



# City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

**1-3**

## Land Use Petition

Project Number: 2013.071

### Petitioner Information

Title \_\_\_\_\_ First Name Dharmith Initial \_\_\_\_\_ Last Name Patel  
 Company Jay Maruti #3 Corporation  
 Job Title Partner Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Email dharmisthpatel@gmail.com  
 Phone 630-926-4476 Fax 630-801-2322 Mobile \_\_\_\_\_  
 Petitioner Relationship to Property Owner\* Owner

*\*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

### Subject Property Information

Address/Location: 1271 N. Lake Street Parcel Number(s): 15-10-352-044

### Petition Request

Requesting a Final Plat for Lots 1 and 2 of \_\_\_\_\_ Subdivision on the property located at 1271 N. Lake Street.  
 Requesting to Rezone Lots 1 and 2 of \_\_\_\_\_ Subdivision to an underlying zoning district designation of B-2  
 General Retail and;  
 Requesting approval of a Special Use Permit for a Restaurant Drive-Thru Use and a Final Plan on Lot \_\_\_\_ of  
 \_\_\_\_\_ Subdivision.

**Attachments Required (hard copies and CD of digital files are required)**

- |  |   |
|--|---|
| One Copy of:   | Four Copies of:   |
| Filing Fee Worksheet (Form 1-1)                                | Final Plat (Form 2-5)                                   |
| Project Contact Info Sheet (Form 1-5)                          | Final Plan (Form 2-4)                                   |
| Letter of Authorization* (FG 1-17)                             | Street Name Worksheet and Address Plat (Form 1-14; 2-1) |
| Qualifying Statement (FG1-17)                                  | Fire Access Plan (Forms 1-16 and 2-6)                   |
| Plat of Survey (FG 1-17)                                       | Landscape Plan (Form 2-7)                               |
| Legal Description (FG 1-17)                                    | Photometric Plan  |
| Two Copies of:   | Building Elevations (Form 2-11)                         |
| Final Engineering Plans (Checklist 1-4)                        | Signage Details   |
| Kane County Stormwater Management Permit Application (App 6-5) |   |
| Stormwater Report (FG2-10)                                     |   |
| Soil Investigation Report for the Site                         |   |

### Petition Fee

Total Fee = \$2,230.00 (Planning and Zoning Fee \$1,580.00 + Engineering Fee \$650.00 )

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.

Authorized Signature: \_\_\_\_\_ Date 1-31-15

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 31 day of January 2015

State of Illinois )  
 ) SS  
County of Kane )

NOTARY PUBLIC SEAL



Joyce Ringstad  
Notary Signature



G L E A S O N  
ARCHITECTS, P.C.

December 9, 2014

Ed Sieben  
City of Aurora  
1 S. Broadway  
Aurora, IL 60507-2067

**Subject: Dunkin Donuts, 1255 N. Farnsworth Ave, Aurora, IL**  
**Architect=s Project No.: 12-028**

Dear Ed:

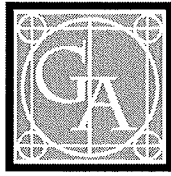
I, Nick Desai, authorize Diane Duncan of Gleason Architects, P.C. to represent me to the City of Aurora in the matter of the rezoning of my property located at 1255 North Farnsworth.

Sincerely,

Nick Desai  
CHEHAR Corp, Dunkin Donuts / Baskin Robbins

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769 Heartland Drive, Unit A Sugar Grove, Illinois 60554  
Phone: 630-466-8740 Fax: 630-466-8760  
E-mail: thadgleason@gleasonarchitectspc.com



G L E A S O N  
ARCHITECTS, P.C.

June 6, 2014

Ed Sieben  
City of Aurora  
1 S. Broadway  
Aurora, IL 60507-2067

**Subject: Dunkin Donuts, 1271 North Lake Street, Aurora, IL** (*Qualifying Statement*)

Dear Ed:

This is a letter to accompany our Special Use Petition for the above named address. We are proposing to build a new Dunkin Donuts / Baskin Robbins with a drive thru window.

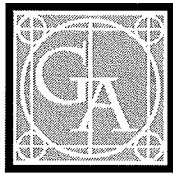
We feel that by allowing this new restaurant with a drive thru it is fitting with the area and does not affect in any way the health, safety, morals, comfort and general welfare of the area. There are several other drive thru restaurants in this area and this will give customers another choice during their commute. We feel that it will improve the look of the existing parking area and thus improve the surrounding areas. This change will not affect the use and enjoyment of the surrounding properties. By building this new building with a drive thru it will not affect the surrounding property values. The surrounding properties normal and orderly development will not be affected by this building with a drive thru. Utilities, access roads, drainage and/or other accessory facilities will not be affected by this building with a drive thru. We will work with the City to ensure that this is a prosperous project for both the City and our developers. The proposed drive thru does affect the ingress and egress, it relocates it to the north and creates a street that can be used by all. Traffic congestion will not be affected on the streets because the site is large enough to hold all of the stacking traffic for the drive thru. The drive thru does not affect the applicable regulations of the zoning district.

