

Land Use Petition

Project Number: 2019.009

Subject Property Information

Address/Location: 361 Cleveland Avenue

Parcel Number(s): '15-21-377-024', '15-21-377-025', '15-21-377-026'

Petition Request(s)

Requesting approval of a Final Plat for consolidation of three parcels, located at 361 Cleveland Avenue

Requesting approval of an Authorized Variance for the property located at 361 Cleveland Avenue, pursuant to Section 10.5-5.1 of the Aurora Zoning Ordinance, to allow for a reduction of the fifteen foot Interior Yard and Rear Yard setback requirement by seven and a half feet, to seven and a half feet

Attachments Required

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

Development Tables Excel Worksheet - digital only (1-0)

Two Paper and One PDF Copy of: Fire Access Plan (2-6)

One Paper and PDF Copy of: Final Plat (2-5)

Word Document of: Legal Description (2-1)

Final Engineering Plans (2-16) Stormwater Permit Application (App 1-14)

Site Plan (2-4) Landscape Plan (2-7) Building and Signage Elevations (2-11)

One Paper and PDF Copy of: Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1) Letter of Authorization (2-2)



Petition Fee: \$1,500.00 (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: Michelle Noel Long Date 03/04/2019

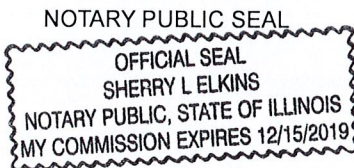
Print Name and Company: Long Supply Inc

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 4th day of March, 2019

State of Illinois ) County of Kane ) SS

Sherry L Elkins Notary Signature



**Filing Fee Worksheet**

**Project Number:** 2019.009

**Petitioner:** Long Suppl, Inc

**Number of Acres:** 0.67

**Number of Street Frontages:** 1.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.67

**Area of site disturbance (acres):** 0.00

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

Request(s):	Final Plat	\$	750.00
	Variance (Non-Residential)	\$	750.00

**Total:** **\$1,500.00**

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

Verified By: Steve Broadwell

Date:

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MAR - 4 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



### Project Contact Information Sheet

**Project Number:** 2019.009

**Petitioner Company (or Full Name of Petitioner):** Long Suppl, Inc

**Owner**

First Name: Jason Initial: \_\_\_\_\_ Last Name: Long Title: 0  
 Company Name: Long Supply, Inc.  
 Job Title: President  
 Address: 361 Cleveland St  
 City: Aurora State: IL Zip: 60506  
 Email Address: jason@longsupplyinc.com Phone No.: 630-892-0650 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Engineer  
 Company Name: Tebrugge Engineering  
 First Name: John Initial: \_\_\_\_\_ Last Name: Tebrugge Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: 410 E Church St  
 City: Sandwich State: IL Zip: 60548  
 Email Address: info@tebruggeengineering.com Phone No.: (815) 786-0195 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: \_\_\_\_\_  
 Company Name: Precision Properties Maintenance, LLC  
 First Name: Jeremy Initial: \_\_\_\_\_ Last Name: Porter Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: 16 Canyon Ct  
 City: Yorkville State: IL Zip: 60560  
 Email Address: sales@precisionpropertymainten Phone No.: 630-670-7777 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: \_\_\_\_\_  
 Company Name: Long Supply Inc  
 First Name: Michelle Initial: N Last Name: Long Title: \_\_\_\_\_  
 Job Title: VP  
 Address: 361 Cleveland Ave  
 City: Aurora State: \_\_\_\_\_ Zip: 60506  
 Email Address: Michelle@longsupplyinc Phone No.: 630-892-0650 Mobile No.: \_\_\_\_\_  
.com

**Additional Contact #3**

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**

Relationship to Project: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Job Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

QUALIFYING STATEMENT  
TO  
LAND USE PETITION  
Project/Case File # 2019.009

361 Cleveland Avenue, Aurora, IL

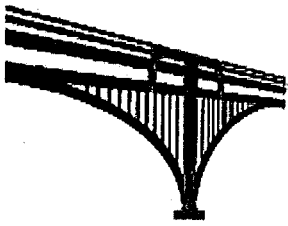
Jason & Michelle Long of Long Supply, Inc, owners of the property (“Owners”) located at 361 Cleveland Avenue in Aurora, IL, Pin # 15-21-377-024, 15-21-377-025 and 15-21-377-026, plan to construct a 3,236 square foot cold storage building addition and modify the onsite parking lot along the north side of the property. A future 1,111 square foot storage building is shown along the north property line. The Owners are also applying for a variance in the building setbacks for the rear and side yards to 7.5 feet. A Plat of Consolidation is also being applied for at this project site.

