

Land Use Petition

Project Number: 2018.104

Subject Property Information

Address/Location: 1271 N. Lake Street/east side of Lake Street north of Indian Trail Road

Parcel Number(s): 15-10-352-044

Petition Request(s)

Requesting approval of a Special Use for a Liquor License within 500 feet of residential property use on Part of Lot 12 of The George Acres Subdivision located at 1271 N. Lake Street



Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)

One Paper and pdf Copy of:
Floor Plan

One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)

AU10/3-18.104-Su- Item Number: 2

Date Received: 3/14/2019

Land Use Petition and Supporting Documents

Petition Fee: \$800.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 3/13/19

Print Name and Company: Clemente Arechiga

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 13 day of March 2019.

State of Illinois
County of Kendall) SS

NOTARY PUBLIC SEAL

Notary Signature [Signature]



Filing Fee Worksheet

Project Number: 2018.104
Petitioner: Arechiga Group 1, Inc. DBA El Jefe
Number of Acres: 1.25
Number of Street Frontages: 1.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): #VALUE!

Filing Fees Due at Land Use Petition:

Request(s):	Special Use	\$	800.00
		\$	-

Total: **\$800.00**

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

Verified By: Jill N. Morgan

Date: 3/13/2019

RECEIVED
MAR 14 2019
 CITY OF AURORA
 PLANNING & ZONING DIVISION



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

RECEIVED 1-5
MAR 14 2019

CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2018.104

Petitioner Company (or Full Name of Petitioner): Arechiga Group 1, Inc. DBA El Jefe

Owner

First Name: Dharmisth Initial: Last Name: Patel Title: Mr.
Company Name: Maurti Real Estate LLC
Job Title: Managing Member
Address: 2275 Cornell Avenue
City: Montgomery State: IL Zip: 60538
Email Address: Phone No.: Mobile No.:

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

Relationship to Project: Tenant
Company Name: Arechiga Group 1, Inc.
First Name: Abraham Initial: Last Name: Arechiga Title: Mr.
Job Title:
Address:
City: State: Zip:
Email Address: abrahamarechiga@yahoo.com Phone No.: 815-715-3938 Mobile No.:

Additional Contact #1

Relationship to Project: Broker / Bank Representative
Company Name: Hispanos Income Tax & Accounting Inc.
First Name: Alvaro Initial: Last Name: Guerrero Title:
Job Title:
Address: 1213 Joliet St. Suite A
City: West Chicago State: IL Zip: 60185
Email Address: alvaro@hispanostax.com Phone No.: Mobile No.:

Additional Contact #2

Relationship to Project: Architect
Company Name: Allen & Pepa
First Name: Lane Initial: Last Name: Allen Title:
Job Title:
Address: 215 Fulton Street
City: Geneva State: IL Zip: 60134
Email Address: lallen@allenpepa.com Phone No.: Mobile No.:

Additional Contact #3

Relationship to Project: Tenant
Company Name: Arechiga Group 1
First Name: Clemente Initial: Last Name: Arechiga Title:
Job Title:
Address:
City: State: Zip:
Email Address: salsaverderestaurant@gmail.com Phone No.: (815) 585-3706 Mobile No.:

Additional Contact #4

Relationship to Project: Tenant
Company Name: Arechiga Group 1
First Name: Carlos Initial: Last Name: Arechiga Title:
Job Title:
Address:
City: State: Zip:
Email Address: Salsaverderestaurant@gmail.com Phone No.: (815) 325-4147 Mobile No.:

carlos@salsaverdeflavors.com

March 14, 2019



Qualifying Statement

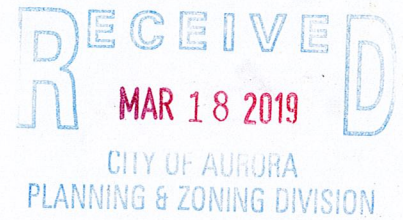
Project: Arechiga Group 1 Inc. DBA El Jefe

Group 1 Inc. DBA El Jefe are planning to open a new restaurant on the property located at 1271 N. Lake St Aurora IL 60506, this location will have capacity for 160 customer, and 85 parking spaces.

The following standards will be addressed as noted:

- a) The public health, safety, morals, comfort or general welfare
By opening this project will have other quality options for the people of Aurora.
- b) The use and enjoyment of other property already established or permitted in the general area
The proposed improvements will not take away from the use or enjoyment of other property in the area
- c) Property values within the neighborhood
The proposed project will not reduce property values in the neighborhood.
- d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts
The existing zoning will not change
- e) Utilities, access roads, drainage and/or other necessary facilities
The existing zoning will not change
- f) Ingress and egress as it relates to traffic congestion in the public streets
This project will not change current street traffic.
- g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located
The applicable regulations will be followed and maintained

March 12, 2019



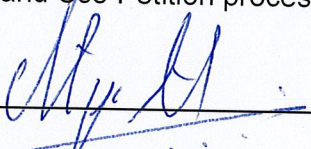
From: Maruti Real Estate LLC
2275 Cornell Avenue
Montgomery, IL 60538

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

Re: Authorization Letter for: 1271 N. Lake Street

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 Arechiga Group 1, Inc. doing business as El Jefe, and its representatives, to act as the owner's agent through the Special Use Land Use Petition process with the City of Aurora for said property.

Signature: 
Dharmisth Patel
Managing Member of Maruti Real Estate LLC

Date 3/15/2019

LEGAL DESCRIPTION

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 ROUTE 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 NOTH, 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 NOTHERLY 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.

RECEIVED
MAR 14 2019
CITY OF AURORA
PLANNING & ZONING DIVISION