

# 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: Southwest corner of Butterfield Road and North Farnsworth Avenue

Parcel Number(s): 12-36-357-005; 12-36-357-008; 12-36-357-003; 12-36-357-007; 12-36-357-002; 12-36-357-006; 12-36-357-004; 12-36-357-001; 12-35-477-006

### Petition Request

Requesting approval of a Final Plat Revision for PAS Plaza Subdivision, located at the southwest corner of Butterfield Road and North Farnsworth Avenue

Requesting approval of a Final Plan Revision for PAS Plaza Subdivision, located at the southwest corner of Butterfield Road and North Farnsworth Avenue

### Attachments Required

(a digital file of all documents is also required)

#### One PDF Copy of:

Development Tables Excel Worksheet - digital only  
(Document 1-0)

Word Document of: Legal Description (Format Guidelines 2-1)

#### One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

#### Two Paper and PDF Copies of:

Final Engineering Plans

Stormwater Permit Worksheet,  
Application, and Project Information  
Sheet

Stormwater Report

Traffic Study

Fire Access Plan

Address Plat

#### One Paper and PDF Copy of:

Final Plan (Format Guidelines 2-4)

Final Plat (Format Guidelines 2-5)

Landscape Plan (Format Guidelines 2-7)

Building and Signage Elevations  
(Format Guidelines 2-11)

Petition Fee: \$2,152.23

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 1/12/2023

Print Name and Company: DANIEL SOLTIS / CIMA DEVELOPERS, LP

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 12 day of January, 2023.

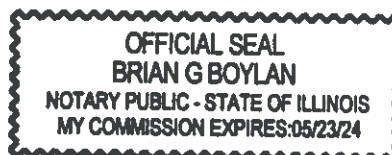
State of Illinois

) SS

NOTARY PUBLIC SEAL

County of DuPage

Notary Signature Brian G. Boylan





Notary Signature

## Project Contact Information Sheet

**Project Number:** 2021.009

**Petitioner Company (or Full Name of Petitioner):** CIMA

### **Owner**

First Name: Mario Initial: \_\_\_\_\_ Last Name: Spina Title: \_\_\_\_\_  
Company Name: CIMA Developers, LP  
Job Title: CEO  
Address: 30W180 Butterfield Road  
City: Warrenville State: IL Zip: 60555  
Email Address: mospina@parentpetroleum.com Phone No.: 630-653-1700 Mobile No.: \_\_\_\_\_

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

Relationship to Project: \_\_\_\_\_ Land Developer / Builder  
Company Name: CIM Developers, LP  
First Name: Dan Initial: \_\_\_\_\_ Last Name: Soltis Title: \_\_\_\_\_  
Job Title: VP Real Estates  
Address: 30W180 Butterfield Road  
City: Warrenville State: IL Zip: 60555  
Email Address: dsoltis@cimadevelopers.org Phone No.: 630-653-1700 Mobile No.: 630-715-1341

### **Additional Contact #1**

Relationship to Project: \_\_\_\_\_ Engineer  
Company Name: WT Group  
First Name: Todd Initial: \_\_\_\_\_ Last Name: Abrams Title: \_\_\_\_\_  
Job Title: Executive Vice President  
Address: 2675 Putnam Ave  
City: Hoffman Estates State: IL Zip: 60192  
Email Address: todd.abrams@wtengineering.com Phone No.: 224-293-6391 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.: \_\_\_\_\_

## Filing Fee Worksheet

---

**Project Number:** 2021.009

**Petitioner:** CIMA

**Number of Acres:** 5.03

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 5.03

**Area of site disturbance (acres):** 0.00

**Filling Fees Due at Land Use Petition:**

Request(s):	Final Plat Revision	\$	751.12
	Final Plan Revision	\$	751.12
	Final Engineering Filing Fee	\$	650.00

**Total:** **\$2,152.23**

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

Verified By: Steve Broadwell

Date:

## Filing Fee Worksheet

**Project Number:** 2021.009

**Petitioner:** CIMA

**Number of Acres:** 5.03

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 5.03

**Area of site disturbance (acres):** 0.00

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plat Revision	\$ 751.12
	Final Plan Revision	\$ 751.12
	Final Engineering Filing Fee	\$ 650.00

**Total:** **\$2,152.23**

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

Verified By: Steve Broadwell

Date:

## Parking and Stacking Requirement Worksheet

**Project Number:** 2021.009

**Petitioner:** CIMA

### Parking Requirement

<b>Total Parking Requirement</b>	<b>83</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	83

*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>15</b>	
Drive-through facilities	5	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	10	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.

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

### 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>
10,100	Structure 2254: Strip retail	1 space per 175 SF of GFA	58
41	Structure 2210: Food and beverage establishments	1 per 3 seats	14
1,661	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.	6

## Landscaping CTE Requirement Worksheet

**Project Number:** 2021.009

**Petitioner:** CIMA

**Street Frontage**

938 L.F.

**Stormwater HWL**

747.00 L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border**

- L.F.

**Dwelling Units**

- units

**Subdivision Name:** PAS Plaza

**Unit/Phase:**

**Lot Number**

**Perimeter Yard**

2,044 L.F.

