

# 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: on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

Parcel Number(s): 15-02-200-011; 15-02-200-038; 15-02-200-039; 15-02-200-027; 15-02-200-022; 15-02-200-014; 15-02-426-015; 15-02-426-030; 15-02-427-002; 15-02-200-044

### Petition Request

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district for a portion of the property from M-1 Manufacturing - Limited District to B-3 Business and Wholesale District on the property located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

Requesting approval of a Preliminary Plan and Plat for the property located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)  
Word Document of: Legal Description (2-1)

Two Paper and One pdf Copy of: Word Document of: Plan Description (2-18)  
Fire Access Plan (2-6)

Preliminary Engineering  
Stormwater Report (2-10)  
Traffic Study

Two Paper and pdf Copy of:  
Plan Description (2-18)  
Preliminary Plan (2-8)  
Preliminary Plat (2-9)  
Preliminary Floor Plans and Renderings

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: \$**

**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: [Signature] Date 4/6/23

Print Name and Company: Gregory Moore, Vice President and General Manager, HC Aurora, 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 6<sup>th</sup> day of April 2023

State of IL )  
County of Kendall ) SS

Notary Signature

NOTARY PUBLIC SEAL



## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** HC Aurora, LLC

**Number of Acres:** 18.68

**Number of Street Frontages:** 3.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 18.68

**Area of site disturbance (acres):** 18.68

### Filing Fees Due at Land Use Petition:

Request(s):	Rezoning & Conditional Use	\$ 1,278.64
	Preliminary Plan & Plat	\$ 1,228.64
	Public Hearing Notice Sign(s)	\$ 45.00
		\$ -

**Total:** **\$2,552.28**

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

Verified By: Tracey Vacek

Date: 4/17/2023

## Legal Description

Legally described as follows:

Situated in the City of Aurora, County of Kane, State of Illinois and being that part of the Northeast Quarter of Section 2, Township 38 North, Range 8, East of the Third Principal Meridian, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of Section 2, Township 38, Range 8, East of the Third Principal Meridian, thence South 89°04'08" West along the South line of the Northeast Quarter a distance of 84.23 feet to a point along the proposed westerly right of way of Farnsworth Avenue, variable width, said point being the Place of Beginning for the parcel herein described;

Course No.1 Thence South 00°13'49" East along said proposed westerly right of way, a distance of 390.40 feet to a set 5/8" rebar with cap "Langan" at a point along the north line of Kane county parcel 15-02-426-002 now or formerly owned by the Northern Illinois Gas Co. as recorded in Instrument No. 892412 of the Kane county records;

Course No.2 Thence South 89°31'08" West along said northerly line, a distance of 155.42 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.3 Thence South 89°31'51" West along said northerly line, a distance of 184.99 feet to a set 5/8" rebar with cap "Langan" at the northeast corner of Kane county parcel 15-02-427-004 now or formerly owned by the Northing Illinois Gas Co. as recorded in Instrument No. 1118607 of the Kane county records;

Course No.4 Thence South 87°54'25" West along said northerly line, a distance of 150.07 feet to a set 5/8" rebar at the southeast corner of Kane county parcel 15-02-427-005 now or formerly owned by Gonnella Baking Co. as recorded in Instrument No. 2000K07617 of the Kane county records;

Course No.5 Thence North 00°19'52" West along the westerly line of said Gonnella land, a distance of 612.13 feet to a point being referenced by a found 3/4" iron rod found South 0.72 feet and West 0.20 feet thereof;

Course No.6 Thence South 88°39'08" West, a distance of 531.57 feet to a set 5/8" rebar with cap "Langan" along the easterly proposed right of way of Church Road, width varies;

Course No.7 Thence North 32°30'51" East along said proposed easterly Church Road right of way, a distance of 241.23 feet to a set 5/8" rebar at an angle point thereon;

Course No.8 Thence North 34°05'10" East along said proposed easterly Church Road right of way, a distance of 466.92 feet to a set 5/8" rebar at an angle point thereon;

Course No.9 Thence North  $65^{\circ}42'53''$  East along said proposed easterly Church Road right of way, a distance of 77.84 feet to a set 5/8" rebar with cap "Langan" at a point in the southerly proposed right of way of Bilter Road, width varies;

Course No.10 Thence North  $88^{\circ}48'40''$  East along said proposed Bilter Road right of way, a distance of 590.46 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.11 Thence South  $38^{\circ}22'45''$  East along said proposed Bilter Road right of way, a distance of 60.45 feet to a set 5/8" rebar with cap "Langan" at an easterly point in the proposed right of way of said Farnsworth Avenue;

Course No.14 Thence along said proposed Farnsworth avenue right of way being the arc of a curve deflecting to the left, an arc distance of 603.21 feet to a set 5/8" rebar with cap "Langan" at a point of tangency, said curve having a radius of 2137.64 feet, a delta of  $16^{\circ}10'05''$ , and a chord distance of 601.21 feet which bears South  $06^{\circ}35'26''$  West;

Course No.15 Thence South  $00^{\circ}46'58''$  East along said proposed Farnsworth Avenue right of way, a distance of 190.71 feet to the Place of Beginning, said parcel containing 813,500 square feet or 18.6754 acres of land according to a survey by LANGAN Engineering and Environmental Services dated August 12, 2022 and being the same more or less and being subject to all legal highways and easements.

April 12, 2023

From: Juan Gil  
Alamo, Inc.  
605 North Broadway Avenue, Aurora, IL 60505

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 2445 and 2448 Church Road, Aurora, Illinois

To whom it may concern:

As the collective record owners of the above stated property, the undersigned hereby affirm that the undersigned have full legal capacity to authorize HC Aurora, LLC, an Illinois limited liability company, its representatives and affiliates, to act as the owner's agent through the Rezoning, Conditional Use Permit and Planned Unit Development Land Use Petition process with the City of Aurora for said property.

SIGNATURE PAGES FOLLOW

Signature:

JUAN CARLOS GIL

Date

4/11/2023

Subscribed And Sworn To Before Me This 11<sup>th</sup> Day  
Of April, 2023

Notary Signature

OFFICIAL SEAL  
JENIFFER A SMUTZER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/08/2027

Signature:

IVAN FERNANDEZ

Date

Subscribed And Sworn To Before Me This      Day  
Of April, 2023

Notary Signature

ALAMO, INC., an Illinois corporation

By:

Name:

Title:

Subscribed And Sworn To Before Me This 11 Day  
Of April, 2023

Notary Signature

OFFICIAL SEAL  
JENIFFER A SMUTZER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/08/2027

Signature:  
JUAN CARLOS GIL

Date \_\_\_\_\_

Subscribed And Sworn To Before Me This  
Of April, 2023

Day



Notary Signature

*Ivan Fernandez*

Signature:  
IVAN FERNANDEZ

Date 2023-04-11

Subscribed And Sworn To Before Me This  
Of April, 2023

Day



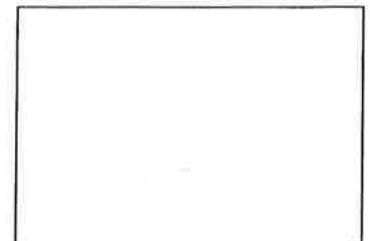
Notary Signature

ALAMO, INC., an Illinois corporation

By:  
Name:  
Title:

Subscribed And Sworn To Before Me This  
Of April, 2023

Day



Notary Signature

123950.000001 4880-1201-1353.2

# Signature Certificate

Reference number: X79SV-SFDLA-SM5PM-LWJWK

## Signer

**Ivan Fernandez**

Email: ifernandez@aragon.com

Sent:

Viewed:

Signed:

## Timestamp

11 Apr 2023 14:48:09 UTC

11 Apr 2023 19:30:29 UTC

11 Apr 2023 22:10:19 UTC

## Signature



## Recipient Verification:

✓ Email verified

11 Apr 2023 19:30:29 UTC

IP address: 166.194.143.67

Document completed by all parties on:

11 Apr 2023 22:10:19 UTC

Page 1 of 1



**Signed with PandaDoc**

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.





April 11, 2023

From: The Chicago Trust Company, successor Trustee, to Suburban Bank & Trust Company,  
under Trust Agreement dated June 2, 1997 and known as Trust Number 1182  
10 South LaSalle Street  
Suite 2750  
Chicago, IL 60603  
Phone:  
Email:

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 2340 North Farnsworth Avenue, Aurora, Illinois

To whom it may concern:

As the record owner of the above stated property, the undersigned hereby affirms that it has full legal capacity to authorize HC Aurora, LLC, an Illinois limited liability company, its representatives and affiliates, to act as the owner's agent through the Rezoning, Conditional Use Permit and Planned Unit Development Land Use Petition process with the City of Aurora for said property.

Signature:

*Peter Andriopoulos*

Date

4-11-23

Peter Andriopoulos, on behalf of and with the  
power to bind the Chicago Trust Company,  
successor Trustee, to Suburban Bank & Trust  
Company, under Trust Agreement dated June 2,  
1997 and known as Trust Number 1182

Subscribed And Sworn To Before Me This  
Of , 2023

Day

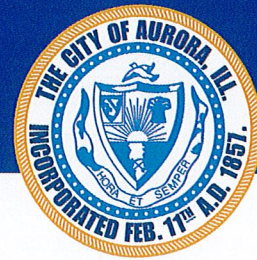
Notary Signature

Notary Public Seal

123950.000001 4877-6605-5001.1

# City of Aurora

OFFICE OF THE MAYOR



**Richard C. Irvin**  
Mayor

April 26, 2023


From: Alex Alexandrou, Chief Management Officer  
City of Aurora  
44 E. Downer Place  
Aurora, IL 60505  
Email: alexandroua@aurora.il.us

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora IL 60507

Re: Authorization Letter for: Property address

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 HC Aurora, LLC, and its representatives, to act as the owner's agent through the Rezoning, Conditional Use, Preliminary Plan and Plat and Final Plan and Plat Land Use Petition process with the City of Aurora for said property.

Signature:  Date 4/26/23