

Land Use Petition

Project Number: 2014.259

Subject Property Information

Address/Location: 1110 Jericho Road and 1128 Jericho Road / south side of Jericho Road near Montgomery Avenue

Parcel Number(s): 15-29-401-022; 15-29-401-078; 15-29-401-043 (attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a Final Plat for Lot 1 and Lot 2 of Interfaith Food Pantry Subdivision located at 1110 Jericho Road and 1128 Jericho Road

Requesting the Establishment of a Special Use Planned Development, and to change the underlying zoning district from M-1 Manufacturing - Limited, M-2 Manufacturing - General and R-1 One Family Dwelling District to B-3(S) Business and Wholesale and R-2(S) One Family Dwelling District on the property located at 1110 Jericho Road and 1128 Jericho Road/south side of Jericho Road near Montgomery Avenue

Requesting approval of a Final Plan for Lot 1 of Interfaith Food Pantry Subdivision located at 1110 Jericho Road and 1128 Jericho Road

Attachments Required

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

- Development Tables Excel Worksheet - digital only (1-0)
Two Paper Copies of: Final Engineering Plans (2-16) Kane County Stormwater Management Permit Application (App 6-5) Stormwater Report (2-10) Soil Investigation Report for the Site Wetland Determination Report / Letter by Design Professional
One Paper Copy of: Final Plan (2-4) Landscape Plan (2-7) Plan Description (2-18) Final Plat (2-5)
Two Paper Copies of: Fire Access Plan (2-6)

Recording Fee (made out to Kane County) in the amount of: \$90

Petition Fee: \$915.00 (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 Aurhorization with owner's Name and contact information is required.

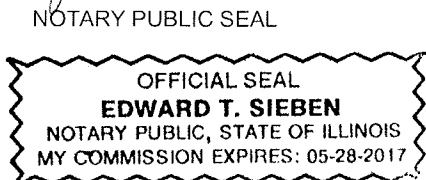
Authorized Signature: [Signature] Date 8/22/16
Print Name and Company: Marilyn Weisner Aurora Area Interfaith Food Pantry

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 22nd day of August 2016

State of IL )
County of Kane ) SS

[Signature]
Notary Signature



**Filing Fee Worksheet**

**Project Number:** 2014.259  
**Petitioner:** Aurora Interfaith Food Pantry  
**Number of Acres:** 2.02  
**Number of Street Frontages:** 1.00  
**Non-Profit** Yes

**Linear Feet of New Roadway:** 162  
**New Acres Subdivided (if applicable):** 2.02  
**Area of site disturbance (acres):** 0.76

**Filing Fees Due at Land Use Petition:**

Request(s):	Special Use & Final Plat and Plan	\$ 400.00
	Public Hearing Notice Sign(s)	\$ 15.00
	Final Engineering Filing Fee	\$ 500.00
		\$ -
		\$ -
		\$ -
	Sub Total:	\$915.00

**Fees Due at Final Engineering Approval:**

Request(s):	Recording Fee	90.00
	Sub Total:	\$90.00

**Total:** **\$1,005.00**

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:** 2014.259

**Owner**

First Name: Marilyn Initial: 0 Last Name: Weisner Title: Mrs.  
 Company Name: Aurora Interfaith Food Pantry  
 Job Title: Executive Director  
 Address: 1110 Jericho Road  
 City: Aurora State: IL Zip: 60506  
 Email Address: mweisner@aurorafoodpantry Phone No.: 630-692-3057 Mobile No.: 0

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

Relationship to Project: Owner  
 Company Name: Aurora Interfaith Food Pantry  
 First Name: Marilyn Initial: 0 Last Name: Weisner Title: Mrs.  
 Job Title: Executive Director  
 Address: 1110 Jericho Road  
 City: Aurora State: IL Zip: 60506  
 Email Address: [mweisner@aurorafoodpantry.or](mailto:mweisner@aurorafoodpantry.or) Phone No.: 630-692-3057 Mobile No.: 0

**Additional Contact #1**

Relationship to Project: Engineer  
 Company Name: Engineering Enterprises, Inc.  
 First Name: Peter Initial: G Last Name: Waller Title: Mr.  
 Job Title: President  
 Address: 52 Wheeler Road  
 City: Sugar Grove State: IL Zip: 60548  
 Email Address: [pwallers@eeiweb.com](mailto:pwallers@eeiweb.com) Phone No.: 630-466-6700 Mobile No.: 0