**Buffer Yard**

256 L.F.

**Surface Parking Spaces**

72 spaces

**Parking Lot Islands**

- Number

**Building Foundation**

377 L.F.

### Standard Requirements

### Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	28.0	28	0	0	0	0
Wet Stormwater Facility	22.0	11	9	8	57	53
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	61.0	31	27	27	122	122
Buffer Yard	5.0	3	2	2	10	10
Parking Lot Islands	5.0	3	0	0	17	17
Building Foundation	4.0	0	0	0	40	40
<b>Total:</b>	<b>125.0</b>	<b>76</b>	<b>38</b>	<b>37</b>	<b>246</b>	<b>242</b>

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

Verified By:

Steve Broadwell

Date:



## APPLICATION COMPLETENESS REVIEW

**From:** Steve Broadwell, Planner • [broadwells@aurora.il.us](mailto:broadwells@aurora.il.us)

**Date:** August 31, 2022

**Subject:** DST2021-009 - CIMA Developers / SWC Butterfield Road & Farnsworth Avenue / Final Plat Revision / Final Plan Revision

---

**Non-Conforming Documents:** Listed below are the format changes which will need to be made to the documents provided. These changes should be made prior to formal submittal to be in conformance with the format guidelines.

A. Please include the following changes to the **Land Use Petition Attachments** submitted to bring it into conformance with the [Format Guidelines 2-1](#):

1. **Development Tables and Calculators Excel Worksheet** (Sec. A): The following information was missing from the excel worksheet provided. Please verify or provide the following information and we will revise the excel document accordingly:
  - a. General Data Entry Page:
    - Construction Value in Dollars
    - New Jobs Created in FTE
  - b. Wall Signage Data Entry Page should be completed.
2. **Qualifying Statement** (Sec. D): The statement should be revised to include a brief narrative of the Final Plat and Plan approval process.

B. Please include the following changes to the **Final Plan** document submitted to bring it into conformance with the [Format Guidelines 2-4](#):

**Section One: Format of the Document**

1. The title of document, being a "Final Plan Revision for PAS Plaza Subdivision", should be added to the top center of the first page and the Title Bar. (Sec. 1.3)
2. The **Development Data Table**, should be added in the format as copied from the 1-0 Development Tables and Calculators Excel Worksheet and placed in the right hand corner of the first page. (Sec. 1.5)
3. A location map showing the general location of the Subject Property should be added to the first page of the plan. (Sec. 1.7)
4. A graphic scale bar, and numeric indication of documents scale should be added to the first page of the plan. (Sec. 1.8)
5. A Legend of Symbols, which includes any and all symbols used on the plan, should be added to the first page of the plan. (Sec. 1.10)

**Section Three: Depicted on the Document**



6. The following details should be shown on the Final Plan:
  - a. The minimum setbacks per the approved Plan Description should be indicated as “\_\_\_’ SETBACK”.
  - b. Per the minimum stacking requirements, a minimum of five passenger vehicles should be shown in the drive-through lane’s ordering window.
  - c. The ground sign’s setback distance from the adjacent, exterior property lines. *Please note that the minimum setback requirement is no less than the sign’s overall height.*
  - d. The location of any trash enclosures should be shown on the Final Plan, along with a note that indicates the height, structure material, and structural opacity. *Please note that the Zoning Ordinance requires an opacity of 100%.*
  - e. The existing and proposed berm locations, including height.
  - f. If the paving material for the driveway that leads to the remaining residential property is to be different than the rest of the property’s paving, the material should be indicated.
  - g. A note should be added that indicates the remaining residential property is not included in the scope of this Final Plat/Plan.

7. The following details should be removed from the Final Plan:

- a. Per the approved Plan Description, only one ground sign is allowed along the N Farnsworth Ave frontage. The additional ground sign on Lot 1 should be removed from the Final Plan AND the Building & Signage Elevation drawings.
- b. Existing and proposed landscaping.
- c. Notes indicating Matchlines to other sheets.

C. Please include the following changes to the **Final Plat** document submitted to bring it into conformance with the [Format Guidelines 2-5](#) :

Section One: Format of the Document

1. The paper size should to be changed to no larger than 24 inches in width by 36 inches in length. (Sec. 1.1)
2. The plan should be revised to be drawn to an accurate engineering scale which should not be greater than 1 inch to 100 feet. (Sec. 1.2)
3. The Title of document, being a “Final Plat Revision for PAS Plaza Subdivision”, should be added to the top center of the first page and the Title Bar. (Sec. 1.3)
4. The Title Bar or Block should be added/moved to the right hand side or at the bottom of each the page. (Sec. 1.5)
5. The Development Data Table, should be added in the format as copied from the 1-0 Development Tables and Calculators Excel Worksheet and placed in the right hand corner of the first page. (Sec. 1.6)
6. A label (in a large font) of “City Resolution: \_\_\_\_\_ Passed on: \_\_\_\_\_” should be added near the upper right-hand corner of the first page of the plat. (Sec. 1.7)
7. A label should be added in the top right corner of the first page that reads:  
 SUBMITTED BY AND RETURN TO:  
 CITY OF AURORA, ZONING & PLANNING DIVISION  
 44 E DOWNER PL,  
 AURORA, IL 60506

Section Two: Data Requirements

8. The following information is missing from the Title Bar or Block (Sec. 2.1):

- d. Petitioner's name and address
- e. Original and revision dates of the Document

Section Three: Depicted on the Document

9. Proposed Conditions should be added to the plat (Sec. 3.2):

- a. All Easement types/purposes should have a corresponding Easement Provision included on the Plat.
- b. All Easement Provisions should have a corresponding Easement Location including on the Plat.

