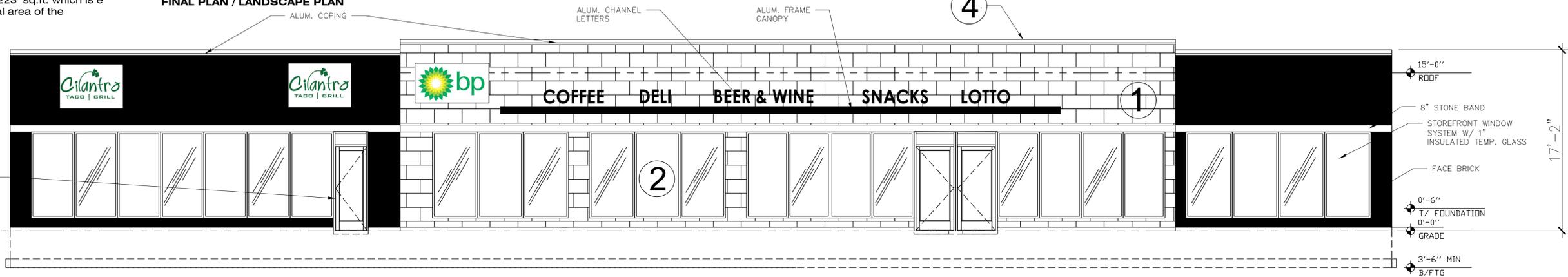


NOTE:
The facade area is 2266 sq.ft. and the sign area is 223 sq.ft. which is 9.83% of the total area of the building.

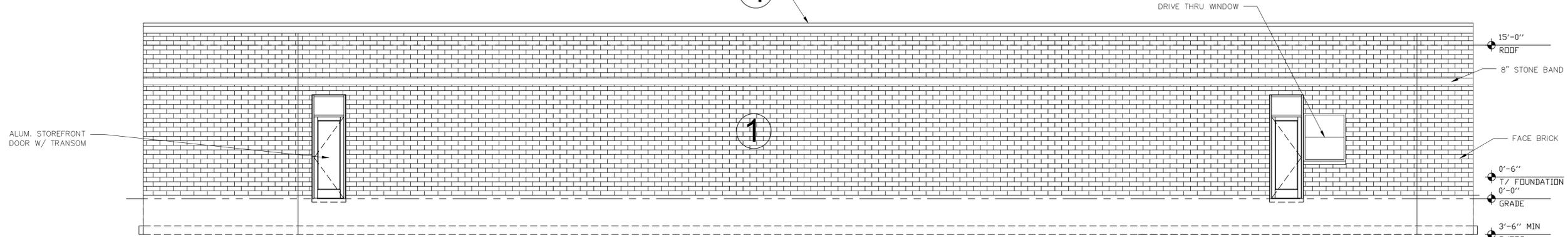
NOTE:
THE ANGLING OF THE GAS PUMPS MATCHES WHAT IS SHOWN ON THE FINAL PLAN / LANDSCAPE PLAN



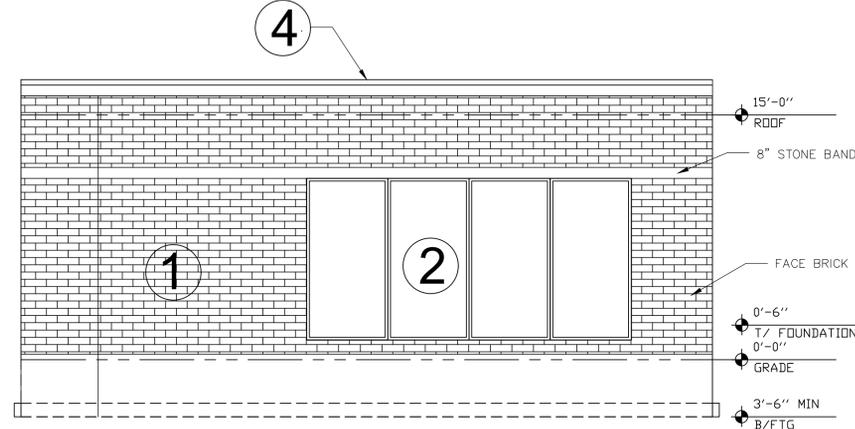
ALUM. STOREFRONT DOOR W/ TRANSOM



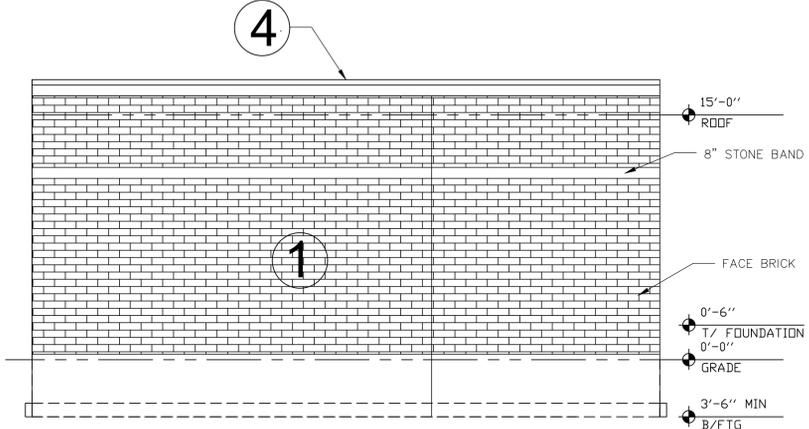
1 WESTERN ELEVATION
SCALE: 3/16"=1'-0"



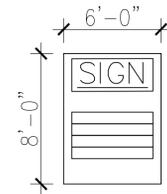
2 EASTERN ELEVATION
SCALE: 3/16"=1'-0"



3 NORTHERN ELEVATION
SCALE: 3/16"=1'-0"



4 SOUTHERN ELEVATION
SCALE: 3/16"=1'-0"



5 GROUND SIGN ELEVATION
SCALE: 3/16"=1'-0"

BUILDING ELEVATIONS EXTERIOR MATERIALS	
1 WALLS	FACE BRICK & ARCH. METAL PANELS
2 WINDOWS	ALUM. STOREFRONT GLAZING
3 RAILINGS	N/A
4 ROOF TREATMENTS	TPO MEMBRANE

Elevation Data Table: Ground Signage				
Ground Sign #	Description	Value	Unit	
1	i) Length of street frontage - on which Sign is Located	193	Feet	
	ii) Width of Sign Face	6.00	Feet	
	iii) Height of Sign Face	8.00	Feet	
	iv) Square Footage of Sign Face	48	Square Feet	
	v) Height of Sign (overall)	6.00	Feet	
	vi) Width of Sign (overall)	8.00	Feet	
	vii) Type of Sign			
	viii) Type of Sign Base			Ground
	ix) Is there a Digital Display			
		If Yes then, Location of Digital Display on the sign		
	Height of Digital Display	5	Feet	
	Width of Digital Display	5	Feet	
	Square Footage of Digital Display	25	Square Feet	
	Percent of Digital Display Sign Coverage	52%	Percent	

Elevation Data Table: Wall Signage			
Wall Sign #	Description	Value	Unit
1	i) Width of Façade - on which Sign is Located	136.91	Feet
	ii) Height of Façade - on which Sign is Located	17.16	Feet
	iii) Square Footage of Façade - on which Sign is Located	2,349.38	Square Feet
	iv) Width of Sign Face	77.00	Feet
	v) Height of Sign Face	3.00	Feet
	vi) Square Footage of Sign Face	231.00	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	10%	Percent

Elevation Data Table: Elevations		
Description	Value	Unit
a) Building Height in feet (typical)	17.19	feet
b) Total Building Square Footage (typical)	5,107.00	Square Feet
c) First Floor Building Square Footage (typical)	5,107.00	Square Feet
d) Number of building stories (typical)	1.00	Square Feet
e) Exterior Material List (including colors) for all buildings and accessory structures: Front - Dark Face Brick & White Architectural Panels Rear, Right & Left - Brick 100% Deduct Windows		

date
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ELEVATIONS
FAZAL SUBDIVISION
EL 1



BUILDING ELEVATIONS EXTERIOR MATERIALS	
WALLS	FACE BRICK & ARCH. METAL PANELS
WINDOWS	ALUM. STOREFRONT GLAZING
RAILINGS	N/A
ROOF TREATMENTS	TPO MEMBRANE



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PROPOSED GAS STATION WITH CONVENIENCE STORE & QSR
SOUTHEAST CORNER OF AURORA ROAD & INDIAN TRAIL, AURORA, IL

Indian Head Park, IL 60525

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6688 Joliet Rd. #267