



Land Use Petition

Subject Property Information

Address / Location: Northeast Corner of Sullivan Road and N. Orchard Road

Parcel Number(s): 15-07-101-002

Petition Request

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district from ORI Office, Research, and Light Industrial District to R-4(C) Two-Family Dwelling District with a Conditional Use, B-2(C) General Retail District with a Conditional Use, and OS-1(C) Conservation, Open Space, and Drainage District with a Conditional Use on the property located at the northeast corner of Sullivan Road and N. Orchard Road

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	Project Information Sheet	Word Document and PDF of: Plan
One Paper and pdf Copy of:	Prelim. Stormwater Permit Worksheet &	Description (2-18)
Qualifying Statement (2-1)	Application & SW Report	
Plat of Survey (2-1)	Prelim Engineering Site Plan	Two Paper and PDF Copy of:
Legal Description (2-1), Word Document and PDF	Prelim Fire Access Plan	Concept Site Plan
Letter of Authorization (2-2)	Prelim Subdivision plat	Draft Preliminary Plat
Existing or Proposed CC and Rs OR Lease Restrictions (2-1)	Soil Report Traffic	
	Study Drain Tile Survey	

Petition Fee: \$1,792.24

Payable to: 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 8-19-2025

Print Name and Company: Jeremy Forman; Targa Acquisitions, LLC

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 19 day of August, 2025.

State of Illinois

) SS

County of Lake

Natalie Acierio Benson

Notary Signature

NOTARY PUBLIC SEAL



Project Contact Information Sheet

Project Number: DST2024-312

Petitioner Company (or Full Name of Petitioner): Toyota Motor Sales USA

Owner

First Name: Clint Initial: Last Name: McMorris Title: Mr.
Company Name: Toyota Motor Sales, USA, Inc.
Job Title: Asset Manager
Address: 6565 Headquarters Dr, E3-3B
City: Plano State: TX Zip: 75024
Email Address: Clint.McMorris@toyota.com Phone No.: Mobile No.:

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

Relationship to Project: Land Developer / Builder
Company Name: Targa Acquisitions, LLC
First Name: Jeremy Initial: Last Name: Forman Title:
Job Title:
Address: 210 Skokie Valley Rd, STE A
City: Highland Park State: IL Zip: 60035
Email Address: jeremy@gtzproperties.com Phone No.: Mobile No.: 312-523-4569

Additional Contact #1

Relationship to Project: Land Developer / Builder
Company Name: QuikTrip Corporation
First Name: Charlie Initial: Last Name: Tarwater Title:
Job Title:
Address: 50 S. Main St STE 200
City: Naperville State: IL Zip:
Email Address: ctarwate@quiktrip.com Phone No.: Mobile No.: 918-760-3070

Additional Contact #2

Relationship to Project: Attorney
Company Name: Dommermuth, Cobine, West, Gensler, Philipchuck and Corrigan, Ltd.
First Name: John Initial: Last Name: Philipchuck Title:
Job Title:
Address: 111 E. Jefferson Ave, STE 200
City: Naperville State: IL Zip: 60540
Email Address: jfp@dbcw.com Phone No.: Mobile No.: 630-355-5800

Additional Contact #3

Relationship to Project: Engineer
Company Name:
First Name: Ryan Initial: Last Name: Martin Title:
Job Title:
Address: 570 Lake Cook Rd, STE 200
City: Deerfield State: IL Zip: 60015
Email Address: Ryan.Martin@kimley-Horn.com Phone No.: Mobile No.: 847-687-2510

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.:

Filing Fee Worksheet

Project Number: DST2024-312

Petitioner: Toyota Motor Sales USA

Number of Acres: 29.81

Number of Street Frontages: 3.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 29.81

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Select One	\$ -
	Conditional Use Plan Description/Revision	\$ 1,792.24

Total: **\$1,792.24**

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

Verified By: Jill N Morgan

Date: 8/11/2025

May 27, 2025

From: Toyota Motor Sales, U.S.A., Inc.
6565 Headquarters Drive, E3-3B
Plano, TX 75024
Attn: Clint McMorris
469-292-1024
clint.mcmorris@toyota.com

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

Re: Authorization Letter for: Vacant land consisting of approximately 29.8 acres located southeast of the intersection of Interstate 88 and Orchard Road, Aurora, Illinois

To whom it may concern:

As the record owner of the above stated property, Toyota Motor Sales, U.S.A., Inc. hereby affirms that it has full legal capacity to authorize Targa Acquisitions LLC, an Illinois limited liability company ("**Purchaser**"), and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora to rezone the property as, or obtain conditional use permits to allow the property to be used for, R-4A Two Family Dwelling District, B-2 Business District, General Retail, and OS-1, Conservation, Open Space and Drainage District, provided that any rezoning or conditional use permit shall not be effective prior to the recordation of the deed conveying the fee interest in the property to Purchaser.