Section Four: Signature Certificates, Statements, and Easement Provisions

For examples of these blocks [Visit the City's Website at https://www.aurora-il.org/DocumentCenter/Home/View/483](https://www.aurora-il.org/DocumentCenter/Home/View/483)

10. The following **Certificates** should be revised to match the standard language (Sec. 4.1):

- a. Surveyor's Certificate (Appendix A3)
- b. Owner's Certificate (Appendix E1, E2, and E3)
- c. City Engineer's Certificate (Appendix G)
- d. Planning Commission Certificate (Appendix H)
- e. City Council Certificate (Appendix I)
- f. County Clerk's Certificate (Appendix K1)
- g. Illinois Department of Transportation Certificate (Appendix L2)

11. The following Easement Provisions should be revised to match the standard language / added to the plat:

- a. Stormwater Control Easement (Appendix R)
- b. City Easement (Appendix T)
- c. Ingress/Egress Easement (Appendix Q)
- d. City Watermain Easement (Appendix U)

D. Please include the following changes to the **Landscape Plan** document submitted to bring it into conformance with the [Format Guidelines 2-7](#) :

Section One: Format of the Document

- 1. The type of document, being a "Landscape Plan for PAS Plaza Subdivision", should be added to the top center of the first page and the Title Bar. (Sec. 1.3)
- 2. The Landscape Data Table: Planting Materials Key, should be added in the format as copied from the 1-0 Development Tables and Calculators Excel Worksheet and placed in the right hand corner of the first page. (Sec. 1.5)
- 3. A Landscape Data Table: CTEs Provided, should be added in the format as copied from the 1-0 Development Tables and Calculators Excel Worksheet and placed in the right hand corner of the first page. (Sec. 1.6)
- 4. A location map showing the general location of the Subject Property should be added to the first page of the plan. (Sec. 1.7)
- 5. A graphic scale bar should be added to the first page of the plan. (Sec. 1.8)
- 6. A Legend of Symbols, which includes any and all symbols used on the plan, should be added to the first page of the plan. (Sec. 1.10)

7. The symbols on the plan should be revised to match the standard symbols used in the Planting Material Table: Landscape Plan, which can be downloaded [here](#) as a .dwg file.

#### Section Two: Data Requirements

8. The following information is missing from the Title Bar or Block (Sec. 2.1):
  - a. Petitioner's name and address

#### Section Three: Depicted on the Document

9. Proposed berming and fencing. (Sec. 3.1)
10. Note for each stormwater detention/retention facility the proposed type of bottom (wet or dry) (Sec. 3.3)
11. In regards to the proposed ground signage:
  - a. At least 50% of the base of the proposed ground signs should be screened by evergreen/deciduous shrubs.
  - b. Verify that any landscaping is not shown to be placed on the same spot as the ground signage.

- E. Please include the following changes to the **Building and Signage Elevations** document submitted to bring it into conformance with the [Format Guidelines 2-11](#):

#### Section One: Format of the Document

1. The paper size should be changed to no larger than 24 inches in width by 36 inches in length. (Sec. 1.1)

#### Section Two: Data Requirements

2. The following information is missing from the Title Bar (Sec. 2.1):
  - a. Plan Drafter Company name and address
  - b. Original and revision dates of the Document
3. Information is missing or incorrect in the Ground Signage Data Table. Please revise the table to not exceed what is allowed per the approved Plan Description.

#### Section Three: Depicted on the Document

4. Full Color Elevations for all four sides of any accessory structures or elements with accurate dimension and exterior details including but not limited to exterior façade treatments by material. (i.e. trash enclosures, parking lot light standards etc.) (Sec. 3.2).
5. In order to comply with the sign requirements in the approved Plan Description, the following changes should be made to the ground signage:
  - a. The sign area should not exceed 50 sq ft.
  - b. The overall sign height should not exceed 8'.
  - c. Only one ground sign is allowed along the N Farnsworth Ave frontage on Lot 1. The Ground Signage Elevation shown for Lot 1 should be removed completely from the document.

- F. Please include the following changes to the **Street Name and Address Plat** document submitted to bring it into conformance with the [Format Guidelines 2-17](#):

#### Section One: Format of the Document

1. A label (in a large font) stating "Address: \_\_\_\_\_" should be added under each lot number. If the lot is for a stormwater facility, the label should state "Address: Vacant/Stormwater Facility". (Sec. 1.4)

2. The Address Plat: Signature Block table should be added as copied from the Development Tables and Calculators excel worksheet.

Section Three: Depicted on the Document

3. Existing and proposed streets (public and private), with existing street names and proposed streets with a letter indication (i.e. "Street A", "Street B" etc.)
4. Adjacent building locations, along with the existing addresses, should be indicated.

G. Please include any changes to the **Fire Access Plan** document per the Director of Development Services / Fire Marshal's pending review memo.

Check Number: 010655 Check Date: 09/07/2022

Payee: 351047, City of Aurora

Date	Invoice No	Description	Item Description	Item Amt	Invoice Amt	Terms Taken	Amt Paid
09/07/22	2021.009	PAS Plaza	PAS Plaza	\$2,152.23	\$2,152.23	\$0.00	\$2,152.23
Totals for Check Number: 010655 Check Date: 9/7/2022					\$2,152.23	\$0.00	\$2,152.23

Detach stub before depositing

(630) 791-8282

CIMA Developers LP

CIMA Developers LP  
30W180 Butterfield Rd.  
Warrenville, IL 60555  
(630)791-8282

Harris Trust & Savings Bank  
101 Burr Ridge Parkway  
BURR RIDGE, Illinois 60175

Check No.

010655

22-8/710

Date	Payee ID
09/07/2022	351047

\*\*\* Two Thousand One Hundred Fifty Two Dollars and 23 Cents \*\*\*

Pay This Amount:

\$2,152.23\*\*\*

**PAY  
TO THE  
ORDER  
OF** City of Aurora  
44 East Downer Place  
Aurora, IL 60507-USA

⑈010655⑈ ⑆071000288⑆ ⑈1762723⑈

**PARCEL 1:**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP AND RANGE AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 09 MINUTES WEST ALONG SAID CENTER LINE 208.3 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE 131; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 364.4 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 16 MINUTES WEST TO THE SOUTH LINE OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH LINE TO A POINT 416.84 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE 131; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 139.33 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH EAST CORNER OF SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 0 DEGREES, 9 MINUTES, 0 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 208.3 FEET TO THE SOUTH LINE OF FEDERAL AID ROUTE NO. 131, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID ROAD 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST, 364.4 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID ROAD NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST 136 FEET; THENCE SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST 379.4 FEET TO THE SOUTH LINE OF SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36 TO A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 16 MINUTES, 0 SECONDS EAST TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN FINAL JUDGMENT ORDER ENTERED IN CASE NUMBER 07 ED K 10, CIRCUIT COURT OF KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN NADLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1998 AS DOCUMENT NUMBER 98K105199, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, 20.17 FEET; THENCE ALONG A LINE LYING 20.17 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE, NORTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, 375.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAP ROUTE 365; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 79 DEGREES 24 MINUTES 19 SECONDS EAST, 20.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID FARNSWORTH AVENUE, SOUTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, 379.15 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, RETURNING TO THE POINT OF BEGINNING.

**PARCEL 3:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 35 AND RUNNING WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET TO A PLACE OF BEGINNING, THENCE NORTHERLY AT A RIGHT ANGLE TO AFORESAID SOUTH LINE OF SECTION 35 A DISTANCE OF 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE EASTERLY ALONG THE AFORESAID RIGHT OF WAY 158.55 FEET, THENCE SOUTHERLY 289.85 FEET TO A POINT IN THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39 FEET FROM THE SOUTHWEST CORNER OF AFORESAID SECTION 36, THENCE WESTERLY ALONG THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39

FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE EAST ALONG SAID SOUTH LINE OF SECTION 36, 13.64 FEET TO AN IRON PIPE FOUND AT THE POINT OF BEGINNING; THENCE NORTHERLY 66.05 FEET TO AN IRON PIPE FOUND; THENCE EASTERLY, 124.00 FEET TO AN IRON PIPE FOUND THENCE SOUTHERLY, 65.62 FEET TO AN IRON PIPE; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 36, 123.69 FEET TO SAID POINT OF BEGINNING) IN KANE COUNTY, ILLINOIS; AND THE EAST 33 FEET, AS MEASURED ALONG THE SOUTH LINE OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35 AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET FOR A POINT OF BEGINNING, THENCE NORTHERLY AT RIGHT ANGLES TO THE AFORESAID SOUTH LINE OF SECTION 35, 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE WESTERLY ALONG THE AFORESAID SOUTH RIGHT OF WAY 388.85 FEET TO THE CENTER OF CHURCH ROAD, THENCE SOUTHERLY ALONG THE CENTER OF AFORESAID CHURCH ROAD 208.3 FEET TO THE SOUTH LINE OF AFORESAID SECTION 35, THENCE EASTERLY ALONG SAID SOUTH LINE 384.43 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

**PARCEL 4:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 137.39 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 289.85 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROAD NO. 131 FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG THE LAST MENTIONED LINE 289.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE, 144.93 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 312.84 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROAD NO. 131; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 88.7 FEET TO AN ANGLE IN SAID ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 58.06 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

**PARCEL 5:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 282.32 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION 312.84 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE NO. 131 FOR THE POINT OF BEGINNING, THENCE SOUTH ALONG LAST MENTIONED LINE 312.84 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE EAST ALONG SAID SOUTH LINE 134.52 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION, 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE NO. 131, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD 136.29 FEET TO THE POINT OF BEGINNING, TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

**PARCEL 1:**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP AND RANGE AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 09 MINUTES WEST ALONG SAID CENTER LINE 208.3 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE 131; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 364.4 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 16 MINUTES WEST TO THE SOUTH LINE OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH LINE TO A POINT 416.84 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE 131; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 139.33 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH EAST CORNER OF SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 0 DEGREES, 9 MINUTES, 0 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 208.3 FEET TO THE SOUTH LINE OF FEDERAL AID ROUTE NO. 131, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID ROAD 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST, 364.4 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID ROAD NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST 136 FEET; THENCE SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST 379.4 FEET TO THE SOUTH LINE OF SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36 TO A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 16 MINUTES, 0 SECONDS EAST TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN FINAL JUDGMENT ORDER ENTERED IN CASE NUMBER 07 ED K 10, CIRCUIT COURT OF KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN NADLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1998 AS DOCUMENT NUMBER 98K105199, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, 20.17 FEET; THENCE ALONG A LINE LYING 20.17 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE, NORTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, 375.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAP ROUTE 365; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 79 DEGREES 24 MINUTES 19 SECONDS EAST, 20.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID FARNSWORTH AVENUE, SOUTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, 379.15 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, RETURNING TO THE POINT OF BEGINNING.

