



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

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: [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)
County of Kane) SS

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:

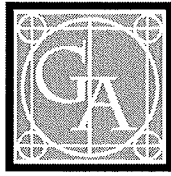
I, Nick Desai, authorize Diane Duncan of Gleason Architects, P.C. to represent me to the City of Aurora in the matter of the rezoning of my property located at 1255 North Farnsworth.

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



GLEASON
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.

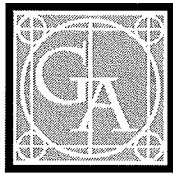
Sincerely,
Diane Duncan

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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
Phone: 630-466-8740 Fax: 630-466-8760
E-mail: thadgleason@gleasonarchitectspc.com

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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

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: _____