**Additional Contact #2**

Relationship to Project: Select One From List  
 Company Name: 0  
 First Name: - Initial: 0 Last Name: 0 Title: Select O  
 Job Title: 0  
 Address: 0  
 City: 0 State: 0 Zip: 0  
 Email Address: 0 Phone No.: 0 Mobile No.: 0

**Additional Contact #3**

Relationship to Project: Select One From List  
 Company Name: 0  
 First Name: - Initial: 0 Last Name: 0 Title: Select O  
 Job Title: 0  
 Address: 0  
 City: 0 State: 0 Zip: 0  
 Email Address: 0 Phone No.: 0 Mobile No.: 0

**Additional Contact #4**

Relationship to Project: Select One From List  
 Company Name: 0  
 First Name: - Initial: 0 Last Name: 0 Title: Select O  
 Job Title: 0  
 Address: 0  
 City: 0 State: 0 Zip: 0  
 Email Address: 0 Phone No.: 0 Mobile No.: 0

August 1, 2016

## **Qualifying Statement**

Project: Aurora Area Interfaith Food Pantry (2014.259)

The Aurora Area Interfaith Food Pantry (AAIFP) is located at 1110 Jericho Road where it has been the last several years. It currently has one site access with approximately 31 parking spaces which does not adequately serve the patrons during peak distribution periods which can produce 2-3 times as many patrons as parking spaces. The AAIFP currently uses neighboring properties as staging areas for the excess patrons but there is frequently vehicles staking on Jericho Road which causes unsafe driving conditions for the other motorists and pedestrians on Jericho. As a result, the AAIFP is in the process of acquiring a portion of the 1128 Jericho Road property to the west in order to construct additional parking spaces and a second entrance to the site off of Jericho Road.

After the addition of a second entrance, the circulation of the site will be reversed and made one way. By changing the flow of the vehicles and doubling the available parking, the AAIFP hopes the staging of patrons can be moved entirely on-site with improved efficiency. Eliminating the need for off-site staging and stacking on Jericho Road will improve the safety of Jericho Road and provide a large benefit to the neighborhood.

The proposed improvements will not require stormwater detention but three rain gardens are proposed to capture, detain and filter the runoff from the proposed improvements. Storm sewer will be constructed to drain the east rain gardens but no other underground utility improvements are proposed as part of the project. As part of the improvements a fence is to be constructed along all residential property to serve as screening in lieu of landscaping. The dumpster is also to be relocated to a new fenced dumpster enclosure.

Below is a list of zoning requests required for the project.

- Requesting to amend Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to rezone the property at 1128 Jericho Road from R-1 One Family Dwelling District to R-2 One Family Dwelling District.
- Requesting to amend Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to rezone the property at 1110 Jericho Road from M-1 Manufacturing District Limited and M-2 Manufacturing District General to B-3(S) Business and Wholesale District with a Special Use for a Planned Development.
- Requesting approval of the Final Plat and Plan for Lot 1 of Interfaith Food Pantry Subdivision located at 1110 Jericho Road.

June 20, 2016

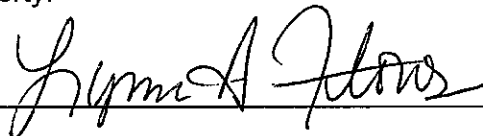
From: Lynn Flores, Board President  
Aurora Area Interfaith Food Pantry  
1110 Jericho Road  
Aurora, IL 60506

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

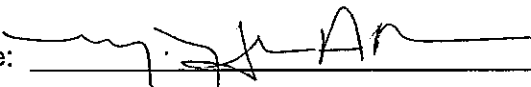
Re: Authorization Letter for: Plat of Subdivision and Rezoning

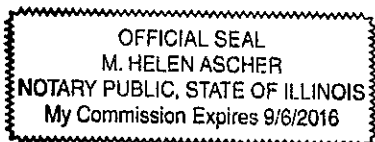
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Engineering Enterprises, Inc., and its representatives, to act as the owner's agent through the plat of subdivision and rezoning Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 6-29-16

Subscribed And Sworn To Before Me This 29<sup>th</sup> Day  
OF JUN, 2016

Notary Signature: 



August 1, 2016

From: Brenda Montano  
Cesar Concepcion  
1128 Jericho Road  
Aurora, IL 60506

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

Re: Authorization Letter for: Plat of Subdivision and Rezoning

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 Engineering Enterprises, Inc., and its representatives, to act as the owner's agent through the plat of subdivision and rezoning Land Use Petition process with the City of Aurora for said property.