The proposed redevelopment will provide a total of 9 onsite parking spaces and eleven parking spaces with one handicap space perpendicular to Cleveland Avenue.

A new fire hydrant will be installed as part of the project to meet the fire coverage requirements.

The design, functionality and aesthetics of the expanded commercial business will protect the public health, safety, morals and general welfare of the public. The expansion of the building will not affect the use and enjoyment of the other property already established in the general area around this development. The building expansion will not affect the property values within the neighborhood.

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PLANNING & ZONING DIVISION



# TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: INFO@TEBRUGGEENGINEERING.COM  
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

March 4, 2019

From: Jason Long, Owner  
Long Supply  
361 Cleveland  
Aurora, IL 60506  
Phone: 630-892-0650  
Email: jason@longsupplyinc.com

To: City of Aurora, Planning and Zoning Division  
77 S Broadway, Aurora IL 60507  
630-256-3080  
coaplanning@aurora-ill-rg

Re: Authorization Letter for: Long Supply Inc – 361 Cleveland

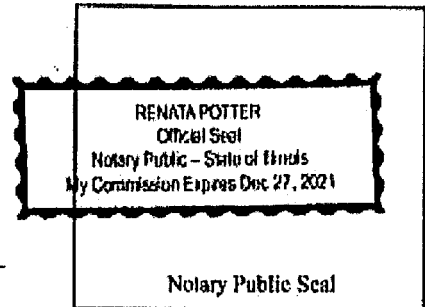
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owner's agent through the Final Plat & Land Use Petition process with the City of Aurora for said property.

Signature:  \_\_\_\_\_ Date: 03/04/19

Subscribed And Sworn To Before Me This 6<sup>th</sup> Day  
Of March, 2019

Notary Signature:  \_\_\_\_\_



**LEGAL DESCRIPTION**

Lot 6, 7 and 8 in Block 2 of Trigg's Addition to the City of Aurora, Kane County, Illinois

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PLANNING & ZONING DIVISION



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**1-22**

## Landscaping CTE Requirement Worksheet

**Project Number:** 2019.009

**Petitioner:** Long Suppl, Inc

**Street Frontage** - L.F.

**Stormwater HWL** - L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** 0

**Perimeter Yard** 210 L.F.

- L.F.

**Surface Parking Spaces** 14 spaces

**Parking Lot Islands** - Number

**Building Foundation** 54 L.F.

**Unit/Phase:**

**Lot Number**

### Standard Requirements

### Plant Mix Guidelines

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	0.0	0	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	6.0	3	3	3	12	12
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	1.0	1	0	0	3	3
Building Foundation	1.0	0	0	0	10	10
<b>Total:</b>	<b>8.0</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>25</b>	<b>25</b>

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Verified By:

Steve Broadwell

Date:

**Landscape Material Worksheet**

**Project Number:** 2019.009  
**Petitioner:** Long Suppl, Inc



**Proposed Street Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name

**Proposed Canopy Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Aceraceae	Acer	freemanii	Marmo Maple
Bignoniaceae	Catalpa	speciosa	Northern Catalpa
Ginkgoaceae	Ginkgo	biloba	Autumn Gold Ginkgo
Magnoliaceae	Liriodendron	tulipifera	Tulip-tree

**Proposed Evergreen Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Cupressaceae	Thuja	plicata	Giant Arborvitae
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper
Pinaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Abies	concolor	White Fir

**Proposed Understory Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Rosaceae	Crataegus	viridis	Winter King Hawthorne
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

**Proposed Deciduous Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Rosaceae	Spiraea	nipponica	Snowmound Spirea

**Proposed Evergreen Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew
Cypress	Thuja	occidentalis	Woodward Arborvitae

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Steve Broadwell Date: \_\_\_\_\_