# City of Aurora

#### **Development Services Department | Zoning and Planning Division**

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



### 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** Prelim. Stormwater Permit Worksheet & Description (2-18) Application & SW Report One Paper and pdf Copy of: Prelim Engineering Site Plan Qualifying Statement (2-1) Prelim Fire Access Plan Plat of Survey (2-1) Legal Description (2-1), Word Document and PDF Prelim Subdivision plat

Soil Report Traffic Letter of Authorization (2-2) Study Drain Tile Survey Existing or Proposed CC and Rs OR Lease Restrictions

Two Paper and PDF Copy of:

Word Document and PDF of: Plan

Concept Site Plan **Draft Preliminary Plat** 

(2-1)

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 Acquisiti	ions, LLC
	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	s a free and voluntary act for the uses and purposes set forth.
Given under my hand and notary seal this 19 day or	f <u>August, 2025</u> .
State of <u>Illinois</u> )	
) SS	NOTARY PUBLIC SEAL
County of <u>Lake</u>	
Natalu acierto Benson	Official Seal NATALE ACTION BENSON Notary Rubble: State of Illinois
Notary Signature	Commission No. 994960



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

#### **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 inc	dividual that signed the Land	Use Petition)					
Relationship to Project:		Land Developer / Bu	uilder				
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:	<u>IL</u>	_Zip:	60035		
Email Address:	jeremy@gtzproperties.com	Phone No.:		_ Mobile No.:	312-523-4569		
Additional Contact #1	<u>l</u>						
Relationship to Project:		Land Developer / Bu	uilder				
Company Name:	QuikTrip Corporation						
First Name:	Charlie	Initial:		Last Name:	Tarwater	Title:	
Job Title:							
Address:	50 S. Main St STE 200						
City:	Naperville	_State:	<u>IL</u>	_Zip:			
Email Address:	ctarwate@quiktrip.com	Phone No.:		Mobile No.:	918-760-3070		
Additional Contact #2	2						
Relationship to Project:	_	Attorney					
Company Name:	Dommermuth, Cobine, West, Ger	nsler, Philipchuck and	d 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	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	<u> </u>						
Relationship to Project:	_						
Company Name:							
First Name:		Initial:		Last Name:		Title:	
Job Title:							
Address:							
City:		_State:		_Zip:			
Email Address:		Phone No.:		Mobile No.:			



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### Filing Fee Worksheet

Project Number: DST2024-312	<u>Linear Feet of New Roadway:</u>	0
Petitioner: Toyota Motor Sales USA	New Acres Subdivided (if applicable):	29.8
umber of Acres: 29.81	Area of site disturbance (acres):	0.00

Number of Acres: 29.81

Number of Street Frontages: 3.00

Non-Profit No

Filling Fees Due at Land Use Petition
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Request(s):		\$ -
	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.memorris@toyota.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: 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 0S-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: Clint Uculoris

Title: Authorized Representative

Date: 11ay 27, 2025

State of lexas

Subscribed and sworn before me this 27 day of \_\_\_

Mai

, 2025

Notary Signature

ELIZABETH CASTILLO
Notary Public, State of Texas
Comm. Expires 02-05-2026
Notary ID 131437408
Notary Public Seal

#### **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 0S-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 rightin, 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.