

Land Use Petition

Project Number: 2019.194

Subject Property Information

Address/Location: 160 S River Street, #106
Parcel Number(s): 15-21-480-075



Petition Request(s)

Requesting a Plan Description Revision to the River Street Plaza Special Use Planned Development to allow for a personal services (2600) use, being a salon and spa on the property located at 160 S River Street, Unit 106

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)

Two Paper and pdf Copy of:
Floor Plan

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

Petition Fee: \$815.00 (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: _____

Date

10/31/19

Print Name and Company: _____

Adam Weyan

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 31 day of October 2019.

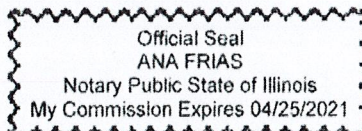
State of IL

NOTARY PUBLIC SEAL

County of COOK

Notary Signature

[Signature]



Filing Fee Worksheet

Project Number: 2019.194
Petitioner: Andres Barbosa
Number of Acres: 0.07
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

Filing Fees Due at Land Use Petition:

Request(s):	Special Use Planned Development	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -

Total: **\$815.00**

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

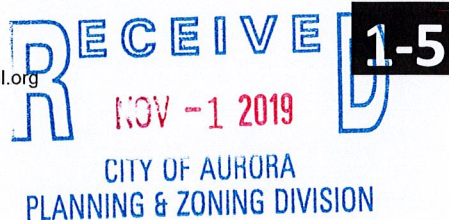
Verified By: Jake Sodaro

Date: 10/31/2019

RECEIVED
NOV -1 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 COAPPlanning@aurora-il.org



Project Contact Information Sheet

Project Number: 2019.194

Petitioner Company (or Full Name of Petitioner): Andres Barbosa

Owner

First Name: Adam Initial: _____ Last Name: Dayan Title: Mr.
Company Name: 112 AURORA, LLC
Job Title: Founder | President & CEO
Address: 6232 N Pulaski Rd Suite 200
City: Chicago State: IL Zip: 60646
Email Address: adayan@consumerlaw.com Phone No.: _____ Mobile No.: 312-925-9300

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

Relationship to Project: Real Estate Broker
Company Name: RE/MAX Suburban Kammes Commercial
First Name: Andres Initial: _____ Last Name: Barbosa Title: Mr.
Job Title: Realtor
Address: 1417 N Main St
City: Wheaton State: IL Zip: 60187
Email Address: andy@lancekammes.com Phone No.: _____ Mobile No.: 630-673-0225

Additional Contact #1

Relationship to Project: Real Estate Broker
Company Name: REMAX Suburban Kammes Commercial
First Name: David Initial: _____ Last Name: Zinn Title: Mr.
Job Title: Realtor
Address: 1417 N Main St
City: Wheaton State: IL Zip: 60187
Email Address: david@lancekammes.com Phone No.: _____ Mobile No.: 630-514-5354

Additional Contact #2

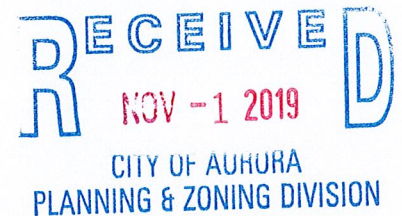
Relationship to Project: Tenant
Company Name: Renew Salon and Spa
First Name: Diane Initial: _____ Last Name: Gonzalez Title: Mrs.
Job Title: Owner
Address: 1152 Douglas Rd
City: Oswego State: IL Zip: 60543
Email Address: dianeg1269@yahoo.com Phone No.: _____ Mobile No.: 630-777-2109

Additional Contact #3

Relationship to Project: Real Estate Broker
Company Name: Coldwell Banker The Real Estate Group
First Name: Robin Initial: _____ Last Name: Freiman Title: Ms.
Job Title: Realtor
Address: 928 N Bridge St
City: Yorkville State: IL Zip: 60560
Email Address: rfreiman@coldwellhomes.com Phone No.: _____ Mobile No.: 630-244-1114

Additional Contact #4

Relationship to Project: Land Developer / Builder
Company Name: Benache Remodeling
First Name: Benjamin Initial: _____ Last Name: Hernandez Title: Mr.
Job Title: Builder
Address: _____
City: _____ State: _____ Zip: _____
Email Address: benacheinc@gmail.com Phone No.: _____ Mobile No.: 630-532-4173



Hello Aurora,

First, a big thank you!

