

# 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](http://www.aurora-il.org)



## Land Use Petition

### Subject Property Information

Address / Location: 1995 Melissa Lane

Parcel Number(s): 14-12-225-001

### Petition Request

Requesting approval of a Final Plan for Lot 8 of Podolsky Orchard 88, Phase I, Subdivision, located at 1995 Melissa Lane for a Business and Professional Office, (2400) use, Vehicle Repair, Minor (2834) use, and a Warehouse, Distribution and Storage Services (3300) use.

Requesting approval of a Conditional Use for a Vehicle Repair, Minor (2834) use on Lot 8 of Podolsky Orchard 88, Phase I, Subdivision, located at 1995 Melissa Lane.

### Attachments Required

#### Digital Copy of:

Development Data Table (Document 1-0)

#### Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

#### One Paper and PDF Copy of:

Plat of Survey (Format Guidelines 2-1)

Qualifying Statement (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

**(a digital file of all documents is also required)**

#### Two Paper and PDF Copy of:

Final Plan (Format Guidelines 2-5)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format Guidelines 2-11)

Fire Access Plan

**Petition Fee: \$1,550.00**

**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: Michael DeSena Date 7/20/23

Print Name and Company: Michael DeSena Entre commercial realty

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 20<sup>th</sup> day of July 2023

State of IL)

County of Cook) SS

[Signature]  
Notary Signature

NOTARY PUBLIC SEAL





### Project Contact Information Sheet

**Project Number:** 2023.056

**Petitioner Company (or Full Name of Petitioner):** Omega Equipment Sales LLC

**Owner**

**First Name:** Steve Initial: \_\_\_\_\_ **Last Name:** Kirby **Title:** \_\_\_\_\_  
**Company Name:** Growth Corp \_\_\_\_\_  
**Job Title:** Owner \_\_\_\_\_  
**Address:** 501 S Clifton Ave \_\_\_\_\_  
**City:** Park Ridge **State:** IL **Zip:** 60068  
**Email Address:** kirby21@me.com **Phone No.:** 847-345-4598 **Mobile No.:** \_\_\_\_\_

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

Relationship to Project:

**Company Name:** Entre Commercial  
**First Name:** Mike Initial: \_\_\_\_\_ **Last Name:** DeSerto **Title:** \_\_\_\_\_  
**Job Title:** Principal \_\_\_\_\_  
**Address:** 3550 Salt Creek Ln, Ste. 104 \_\_\_\_\_  
**City:** Arlington Heights **State:** IL **Zip:** 60005  
**Email Address:** Mdeserto@entrecommercial.com **Phone No.:** 224-588-3026 **Mobile No.:** \_\_\_\_\_

**Additional Contact #1**

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 #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.:** \_\_\_\_\_



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505  
 phone (630) 256-3080 fax (630) 256-3081 email [coaplanning@aurora.il.us](mailto:coaplanning@aurora.il.us)

## Filing Fee Worksheet

**Project Number:** 2023.056

**Petitioner:** Omega Equipment Sales LLC

**Number of Acres:** 3.05

**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 (Conditional) Use	\$	800.00
	Final Plan	\$	750.00

**Total:** **\$1,550.00**

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

Verified By: Stephen Broadwell

Date:

## Parking and Stacking Requirement Worksheet

**Project Number:** 2023.056

**Petitioner:** Omega Equipment Sales LLC

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>25</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	25

*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>
2,970	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	10
4 bay doors	Structure 2220: Gasoline station, vehicle repair and service structures	1 space per 300 SF plus 3 per service bay. A minimum of 6 spaces shall be provided.	12
3,251	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	3



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**Landscaping CTE Requirement Worksheet**

**Project Number:** 2023.056  
**Petitioner:** Omega Equipment Sales LLC  
**Street Frontage:** 93 L.F.  
**Stormwater HWL:** - L.F. Wet Bottom  
 - L.F. Dry Bottom  
**Neighborhood Border:** - L.F.  
**Dwelling Units:** - units  
**Subdivision Name:** Podolsky Orchard 88  
**Unit/Phase:** Phase I  
**Lot Number:** Lot 8

**Perimeter Yard:** 1,473 L.F.  
**Buffer Yard:** - L.F.  
**Surface Parking Spaces:** 25 spaces  
**Parking Lot Islands:** - Number  
**Building Foundation:** 490 L.F.

**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	3.0	3	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	44.0	22	20	20	88	88
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	2.0	1	0	0	7	7
Building Foundation	5.0	0	0	0	50	50
<b>Total:</b>	<b>54.0</b>	<b>26</b>	<b>20</b>	<b>20</b>	<b>145</b>	<b>145</b>

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Verified By: Stephen Broadwell

Date:

June 2, 2023

From: Steve Kirby, Owner  
501 S. Clifton Ave  
Park Ridge, IL 60068  
Phone: 847-345-4598  
Email: kirby21@me.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: 1995 Melissa Lane

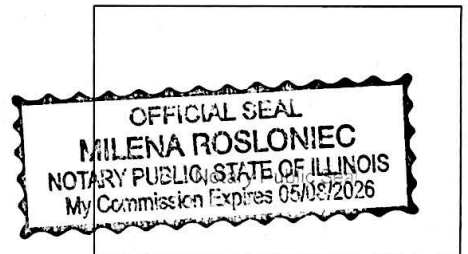
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize OMEGA Equipment Sales, LLC, and its representatives, to act as the owner's agent through the Conditional Use Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 6-2-23

Subscribed And Sworn To Before Me This 2<sup>nd</sup> Day  
Of June, 2023

Notary Signature: 



## **LEGAL DESCRIPTION**

LOT 8 IN PODOLSKY ORCHARD 88 PHASE 1 SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED ON FEBRUARY 15, 2006 AS DOCUMENT NUMBER 2006017320 IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Address of Property: 1995 Melissa Lane, Aurora, Illinois 60506  
PIN: 14-12-225-001