**PARCEL 3:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 35 AND RUNNING WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET TO A PLACE OF BEGINNING, THENCE NORTHERLY AT A RIGHT ANGLE TO AFORESAID SOUTH LINE OF SECTION 35 A DISTANCE OF 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE EASTERLY ALONG THE AFORESAID RIGHT OF WAY 158.55 FEET, THENCE SOUTHERLY 289.85 FEET TO A POINT IN THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39 FEET FROM THE SOUTHWEST CORNER OF AFORESAID SECTION 36, THENCE WESTERLY ALONG THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39



FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE EAST ALONG SAID SOUTH LINE OF SECTION 36, 13.64 FEET TO AN IRON PIPE FOUND AT THE POINT OF BEGINNING; THENCE NORTHERLY 66.05 FEET TO AN IRON PIPE FOUND; THENCE EASTERLY, 124.00 FEET TO AN IRON PIPE FOUND THENCE SOUTHERLY, 65.62 FEET TO AN IRON PIPE; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 36, 123.69 FEET TO SAID POINT OF BEGINNING) IN KANE COUNTY, ILLINOIS; AND THE EAST 33 FEET, AS MEASURED ALONG THE SOUTH LINE OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35 AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET FOR A POINT OF BEGINNING, THENCE NORTHERLY AT RIGHT ANGLES TO THE AFORESAID SOUTH LINE OF SECTION 35, 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE WESTERLY ALONG THE AFORESAID SOUTH RIGHT OF WAY 388.85 FEET TO THE CENTER OF CHURCH ROAD, THENCE SOUTHERLY ALONG THE CENTER OF AFORESAID CHURCH ROAD 208.3 FEET TO THE SOUTH LINE OF AFORESAID SECTION 35, THENCE EASTERLY ALONG SAID SOUTH LINE 384.43 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

**PARCEL 4:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 137.39 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 289.85 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROAD NO. 131 FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG THE LAST MENTIONED LINE 289.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE, 144.93 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 312.84 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROAD NO. 131; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 88.7 FEET TO AN ANGLE IN SAID ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 58.06 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

**PARCEL 5:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 282.32 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION 312.84 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE NO. 131 FOR THE POINT OF BEGINNING, THENCE SOUTH ALONG LAST MENTIONED LINE 312.84 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE EAST ALONG SAID SOUTH LINE 134.52 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION, 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE NO. 131, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD 136.29 FEET TO THE POINT OF BEGINNING, TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.



## CIMA DEVELOPERS

381 E. ST. CHARLES Rd  
CAROL STREAM, IL 60188-2166  
FAX: (630)-653-2335  
TEL: (630)-653-1700

January 11, 2023

City of Aurora  
Development Service Department  
44 E. Downer Place  
Aurora, IL 60507-2067

RE: PAS Plaza- Project Number 2021.009- CIMA Developers/SWC of Butterfield & Farnsworth/SUPD  
Revision/Rezoning/Final Plat and Plan Revision  
Qualifying Statement For Land Use Petition

To Whom It May Concern:

CIMA Developers, LP would like to request approval of Final Plat revision and request for approval of Final Plan revision for our PAS Plaza Subdivision, located at the SW Corner of Butterfield Road and Farnsworth Avenue. CIMA is requesting appearance on the next available Zoning meeting agenda, (scheduled for February 2023), and finalize Zoning approvals on any subsequent meeting agendas.

The project will consist of a new 10,000 SF multi-tenant Retail Building located on the Butterfield frontage of the subject property, along with a new 30'x 40' Diesel Canopy addition on the Farnsworth frontage, just south of our existing PRIDE of Aurora BP location. The 10,000 SF Retail building will include a drive-through window on the east side of the building, and will also include outdoor seating on the west side of the building. Although we have not secured any specific users, we anticipate a (QSR) Quick Service Restaurant use for the east endcap and perhaps a full service restaurant for the west endcap, or something similar. One or two additional users are anticipated for the remaining portion of the building but as mentioned no specific users have been identified at this moment. The Diesel fueling facility will be an extension of our PRIDE of Aurora offer and will operate 24/7, like our current Operation. The facility will operate just for diesel fueling, and quick grab and go type service. The canopy allows for 3 lanes of fueling and sufficient truck stacking. There are no truck parking stalls planned. The trucks will enter off of Farnsworth Ave and will follow the truck route as depicted in our Engineering Plans. The new plan depicts two (2) proposed detention ponds and provides adequate volume stormwater storage. RIRO Access off of Butterfield Avenue remains the same as the previous plan and IDOT approvals have been granted for the current access location. Access to the current homeowner on the SWC of the property remains. We anticipate construction to commence by 2Q 2023 or as soon as possible, and would like to apply for construction permits concurrently with this final zoning approval process.

Below are our response to the City of Aurora's Standards pertaining to our proposed Land Use Petition for zoning approval for our proposed project located at the SWC of Butterfield and Farnworth.

1 ) The Public health, safety, morals, comfort or general welfare:

**We will develop the Site in compliance with all applicable State, Federal and local laws, statutes, codes, regulations, ordinances, EPA regulations, State Fire Marshal regulations, and City of Aurora regulations.**

2 ) The use and enjoyment of other property already established or permitted in the general area

**Our Development plan is consistent with the current Retail Developments along Butterfield Road and Farnsworth Road.**

3 ) Property Values within the neighborhood.

**Property values in the vicinity will not be diminished in any capacity due to our Development.**

4 ) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:

**The Development will not interfere with surrounding property, or other property in that respect.**

5 ) Utilities, access roads, drainage and/or other necessary facilities:

**Utilities are already in place and have been established. Drainage Plans have been prepared and are in full review with the City Departments. All access roads and additional development facilities will be in accordance with the approved plans.**

6 ) Ingress and egress as it relates to traffic congestion in the public streets:

**The Development Plan has been designed for optimal traffic flow and drive-thru stacking. Cross access points to the east and west allow further optimal flow. Our plan reduces several of the existing drives on Butterfield Road, and does not require any additional drives on Farnsworth.**

7 ) The applicable regulations of the zoning district in which the subject property is proposed to be or is located:

**We will develop the site in compliance with all applicable Municipal and local laws, statutes, codes, regulations, and ordinances.**

Thank You.

