# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



## and Use Petition

Subject Property Information	operty Information
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Address / Location: 1218 N Lake Street

Parcel Number(s): '15-15-101-015', '15-15-101-003', '15-15-101-031', '15-15-101-032'

#### **Petition Request**

- Requesting approval of a Final Plat for Delgadillo Subdivision, located at 1218 North Lake Street.
- Requesting to rezone the property at 1218 North Lake Street, from R-1, One Family Dwelling District and B-3, Business and Wholesale, to B-3, Business and Wholesale.
- Requesting approval of a Major Variance to reduce minimum setback requirements, for the property located at 1218 North Lake Street.

### **Attachments Required**

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

### (a digital file of all documents is also required)

Two Paper and PDF Copies of:

**Engineering Site Plans** Stormwater Permit Application and

Report

**Project Information Sheet** 

Two Paper and PDF Copies of: Final Plat (Format Guidelines 2-5) Site Plan (Format Guidelines 2-4/ Format Guidelines 2-7)

Fire Access Plan (Format Guidelines 2-

#### Petition Fee: \$2,995.00

Payable to: 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: Print Name and Company: AGM

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

NOTARY PUBLIC SEAL

OFFICIAL SEAL

TRACEY MARIE VACEK

Notary Public, State of Illinois Commission No. 983160

My Commission Expires December 11, 2027

AU15/1-24.175-RZ/





### **Project Contact Information Sheet**

Project Number: 23.313

Petitioner Company (or Full Name of Petitioner): Mariscos El Vallartizo 4, Inc.

Owner							
First Name:	Martha	Initial:		Last Name:	Delgadillo	Title:	0
Company Name:	Delgadillo Enterprises, LLC					-	
Job Title:							
Address:	1871 Grassy Knoll Ct						
City:	Romeoville	State:	IL	_Zip:	60446		
Email Address:	ddmartha@aol.com	Phone No.:		Mobile No.:			
Main Contact (The in	dividual that signed the Land I	Use Petition)					
Relationship to Project:		Architect					
Company Name:	606 Design and Construction						
First Name:	Jaime	Initial:		Last Name:	Gascon	Title:	Mr.
Job Title:						•	
Address:	6 N Western Ave					•	
City:	Chicago	State:	IL	Zip:	60612	•	
Email Address:	igascon@606dc.com	Phone No.:		Mobile No.:	312-622-1070	•	
Additional Contact #1	1	-		_		•	
Relationship to Project:	-	Other					
Company Name:	606 Design and Construction	Other					
First Name:	Ricardo	Initial:		Last Name:	Gascon	Title:	0
Job Title:	Office Admin	mitiai.		Last Hame.	0000011	· ilio.	
Address:	6 N Western Ave						
City:	Chicago	State:		Zip:	60612		
Email Address:	rgasconjr@606dc.com	Phone No.:		Mobile No.:	630-398-7662		
		_1 110110 110		_ 11105110 1101.	000 000 1002	•	
Additional Contact #2	<u>4</u>	Othor					
Relationship to Project:	ACM Duilders LLC	Other					
Company Name:	AGM Builders, LLC	loitial.		Loot Nome:	Common	Tida.	
First Name: Job Title:	Mario Cantractor	Initial:		Last Name:	Compean	Title:	-
Address:	General Contractor						
		State:		Zip:		•	
City: Email Address:	mcompean@agmbuildersllc.com	-		_Zip. Mobile No.:		•	
		_ FIIOHE No		_ IVIODIIE INO		•	
Additional Contact #3	<u>3</u>						
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	<u>4</u>						
Relationship to Project:							
Company Name:							
First Name:		Initial:		Last Name:		Title:	
Job Title:							
Address:							
City:		State:		_Zip:			
Email Address:		Phone No.:		_ Mobile No.:			



## Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505 phone (630) 256-3080 fax (630) 256-3081 email coaplanning@aurora.il.us



## Filing Fee Worksheet

Project Number: 23.313 Linear Feet of New Roadway: 0

Petitioner: Mariscos El Vallartizo 4, Inc. New Acres Subdivided (if applicable): 1.51

Number of Acres: 1.51 Area of site disturbance (acres): 0.00

**Number of Street Frontages: 3.00** 

Non-Profit No

### Filling Fees Due at Land Use Petition:

Request(s): Rezoning	\$ 800.00
Variance (Non-Residential)	\$ 750.00
Final Plat	\$ 750.00
Final Engineering Filing Fee	\$ 650.00
Public Hearing Notice Sign(s)	\$ 45.00

Total: \$2,995.00

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

Verified By: Stephen Broadwell Date:

### Parking and Stacking Requirement Worksheet

Project Number: 23.313

Petitioner: Mariscos El Vallartizo 4, Inc.

Parking Requirement

Total Parking Requirement	79
Enclosed Parking Spaces	-
Surface Parking Spaces	79

Note: All parking spaces must be individually accessable 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 faculties greater than 5,000 SF.

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### **OFFICE USE ONLY**

Verified By: Stephen Broadwell

**Requirement Based On:** 

Sq Ft / UnitsUseNeededNumber RequiredStructure 2210: Food and beverage211establishments1 per 3 seats70

Structure 2100: Business or professional

2,809 offices, including financial institutions 1 space per 300 SF of GFA 9



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505 phone (630) 256-3080 fax (630) 256-3081 email coaplanning@aurora.il.us

1-22

Number

**Parking Lot Islands** 

## Landscaping CTE Requirement Worksheet

**Project Number:** 23.313

Petitioner: Mariscos El Vallartizo 4, Inc.

 Street Frontage
 470 L.F.
 Perimeter Yard
 1,176 L.F.

 Stormwater HWL
 - L.F. Wet Bottom
 Buffer Yard
 296 L.F.

Stormwater HWL - L.F. Wet Bottom <u>Buffer Yard</u> 296 L.F.
- L.F. Dry Bottom <u>Surface Parking Spaces</u> 82 spaces

Neighborhood Border - L.F.

<u>Dwelling Units</u> - units <u>Building Foundation</u> 500 L.F.

Subdivision Name: 0 Unit/Phase: Lot Number

Standard Requirements			Plant Mix Guidelir	<u>nes</u>			
		Canopy Trees	Evergreen	Understory	Evergreen	Deciduous	
			Trees	Trees	Shrubs	Shrubs	
				CTE Equivilant Va	lue	•	
	Total CTEs	1	1/3	1/3	1/20	1/20	
	Required						
Street Trees	14.0	14	0	0	0	0	
Wet Stormwater Facility	0.0	0	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	23.0	12	10	10	46	46	12 CTES WAIVED
Buffer Yard	6.0	3	3	3	12	12	
Parking Lot Islands	6.0	4	0	0	20	20	
Building Foundation	1.3	0	0	0	13	13	3.7 CTES WAIVED
Total:	50.3	33	13	13	91	91	

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Verified By:	Stephen Broadwell	Date: