

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: 110 Cross Street

Parcel Number(s): 15-21-478-006

Petition Request

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district from M-1 Manufacturing - Limited District to DF(C) Downtown Fringe District with a Conditional Use District on the property located at 110 Cross Street;

Requesting approval of a Final Plan for 110 Cross Street for a Restaurant/Food and Beverage Services (2500) Use and Multi-Family Dwelling (1140) Use

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:
Final Engineering

Word Document of: Plan Description
(2-18) – Staff will provide

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

Two Paper and pdf Copy of:
Plan Description (2-18)– Staff will provide
Floor Plan (2-4)
Final Plan
Building and Signage Elevations (2-11)

Petition Fee: \$1,595.00

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: A. Harish Date 7/3/2023
Print Name and Company: HARISH ANANTHAPADMANABHAN, RIVER AND CROSS, 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 3rd day of July, 2023.

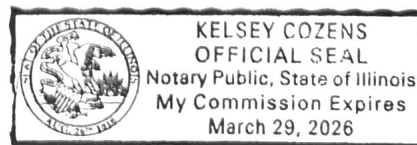
State of ILLINOIS)

) SS

County of KANE)

NOTARY PUBLIC SEAL

Kelsey Cozens
Notary Signature



Project Contact Information Sheet

Project Number:

Petitioner Company (or Full Name of Petitioner):

JH Real Estate Partners, LLC

Owner

First Name: Jay Initial: _____ Last Name: Punukollu Title: Mr.
 Company Name: JH Real Estate Partners, LLC
 Job Title: Manager
 Address: 105 E Galena Blvd, STE 804
 City: Aurora State: Illinois Zip: 60505
 Email Address: jay.punukollu@jhrealestatepartner Phone No.: 312-890-8069 Mobile No.: 312-890-8069

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

Relationship to Project: Owner
 Company Name: JH Real Estate Partners, LLC
 First Name: Harish Initial: _____ Last Name: Ananthapadmanabhan Title: Mr.
 Job Title: Manager
 Address: 105 E Galena Blvd, STE 804
 City: Aurora State: Illinois Zip: 60505
 Email Address: harish.ananthapadmanabhan@jh Phone No.: 312-560-4654 Mobile No.: 312-560-4654

Additional Contact #1

Relationship to Project: Architect
 Company Name: DL Rawlings, Inc.
 First Name: David Initial: _____ Last Name: Rawlings Title: Mr.
 Job Title: _____
 Address: _____
 City: Aurora State: IL Zip: _____
 Email Address: d.raw@dlrawlings.com Phone No.: 630-892-4031 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Tebbrugge Engineering
 First Name: John Initial: _____ Last Name: _____ Title: _____
 Job Title: _____
 Address: 410 Church Street, Suite A
 City: Sandwich State: IL Zip: 60548
 Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: _____

Additional Contact #3

Relationship to Project: Land Developer / Builder
 Company Name: JH Real Estate Partners
 First Name: Kelsey Initial: _____ Last Name: Cozens Title: _____
 Job Title: Operations Manager
 Address: 105 E Galena Blvd, STE 804
 City: Aurora State: IL Zip: 60505
 Email Address: kelsey@jhrealestatepartnersllc.cc Phone No.: _____ Mobile No.: _____

Additional Contact #4

Relationship to Project: Surveyor
 Company Name: Todd Survey
 First Name: Judi Initial: _____ Last Name: Wardyn Title: Ms.
 Job Title: Office Manager
 Address: 759 John St, Unit D
 City: Yorkville State: Illinois Zip: 60560
 Email Address: info@toddsurvey.com Phone No.: 630-892-1309 Mobile No.: _____



Filing Fee Worksheet

Project Number: 0
Petitioner: JH Real Estate Partners, LLC
Number of Acres: 0.46
Number of Street Frontages: 3.00
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):	Planned Development District	\$	800.00
	Final Plan	\$	750.00
	Public Hearing Notice Sign(s)	\$	45.00

Total: **\$1,595.00**

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

Verified By: Jill N Morgan Date: 6/30/2023

110 Cross St & 213 S River St, Aurora, IL 60506



The Land is described as follows, according to the deed:

PARCEL (15-21-478-006)

LOTS 1 AND 2 IN BLOCK 4 OF HALL'S ADDITION TO WEST AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

Qualifying Statement for 110 Cross Street Rezoning

Parcel Number 15-21-478-006



We submit this qualifying statement in support of the rezoning application for the property located at 110 Cross Street from M-1 to DF (C), as it involves a historical restoration project that will revitalize the area. The proposed plans include a ground-floor brewery and fifteen apartments on the upper floors. This project aligns with the City of Aurora's objectives and will have numerous positive impacts on the community.

Regarding public health, safety, morals, comfort, and general welfare, the restoration will enhance the safety and aesthetics of the property, benefiting residents and the surrounding community. The brewery will adhere to all health and safety regulations to ensure a safe and enjoyable environment for patrons. Additionally, the residential units will meet safety codes, including the installation of a new sprinkler system.

The project will contribute to the use and enjoyment of the surrounding properties in the area. It will bring diversity and vitality to the neighborhood by complementing the existing mix of commercial and residential properties. Moreover, it will attract more visitors to downtown attractions, benefiting nearby establishments such as Society 57, Aurora Public Library, Endiro Coffee Roastery and more.

The restoration and adaptive reuse of the historic property will lead to an increase in property values within the neighborhood. This, in turn, will attract potential buyers and investors, stimulating economic activity and enhancing the overall desirability of the area.

The proposed project aligns with the overall development plan for the area, encouraging the revitalization of underutilized properties in the industrial quarter of Aurora. The rezoning of the property will enable its effective and efficient use, while adhering to existing zoning regulations.

The project will comply with all utility requirements and contribute to the improvement of necessary facilities. This will ensure adequate access to utilities, roads, and drainage systems. The residential units will utilize new power sources, promoting energy efficiency by eliminating the use of gas.

To minimize traffic congestion on public streets, the project will provide sufficient parking spaces for both residents and brewery visitors.

The project fully adheres to the applicable regulations of the proposed zoning district, including setback requirements, building codes, and design guidelines.

No variances, modifications, or exceptions from the City's Codes and Ordinances are being sought for this project.

In conclusion, the restoration project at 110 Cross Street is a highly beneficial endeavor that aligns with the City of Aurora's objectives and addresses the Planning Commission's considerations. By incorporating a brewery and apartments, the project will enhance the area, drive economic growth, and contribute to the overall well-being of the community. We respectfully request the Planning Commission's approval for the rezoning of the property to proceed with this project.