TOYOTA MOTOR SALES, U.S.A., INC.,
a California corporation

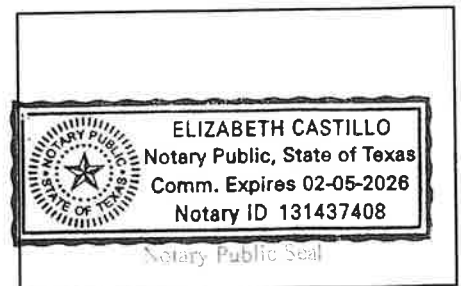
By: [Signature]
Name: Clint McMorris
Title: Authorized Representative
Date: May 27, 2025

State of Texas
County of Collin

Subscribed and sworn before me this 27th day of May, 2025

Notary Signature

[Signature]



LEGAL DESCRIPTION

LOT 4 IN FIRST RESUBDIVISION OF TOYOTA SUBIVISION BEING A RESUBDIVISION OF LOT 2 IN TOYOTA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 7, TOWNSHIP 38 NORTH RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 2006, AS DOCUMENT NUMBER 2006K018183

Qualifying Statement

The proposed Orchard's Crossing commercial and residential development is to be developed on the vacant 29.8 acres of property owned by Toyota Motor Sales, U.S.A., Inc., at the NEC of Orchard and Sullivan Roads. 10 acres of the northern most property will be developed for single-family attached, for sale townhomes. The balance of the property will be developed with various commercial uses including restaurants, fuel, and retail uses. The property will be rezoned from ORI, (Office, Research, and Light Industry) to R-4A Two-Family Dwelling District; B-2 Business District, General Retail and OS-1 Conservation, Open Space and Drainage District together with a Conditional Use for a Planned Unit Development.

1. Orchard's Crossing will have a positive effect on the public health, safety, morals and general welfare. Improvement of this long-vacant parcel will provide new residences for the City of Aurora, complimenting the development of this area as commercial and retail by generating more customers and patrons. The commercial component to the plans will generate more property tax, sales tax and revenue to the city with more restaurants and retail/service uses. Furthermore, its development will complete the transformation of a property that has been underutilized for decades.
2. Use and enjoyment of other established properties will not be adversely affected due to the development of this property in a like-manner to the majority of other surrounding properties.
3. The proposed development will benefit the property values within the neighborhood. The introduction of these new homes will allow a thriving residential community in this part of western Aurora. The additional commercial and service uses will offer more options for area residents and stabilize property values.
4. The proposed development is consistent with the normal and orderly development and improvement of the surrounding properties for uses established or permitted within their respective zoning districts. The proposed zoning continues the trend of commercial uses in this area. The residential use allows easy access to the I-88 Tollway system for the residents who must commute long distances to work, while bringing additional customers to the area to support the retail uses along Orchard Road.
5. The site location is well supported by existing utilities, access to existing roads, drainage, and other facilities. The proposed development will integrate well into this existing infrastructure, filling in the remaining vacant land where all surrounding properties have previously been developed.

6. Proposed vehicular ingress and egress for the proposed development will utilize the existing Sequoia Drive, Sullivan Road and Orchard Road. Orchard Road will allow right-in, right-out, and left-in, vehicular movements opposite Bushwood Drive and left turn lane storage on Orchard Road will be installed as part of this development.

Kane County DOT and city staff have conceptually agreed upon the proposed Orchard Road access. A sidewalk and landscaping will be installed along Orchard Road and no city incentives for improvements are being sought.

7. The conditional use shall, in all other respects, conform to the applicable regulations of the R-4A (C), B-2 (C), and OS-1 (C) zoning districts with the exception of the following variances:

- a. *None known at this time. Any required variances to be determined after City of Aurora review and included here.*