Sincerely,

*Dan Soltis*

Dan Soltis  
CIMA Developers, LP.



January 12, 2023

City of Aurora  
Development Services Department / Zoning and Planning Division  
44 E. Downer Place  
Aurora, IL 60505

Attn: Mr. Steve Broadwell- Planner  
broadwells@aurora.il.us

Re: DST2021-009-CIMA Developers  
SWC Butterfield Road & Farnsworth Avenue  
Final Plat Revision / Final Plan Revision  
WT Project No.: CE18065

Dear Mr. Broadwell:

Listed below in **bold** are our responses to comments from your letter dated August 31, 2022.

**Comments:**

A. Please include the following changes to the Land Use Petition Attachments submitted to bring it into conformance with the [Format Guidelines 2-1](#):

1. Development Tables and Calculators Excel Worksheet (Sec. A): The following information was missing from the excel worksheet provided. Please verify or provide the following information and we will revise the excel document accordingly:
  - a. General Data Entry Page:
    - Construction Value in Dollars
    - New Jobs Created in FTE**The Data Entry page has been amended**
  - b. Wall Signage Data Entry Page should be completed.  
**The Wall Signage Data Entry Page has been completed. Specific Wall signage will be added once Tenants are identified. CIMA will comply with code on allowable size and square foot allowances.**
2. Qualifying Statement (Sec. D): The statement should be revised to include a brief narrative of the Final Plat and Plan approval process.  
**The Qualifying Statement has been amended to include a brief narrative of the Final Plat and Plan approval process.**

- B. Please include the following changes to the **Final Plan** document submitted to bring it into conformance with the [Format Guidelines 2-4](#):

Section One: Format of the Document:

1. The title of document, being a "Final Plan Revision for PAS Plaza Subdivision", should be added to the top center of the first page and the Title Bar. (Sec. 1.3)  
**Final Plan (Sheet FP-1.0) has been revised accordingly.**
2. The Development Data Table, should be added in the format as copied from the 1-0 Development Tables and Calculators Excel Worksheet and placed in the right hand corner of the first page. (Sec. 1.5)  
**Complete Development Data Table has been added in the right hand corner of Sheet FP-1.0.**
3. A location map showing the general location of the Subject Property should be added to the first page of the plan. (Sec. 1.7)  
**Location map has been added to Sheet FP-1.0.**
4. A graphic scale bar, and numeric indication of documents scale should be added to the first page of the plan. (Sec. 1.8)  
**Scale bar and scale has been added to Sheet FP-1.0.**
5. A Legend of Symbols, which includes any and all symbols used on the plan, should be added to the first page of the plan. (Sec. 1.10)  
**Legend has been added in the lower left corner of Sheet FP-1.0.**

Section Three: Depicted on the Document:


6. The following details should be shown on the Final Plan:
  - a. The minimum setbacks per the approved Plan Description should be indicated as "\_\_\_' SETBACK".  
**Setback callouts have been added to the Final Plan (Sheet FP-1.0).**
  - b. Per the minimum stacking requirements, a minimum of five passenger vehicles should be shown in the drive-through lane's ordering window.  
**Vehicle staking has been added to Sheet FP-1.0.**
  - c. The ground sign's setback distance from the adjacent, exterior property lines. *Please note that the minimum setback requirement is no less than the sign's overall height.*  
**Noted. Sign setback callouts have been added to Sheet FP-1.0.**
  - d. The location of any trash enclosures should be shown on the Final Plan, along with a note that indicates the height, structure material, and structural opacity. *Please note that the Zoning Ordinance requires an opacity of 100%.*  
**Trash enclosure locations and requested information have been added to Sheet FP-1.0.**
  - e. The existing and proposed berm locations, including height.

**Existing berm and berm height at the northeast corner of the site has been added. No new berms are proposed.**

- f. If the paving material for the driveway that leads to the remaining residential property is to be different than the rest of the property's paving, the material should be indicated.  
**The residential driveway will be paved with the same asphalt section as the rest of the on-site improvements.**
  - g. A note should be added that indicates the remaining residential property is not included in the scope of this Final Plat/Plan.  
**The requested note has been added to Sheet FP-1.0.**
7. The following details should be removed from the Final Plan:
- a. Per the approved Plan Description, only one ground sign is allowed along the N Farnsworth Ave frontage. The additional ground sign on Lot 1 should be removed from the Final Plan AND the Building & Signage Elevation drawings.  
**The ground sign on Lot 1 has been modified and reduced in size to include a four foot (4') wide Price sign designated specifically for the diesel fuel offer. See revised Monument Signage color exhibit for details.**
  - b. Existing and proposed landscaping.  
**Landscaping has been removed from Sheet FP-1.0.**
  - c. Notes indicating Matchlines to other sheets.  
**Matchline and sheet numbers have been added to Sheet FP-1.0.**
- C. Please include the following changes to the **Final Plat** document submitted to bring it into conformance with the [Format Guidelines 2-5](#) :

Section One: Format of the Document:

- 1. The paper size should be changed to no larger than 24 inches in width by 36 inches in length. (Sec. 1.1)  
**It is on a 24"x36" paper**
- 2. The plan should be revised to be drawn to an accurate engineering scale which should not be greater than 1 inch to 100 feet. (Sec. 1.2)  
**Plat is at 40 scale**
- 3. The Title of document, being a "Final Plat Revision for PAS Plaza Subdivision", should be added to the top center of the first page and the Title Bar. (Sec. 1.3)  
**Changed on face of Plat**
- 4. The Title Bar or Block should be added/moved to the right hand side or at the bottom of each the page. (Sec. 1.5)  
**Added to Plat**

- 
5. The Development Data Table, should be added in the format as copied from the 1-0 Development Tables and Calculators Excel Worksheet and placed in the right hand corner of the first page. (Sec. 1.6)

**Added to Plat**

6. A label (in a large font) of “City Resolution: \_\_\_\_\_ Passed on: \_\_\_\_\_” should be added near the upper right-hand corner of the first page of the plat. (Sec. 1.7)

**Added to Plat**

7. A label should be added in the top right corner of the first page that reads:

*SUBMITTED BY AND RETURN TO:  
CITY OF AURORA, ZONING & PLANNING DIVISION  
44 E DOWNER PL.  
AURORA, IL 60506*

**Added to Plat**

#### Section Two: Data Requirements:

8. The following information is missing from the Title Bar or Block (Sec. 2.1):
  - d. Petitioner’s name and address

**Added to Plat**

- e. Original and revision dates of the Document

**Added to Plat**

#### Section Three: Depicted on the Document:

9. Proposed Conditions should be added to the plat (Sec. 3.2):
  - a. All Easement types/purposes should have a corresponding Easement Provision included on the Plat.
  - b. All Easement Provisions should have a corresponding Easement Location including on the Plat.

**Added to Plat**

**Added to Plat**

#### Section Four: Signature Certificates, Statements, and Easement Provisions:

*For examples of these blocks Visit the City's Website at <https://www.aurora-il.org/DocumentCenter/Home/View/483>*

10. The following **Certificates** should be revised to match the standard language (Sec. 4.1):
  - a. Surveyor’s Certificate (Appendix A3)

**Amended**

- b. Owner’s Certificate (Appendix E1, E2, and E3)

**Amended**


- 
- c. City Engineer's Certificate (Appendix G)  
**Amended**
  - d. Planning Commission Certificate (Appendix H)  
**Amended**
  - e. City Council Certificate (Appendix I)  
**Amended**
  - f. County Clerk's Certificate (Appendix K1)  
**Amended**
  - g. Illinois Department of Transportation Certificate (Appendix L2)  
**Amended**
11. The following Easement Provisions should be revised to match the standard language / added to the plat
- a. Stormwater Control Easement (Appendix R)  
**Amended**
  - b. City Easement (Appendix T)  
**Amended**
  - c. Ingress/Egress Easement (Appendix Q)  
**Added**
  - d. City Watermain Easement (Appendix U)  
**Added**

D. Please include the following changes to the **Landscape Plan** document submitted to bring it into conformance with the [Format Guidelines 2-7](#) :

Section One: Format of the Document:

1. The type of document, being a "Landscape Plan for PAS Plaza Subdivision", should be added to the top center of the first page and the Title Bar. (Sec. 1.3)  
**Amended/Added on revised Landscape Plan dated 01.13.2023 and per format guidelines.**
2. The Landscape Data Table: Planting Materials Key, should be added in the format as copied from the 1-0 Development Tables and Calculators Excel Worksheet and placed in the right hand corner of the first page. (Sec. 1.5)  
**Amended/Added on revised Landscape Plan dated 01.13.2023 and per format guidelines.**
3. A Landscape Data Table: CTEs Provided, should be added in the format as copied from the 1-0 Development Tables and Calculators Excel Worksheet and placed in the right hand corner of the first page. (Sec. 1.6)  
**Amended/Added on revised Landscape Plan dated 01.13.2023 and per format guidelines.**



- 
4. A location map showing the general location of the Subject Property should be added to the first page of the plan. (Sec. 1.7)  
**Amended /Added on revised Landscape Plan dated 01.13.2023 and per format guidelines.**
  5. A graphic scale bar should be added to the first page of the plan. (Sec. 1.8)  
**Amended/Added on revised Landscape Plan dated 01.13.2023 and per format guidelines.**
  6. A Legend of Symbols, which includes any and all symbols used on the plan, should be added to the first page of the plan. (Sec. 1.10)  
**Amended/Added on revised Landscape Plan dated 01.13.2023 and per format guidelines.**
  7. The symbols on the plan should be revised to match the standard symbols used in the Planting Material Table: Landscape Plan, which can be downloaded [here](#) as a .dwg file.  
**Amended/Added on revised Landscape Plan dated 01.13.2023 and per format guidelines.**

Section Two: Data Requirements:

8. The following information is missing from the Title Bar or Block (Sec. 2.1):
  - a. Petitioner's name and address  
**Amended/Added on revised Landscape Plan dated 01.13.2023 and per format guidelines.**

Section Three: Depicted on the Document:

9. Proposed berming and fencing. (Sec. 3.1)  
**There is no proposed berming shown on the plan. Guardrail fencing detail has been provided on the revised Landscape Plan dated 01.13.2023.**
  10. Note for each stormwater detention/retention facility the proposed type of bottom (wet or dry) (Sec. 3.3)  
**The Stormwater detention basins have now been identified on the Landscape Plan dated 01.13.2023.**
  11. In regards to the proposed ground signage:
    - a. At least 50% of the base of the proposed ground signs should be screened by evergreen/deciduous shrubs.  
**Amended/Added on revised Landscape Plan dated 01.13.2023.**
    - b. Verify that any landscaping is not shown to be placed on the same spot as the ground signage.  
**Noted and verified.**
- E. Please include the following changes to the **Building and Signage Elevations** document submitted to bring it into conformance with the [Format Guidelines 2-11](#):