We are very excited to move to the City of Aurora!

My name is Diane Barajas-Gonzalez and am the owner of Renew Salon + Spa.

We are a high end, full service Salon and Spa with a retail area that sells Beauty essentials and gifts for your favorite person.

We are a team of "daymakers" that have been working in Oswego for the past 17 years. Small business with 20 employees. Currently, we have outgrown our space and are in need of new space that will help us function more efficiently. We are looking to expand our current services and excited to add on some new ones!

We are also creating a larger retail space than our current one. Including beauty needs, boutique clothing items and unique gifts.

We believe the spirit of renewal is at the heart of everything we do. We believe your visit with us is your time to reconnect with yourself. We help with relaxing your body, releasing your stress and refreshing your appearance.

Specializing in Hair, Nails, Skincare, Chemicals and Body Treatments. Renew is an Aveda salon. We proudly align with Aveda's commitment to care for our guests and our world with products that are sustainably sourced, organically grown, responsibly packaged and manufactured with little to no impact on the Earth.

Renewing our community is vitally important to us. When you support Renew, you support a business that gives time, energy and funds to local non -profits and organizations aimed at helping women, families, animals and the environment.

Although, Oswego has been very good to us, I am ready to plant my business in my hometown. I was born and raised in Aurora's Eastside, where my family and generations before....still reside.

We feel River St. Plaza is the most perfect spot for our business! Room for growth and incorporating the beautiful balcony over looking the river is a must!

I am very excited on all the wonderful changes I see in our downtown area and am excited to be a part of it!

Thank you,
Diane Gonzalez



DIANE GONZALEZ
@DIANECOLORS /DIANE G.

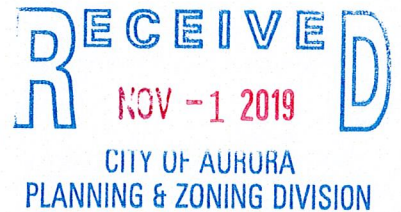
Salon and Beauty Coach

f /Renew Salon + Spa
t @Renewhairsalon
i @Renewsalonspa
s renewsalonspa
v Renew's Beauty Fix
renewsalonandspa

October 22, 2019

From: Adam Dayan
6232 N Pulaski Rd Suite 200, Chicago, IL 60646
312-925-9300
adayan@consumerlaw.com

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 160 S River St Unit 106, Aurora, IL 60506

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 RE/MAX Suburban Kammes Commercial, and its representatives, to act as the owner's agent through the Special Use Zoning Petition process with the City of Aurora for said property.

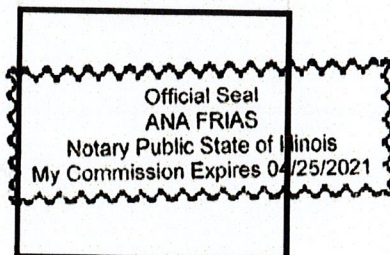
Signature: Adam Dayan

Date: 10/22/19

Subscribed And Sworn To Before Me This 22 Day
Of October, 2019

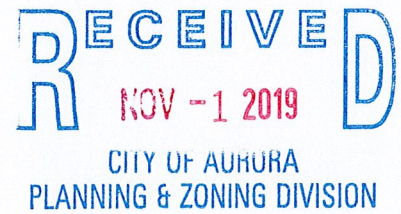
Notary Signature Ana Frias

Notary Public Seal:



Legal Description

Units 1-106 of Lot 1 in River Street Plaza - Phase One, being a subdivision of part of the Southwest Quarter of the Southwest Quarter of Section 22 and the Southeast Quarter of the Southeast Quarter of Section 21, Township 38 North, Range 8 East of the Third Principal Meridian, in the City of Aurora, Kane County, Illinois.



American Title Guaranty, Inc.
2045 Aberdeen Ct Ste B
Sycamore, IL 60178
(815) 756-3611

First American Title Insurance Company