Signature:   
Brenda Montano

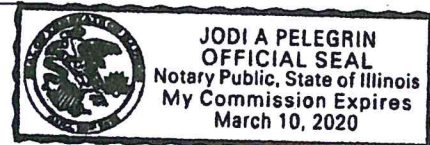
Date: 8-2-2016

Signature:   
Cesar Concepcion

Date: 8-2/2016

Subscribed And Sworn To Before Me This 2<sup>nd</sup> Day  
Of Aug. 20 16

Notary Signature: 



LEGAL DESCRIPTION, INTERFAITH FOOD PANTRY LOT, 1110 JERICHO ROAD:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 43 MINUTES 51 SECONDS WEST, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, 799.96 FEET TO THE NORTHEAST CORNER OF A PARCEL CONVEYED BY WARRANTY DEED RECORDED APRIL 15, 2005 AS DOCUMENT NUMBER 2005K042523 FOR THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 43 MINUTES 51 SECONDS EAST, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, 134.96 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 52 SECONDS EAST, PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION, 297.99 FEET TO THE NORTH LINE EXTENDED WEST OF ALLAIRE AVENUE; THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 52 SECONDS EAST, 110.90 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS WEST, 215.62 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS EAST, 128.87 FEET TO THE NORTH LINE OF LOT 5 IN LAKESIDE INDUSTRIAL PARK; THENCE SOUTH 88 DEGREES 43 MINUTES 51 SECONDS WEST, 9.66 FEET TO A LINE DRAWN SOUTH, PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER WHICH IS 889.96 FEET WEST OF, AS MEASURED ALONG SAID NORTH LINE, THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 19 MINUTES 52 SECONDS WEST, ON SAID PARALLEL LINE, 351.56 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 51 SECONDS EAST, 35.07 FEET; THENCE NORTH 37 DEGREES 32 MINUTES 58 SECONDS EAST, 45.59 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 07 SECONDS WEST, 146.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 43 MINUTES 51 SECONDS EAST, ON SAID NORTH LINE, 27.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION, RESIDENTIAL LOT, 1128 JERICHO ROAD:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 799.96 FEET TO THE NORTHEAST CORNER OF A PARCEL CONVEYED BY WARRANTY DEED RECORDED APRIL 15, 2005 AS DOCUMENT NUMBER 2005K042523; THENCE CONTINUING SOUTH 88 DEGREES 43 MINUTES 51 SECONDS WEST, ON SAID NORTH LINE, 27.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 20 MINUTES 07 SECONDS EAST, 146.00 FEET; THENCE SOUTH 37 DEGREES 32 MINUTES 58 SECONDS WEST, 45.59 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 51 SECONDS WEST, 35.07 FEET TO THE WEST LINE OF SAID PARCEL CONVEYED BY DOCUMENT 2005K042523; THENCE NORTH 00 DEGREES 19 MINUTES 52 SECONDS WEST, ON SAID WEST LINE, 36.52 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 51 SECONDS WEST, ON SAID WEST LINE, 4.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 52 SECONDS WEST, ON SAID WEST LINE, 145.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 43 MINUTES 51 SECONDS EAST, ON SAID NORTH LINE, 67.00 FEET TO THE POINT OF BEGINNING.

REVISED 8/19/16

LEGAL DESCRIPTION:

LOT 1 IN INTERFAITH FOOD PANTRY, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY ILLINOIS.

08/24/16

G:\G Projects\2014\G14004 Aurora Interfaith Food Pantry Parking Lot Project\Docs\LEGAL DESCRIPTIONS



LEGAL DESCRIPTION:

LOT 2 IN INTERFAITH FOOD PANTRY, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY ILLINOIS.

08/24/16

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## Parking and Stacking Requirement Worksheet

**Project Number:** 2014.259

**Petitioner:** Aurora Interfaith Food Pantry

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>71</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	71

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
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.

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

**OFFICE USE ONLY**

Verified By: Jill Hall

**Requirement Based On:**

<u>Sq Ft</u>	<u>Use</u>	<u>Needed</u>	<u>Requirement</u>
14,154	Structure 2251: Retail sales and services 50,000 SF or under	1 space per 200 SF of GFA	71

**Total 71**

