

# Land Use Petition

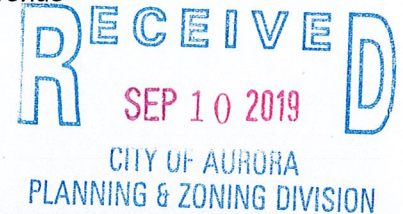
Project Number: 2017.161

## Subject Property Information

Address/Location: 918-924 N. Highland Avenue / west of Highland Avenue and Florida Avenue north of New Haven Ave  
Parcel Number(s): 15-16-253-009; 15-16-253-008

## Petition Request(s)

Requesting Approval of a Special Use for a Liquor License within Five Hundred Feet of a Residential Property, on Lot 48, Lot 49, and Lot 50 of the Bishop Park Subdivision, located at 918 North Highland Avenue



## 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)

## 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 Auhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 9/6/19  
Print Name and Company: Carlos Martinez Primo's Tacos 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 6 day of September, 2019.

State of Illinois )  
County of Kendall ) SS

[Signature]  
Notary Signature



## Filing Fee Worksheet

**Project Number:** 2017.161  
**Petitioner:** Primos Tacos  
**Number of Acres:** 0.00  
**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):** 0.00

### Filling 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: Steve Broadwell

Date:

**RECEIVED**  
SEP 10 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  
SEP 10 2019

1-5

## Project Contact Information Sheet

**Project Number:** 2017.161

**Petitioner Company (or Full Name of Petitioner):** Primos Tacos

CITY OF AURORA  
PLANNING & ZONING DIVISION

### Owner

First Name: Linne Initial: W Last Name: Calkins Title: 0  
Company Name: Florida & Highland, LLC  
Job Title: Managing Member  
Address: 918 N Highland Ave  
City: Aurora State: IL Zip: 60505  
Email Address: Phone No.: Mobile No.:

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

Relationship to Project: Attorney  
Company Name: Ruddy, King & Petersen Law Group, LLC  
First Name: Stuart Initial: A Last Name: Petersen Title:  
Job Title:  
Address: 2631 Ginger Woods Parkways, Suite 101  
City: Aurora State: IL Zip: 60502  
Email Address: stuart@ruddyking.com Phone No.: 630-820-0333 Mobile No.:

### Additional Contact #1

Relationship to Project: Tenant  
Company Name: Primos Tacos  
First Name: Carlos Initial: Last Name: Martinez Title:  
Job Title:  
Address: 918 N Highland Ave  
City: Aurora State: IL Zip: 60505  
Email Address: primostac2@hotmail.com Phone No.: 630-870-0156 Mobile No.:

### Additional Contact #2

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 #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

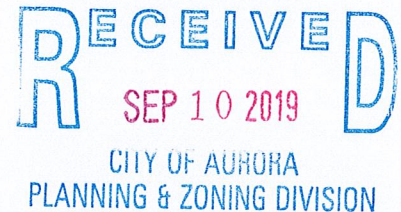
Relationship to Project:  
Company Name:  
First Name: Initial: Last Name: Title:  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:



**RUDDY & PETERSEN  
LAW GROUP, LLC**

2631 Ginger Woods Parkway, Suite 101  
Aurora, IL 60502-7429  
Phone: (630) 820-0333  
Fax: (630) 820-0594  
Email: [info@ruddyking.com](mailto:info@ruddyking.com)  
[www.ruddyking.com](http://www.ruddyking.com)

John C. Ruddy  
Stuart A. Petersen



August 29, 2019

City of Aurora Planning and Zoning Dept/DST

RE; Primo's Tacos, 914/918 N. Highland Ave. Special Use Permit application/Qualifying Statement.

Dear City of Aurora:

Primo's Taco's is a family Mexican Restaurant on North Highland Ave., in Aurora. Its liquor license application has been submitted for a class E license. Several DST meetings have been held relating to it seeking a special use permit to allow a liquor license to be issued to them for the location. The concerns addressed at the DST meetings have been resolved to the City of Aurora's satisfaction. The property is in Alderman Michael Seville's ward and he is aware of the request for a special use permit and has no known objections at this time.

The hours of operation would be from 9am to 11 pm Sunday thru Thursday and until 12 pm on Friday and Saturdays.

This letter is being submitted along with the letter of authorization from the owner of the property. Primo's is buying the property pursuant to a land contract. The Building Department has signed off on permit plans and there are no current violations.

Primo's is asking the City to prepare a Special Use Application for signature to Primo's can move forward in the process in obtaining a liquor license.

If you have questions please contact my office.

Sincerely,

*Stuart A. Petersen*

Stuart A. Petersen



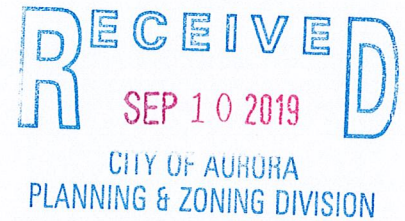
Date: August 16, 2019

City of Aurora Illinois

Building and Zoning Department

77. S. Broadway

Aurora IL. 60505



RE: 918 North Highland Ave. Aurora Illinois., Primo's Tacos, Inc. and application for a special use permit and liquor license.

Dear City of Aurora:

I, Florida & Highland, LLC by one of Its Managing Members Linne W. Calkins, am the owner of the property known as 918 N. Highland Ave. Aurora Il. 60506, which is selling the property pursuant to an Agreement for Warranty Deed to Carlos Martinez the owner of Primo's Tacos, Inc.

This letter serves as the owner's express authorization and permission for Primo's Tacos, Inc. and Carlos Martinez to file an application for a special use permit and to allow a liquor license to be issued by the City of Aurora Illinois to Primo's Tacos, Inc. and for Primo's Tacos, Inc. to sell liquor in its operations of the Restaurant known as Primo's Tacos located at 918 N. Highland Ave. Aurora Il 60506.

Sincerely,

A handwritten signature in blue ink that reads "Linne W. Calkins".

Linne W. Calkins a managing member of Florida and Highland, LLC



EXHIBIT "A"  
LEGAL DESCRIPTION

For the property located at 918 N Highland Ave, Aurora, IL 60506

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Parcel Number(s): 15-16-253-009; 15-16-253-008

Commonly known as: 918 N Highland Ave, Aurora, IL 60506 located in Kane County.

LOTS 48, 49, 50 AND 51 BISHOP PARK SUBDIVISION, UNIT 2, IN THE CITY OF AURORA, KANE  
COUNTY, ILLINOIS.

RECEIVED  
SEP 10 2019  
CITY OF AURORA  
PLANNING & ZONING DIVISION

## Parking and Stacking Requirement Worksheet

**Project Number:** 2017.161

**Petitioner:** Primos Tacos



### Parking Requirement

<b>Total Parking Requirement</b>	<b>48</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	48

*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.

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### OFFICE USE ONLY

Verified By: Steve Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
143	Structure 2210: Food and beverage establishments	1 per 3 seats	48