We feel that the drive thru will help the flow of the site making it a more positive experience for the customers that frequent this store. The existing parking lot is an open unstriped space that is confusing to the customers. With the proper site signage and striping this restaurant and the existing restaurant will thrive.

Sincerely,  
Diane Duncan

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769 Heartland Drive, Unit A Sugar Grove, Illinois 60554  
Phone: 630-466-8740 Fax: 630-466-8760  
E-mail: thadgleason@gleasonarchitectspc.com



G L E A S O N  
ARCHITECTS, P.C.

June 9, 2014

Ed Sieben  
City of Aurora  
1 S. Broadway  
Aurora, IL 60507-2067

**Subject: Dunkin Donuts, 1271 North Lake Street, Aurora, IL**  
**Architect's Project No.: 13-044**

Dear Ed:

I, Nick Desai, authorize Diane Duncan of Gleason Architects, P.C. to represent me to the City of Aurora in the matter of the Special Use Process for the property located at 1271 North Lake Street, Aurora, IL.

Sincerely,

Nick Desai  
CHEHAR Corp, Dunkin Donuts / Baskin Robbins

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769 Heartland Drive, Unit A Sugar Grove, Illinois 60554  
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## City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

**1-18**

### Development Fee Calculator

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**Project Number:** 2013.071  
**Petitioner:** Diane Duncan  
**Acres:** 1.264979

**Fees Due at Submittal:**

Final Plat and Plan Revision	\$750.00
Rezoning/Special Use	\$800.00
Public Hearing Notice Sign	\$15.00
Public Hearing Notice Sign	\$15.00

Sub Total: \$1,580.00

Engineering Filing Fee	\$650.00
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Sub Total: \$650.00

**Total:** \$2,230.00

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

Verified By:

Date:

Parcel 1: That part of the southwest quarter of section 10, township 38 north, range 8 east of the third principal meridian, described as follows: commencing at the northwest corner of lot 13 in block 2 of "the george acres", thence southeasterly along the westerly line of said lot 13, 70 feet for the point of beginning, thence southeasterly along said westerly line 100 feet, thence southwesterly parallel with the southerly line of lot 12 in said block 2, 248.01 feet to a line drawn parallel with and 40 feet easterly of (measured at right angles thereto) the center line of Illinois rt 31, thence northwesterly along said parallel line 100 feet to a line drawn southwesterly, parallel with the southerly line of said lot 12, from the point of beginning , in the City of Aurora, Kane County, Illinois.

Parcel 2: That part of lot 12 in block 2 of "the George Acres" and part of the southwest quarter of section 10, township 38 north, range 8 east of the third principal meridian, described as follows, beginning at the intersection of the southerly line of said lot 12 with the easterly line of North Lake Street, said easterly line being 40 feet normally distant from the center line of said North Lake Street, thence south 22 degrees, 45 minutes, 0 seconds east along said easterly line 54 feet, thence north 67 degrees, 15 minutes, 0 seconds east parallel with the south line of said lot 12, 235.50 feet, thence north 22 degrees, 45 minutes, 0 seconds west parallel with the center line of said North Lake Street 134 feet to the northerly line of said lot 12, thence south 67 degrees, 15 minutes, 0 seconds, west along said northerly line to said easterly line of North Lake Street, thence south 22 degrees, 45 minutes, 0 seconds east along said easterly line 80 feet to the point of beginning, in the City of Aurora, Kane County, Illinois



# City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067  
phone (630)256-3080 fax (630)-256-3081 email COAplanning@aurora-il.org

## Project Contact Information Sheet

### Owner:

Title: \_\_\_\_\_ First Name: Jay Maruri #3 Corp Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Email Address: K.Desai 522 @ gmail. com Fax No.: \_\_\_\_\_

### Additional Contact #1:

Relationship to Project: \_\_\_ Attorney  Architect \_\_\_ Engineer \_\_\_ Landscape Architect \_\_\_ Other \_\_\_

Company Name: Gleason Architects p.c.

Title: \_\_\_\_\_ First Name: Diane Initial: \_\_\_\_\_ Last Name: Duncan

Job Title: Architect

Address: 769 Heartland Dr. Unit A

City: Sugar Grove State: IL Zip: 60554

Phone No.: 630-466-8740 x115 Mobile No.: 630-636-1910 Fax No.: 630-466-8740

Email Address: Diane.Duncan@gleasonarchitects pc.com

### Additional Contact #2:

Relationship to Project: \_\_\_ Attorney \_\_\_ Architect \_\_\_ Engineer \_\_\_ Landscape Architect \_\_\_ Other \_\_\_

Company Name: \_\_\_\_\_

Title: \_\_\_\_\_ First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_

Job Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

### Additional Contact #3:

Relationship to Project: \_\_\_ Attorney \_\_\_ Architect \_\_\_ Engineer \_\_\_ Landscape Architect \_\_\_ Other \_\_\_

Company Name: \_\_\_\_\_

Title: \_\_\_\_\_ First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_

Job Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_