Section One: Format of the Document:

1. The paper size should to be changed to no larger than 24 inches in width by 36 inches in length. (Sec. 1.1)  
**Amended**

### Section Two: Data Requirements:

2. The following information is missing from the Title Bar (Sec. 2.1):
  - a. Plan Drafter Company name and address  
**Amended**
  - b. Original and revision dates of the Document  
**Amended**
3. Information is missing or incorrect in the Ground Signage Data Table. Please revise the table to not exceed what is allowed per the approved Plan Description.  
**Amended.**

### Section Three: Depicted on the Document:

4. Full Color Elevations for all four sides of any accessory structures or elements with accurate dimension and exterior details including but not limited to exterior façade treatments by material. (i.e. trash enclosures, parking lot light standards etc.) (Sec. 3.2).  
**Included. Exterior fixture detail is provided on the Photometric plan.**
  5. In order to comply with the sign requirements in the approved Plan Description, the following changes should be made to the ground signage:
    - a. The sign area should not exceed 50 sq ft.  
**Amended. Monument signs do not exceed the 50 sq ft allowance**
    - b. The overall sign height should not exceed 8'.  
**Amended. Monument signs do not exceed the 8' allowance**
    - c. Only one ground sign is allowed along the N Farnsworth Ave frontage on Lot 1. The Ground Signage Elevation shown for Lot 1 should be removed completely from the document.  
**The ground sign on Lot 1 has been modified and reduced in size to include a four foot (4') wide Price sign designated specifically for the diesel fuel offer. See revised Monument Signage color exhibit for details.**
- F. Please include the following changes to the Street Name and Address Plat document submitted to bring it into conformance with the [Format Guidelines 2-17](#):

### Section One: Format of the Document:

1. A label (in a large font) stating "Address: \_\_\_\_\_" should be added under each lot number. If the lot is for a stormwater facility, the label should state "Address: Vacant/Stormwater Facility". (Sec. 1.4)  
**The addresses are on the Plat**
2. The Address Plat: Signature Block table should be added as copied from the Development Tables and Calculators excel worksheet.  
**Added**

### Section Three: Depicted on the Document:

3. Existing and proposed streets (public and private), with existing street names and proposed streets with a letter indication (i.e. "Street A", "Street B" etc.)

**Streets are labeled. There are no Proposed Streets**

4. Adjacent building locations, along with the existing addresses, should be indicated.

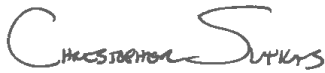
**Adjacent buildings and addresses are labeled.**

- G. Please include any changes to the Fire Access Plan document per the Director of Development Services / Fire Marshal's pending review memo.

**Noted. The Fire Plan has been included. We will review any further Fire Marshal's comments, and we will address any Fire Department comments as needed.**

**Respectfully Submitted,**

**The W-T Group, LLC**

A handwritten signature in black ink, appearing to read "CHRISTOPHER SLYKAS".

**Christopher Slykas, PE, CFM**  
**Senior Project Engineer, Civil Engineering Division**



**CIMA DEVELOPERS, LP**

**30W180 Butterfield Road  
Warrenville, IL 60555  
O: (630) 653-1700  
F: (630) 791-8283**

July 21, 2022

City of Aurora  
Zoning and Planning  
44 E. Downer Place  
Aurora, IL 60505

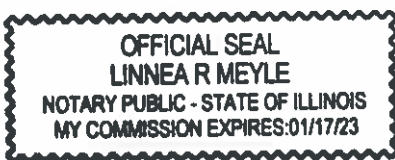
RE: CIMA Developers, LP / The PRIDES Stores Inc.- SWC Kirk Road & Butterfield Road -  
Proposed PAS Plaza Development – Consent Authorization to proceed with Zoning Application

To Whom It May Concern:

I, Peter M. Spina, authorized agent of CIMA Developers, LP, the Owner of the subject property, approximately 5.0 acres located at the Southwest Corner of Kirk Road and Butterfield Road, Aurora, IL give my consent to Dan Soltis of CIMA Developers, LP to apply and proceed with any City zoning proceedings necessary in relation to the accompanying Zoning Applications.

Regards,

Peter M. Spina  
Authorized Agent  
CIMA Developers, LP



*Linnea R Meyle*



## CIMA DEVELOPERS

381 E. ST. CHARLES Rd  
CAROL STREAM, IL 60188-2166  
FAX: (630)-653-2335  
TEL: (630)-653-1700

January 13, 2023

City of Aurora  
Mr. Steve Broadwell  
Development Service Department  
44 E. Downer Place  
Aurora, IL 60507-2067

RE: PAS Plaza- Project Number 2021.009- CIMA Developers/SWC of Butterfield & Farnsworth/SUPD  
Revision/Rezoning/**Final Plat and Plan Revision resubmittal**

Dear Mr Broadwell:

Please see included our re-submittal for Final Plan & Plat Revision for our PAS Plaza Development located at the SW Corner of Farnworth Ave and Butterfield Road.

Included in the resubmittal packet are items required per the *Application Completeness Review Form* dated August 31, 2022, and information from the *Land Use Petition Form* received August 31, 2022.

We look forward to City review and subsequent Zoning proceedings.

Please let me know if you need any additional information leading up to the next steps.

Thank You.

Sincerely,

*Dan Soltis*

Dan Soltis  
CIMA Developers, LP.