



CITY OF AURORA, ILLINOIS

RESOLUTION NO. R21-326
DATE OF PASSAGE November 23, 2021

A Resolution approving a Final Plat on vacant land located at 2120 Sullivan Road

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated September 14, 2021, Panattoni Development Company filed with the City of Aurora a petition requesting approval of a Final Plat located at 2120 Sullivan Road and related required documents as attached hereto as Exhibit "A"

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning and Zoning Commission on November 3, 2021, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on November 10, 2021, the Building, Zoning, and Economic Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plat with the following conditions:

1.) That the documents be revised to incorporate the Engineering and Zoning and Planning Staff comments.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plat and related required documents as attached hereto as Exhibit "A" Final Plat along with any easement dedications or vacations deemed necessary by the Aurora City Engineer.

RESOLUTION NO. R21-326
LEGISTAR NO. 21-0758

PASSED AND APPROVED ON November 23, 2021

AYES 12 NAYS 0 NOT VOTING 0 ABSENT 0

ALDERMAN	Vote
Alderman Llamas, Ward 1	yes
Alderwoman Garza, Ward 2	yes
Alderman Mesiacos, Ward 3	yes
Alderman Donnell, Ward 4	yes
Alderman Franco, Ward 5	yes
Alderman Saville, Ward 6	yes
Alderwoman Hart-Burns, Ward 7	yes
Alderwoman Smith, Ward 8	yes
Alderman Bugg, Ward 9	yes
Alderwoman Baid, Ward 10	yes
Alderman Woerman, At Large	yes
Alderman Jenkins, At Large	yes

ATTEST:


City Clerk


Mayor

FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1

PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS
(EXISTING BOUNDARY INFORMATION)

PLAN:
15-07-400-033
15-07-400-034
15-07-402-001
15-07-402-002
15-07-402-003
15-07-402-004
15-07-402-005
15-07-402-006
15-07-402-007
15-07-402-008

CITY RESOLUTION: _____

PASSED ON: _____



BASES OF MEASUREMENT:
TRUE NORTH BASED ON GEODETIC OBSERVATION IN EAST ZONE
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND	
—	BOUNDARY LINE
- - -	EXISTING RIGHT OF WAY LINE/LOT LINE
- · - · -	NEW LOT LINE
- - -	EASEMENT LINE
- · - · -	SETBACK LINE
- · - · -	EXISTING SUBDIVISION
o	FOUND IRON PIPE (IP)
•	FOUND IRON ROD (IR)
■	SET CONCRETE MONUMENT
○	MEASURED
(R)	RECORD
(W)	RIGHT OF WAY
(D)	RECORD DEDICATION
(L)	RECORD LEGAL DESCRIPTION
(M)	MEASURED
(S)	RECORD SUBDIVISION

NOTE: THE EXISTING SANITARY SEWER REMAINING FOR USE FROM THE PROPOSED CONNECTION TO THE FUTURE INTERCEPTOR WILL NOW BE CONSIDERED THIS BUILDING'S SERVICE LINE AND WILL BE PROPERTY OWNERS MAINTENANCE RESPONSIBILITY.

DEVELOPMENT DATA TABLE FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1

DESCRIPTION	VALUE	UNIT
a) TAXPAYER IDENTIFICATION NUMBERS (PIN):		
15-07-400-033		
15-07-400-034		
15-07-402-001		
15-07-402-002		
15-07-402-003		
15-07-402-004		
15-07-402-005		
15-07-402-006		
15-07-402-007		
15-07-402-008		

OWNER:

SHI VIKHARISWARA
SWAMI TEMPLE OF
1145 SULLIVAN ROAD
AURORA, ILLINOIS 60006

PETITIONER:

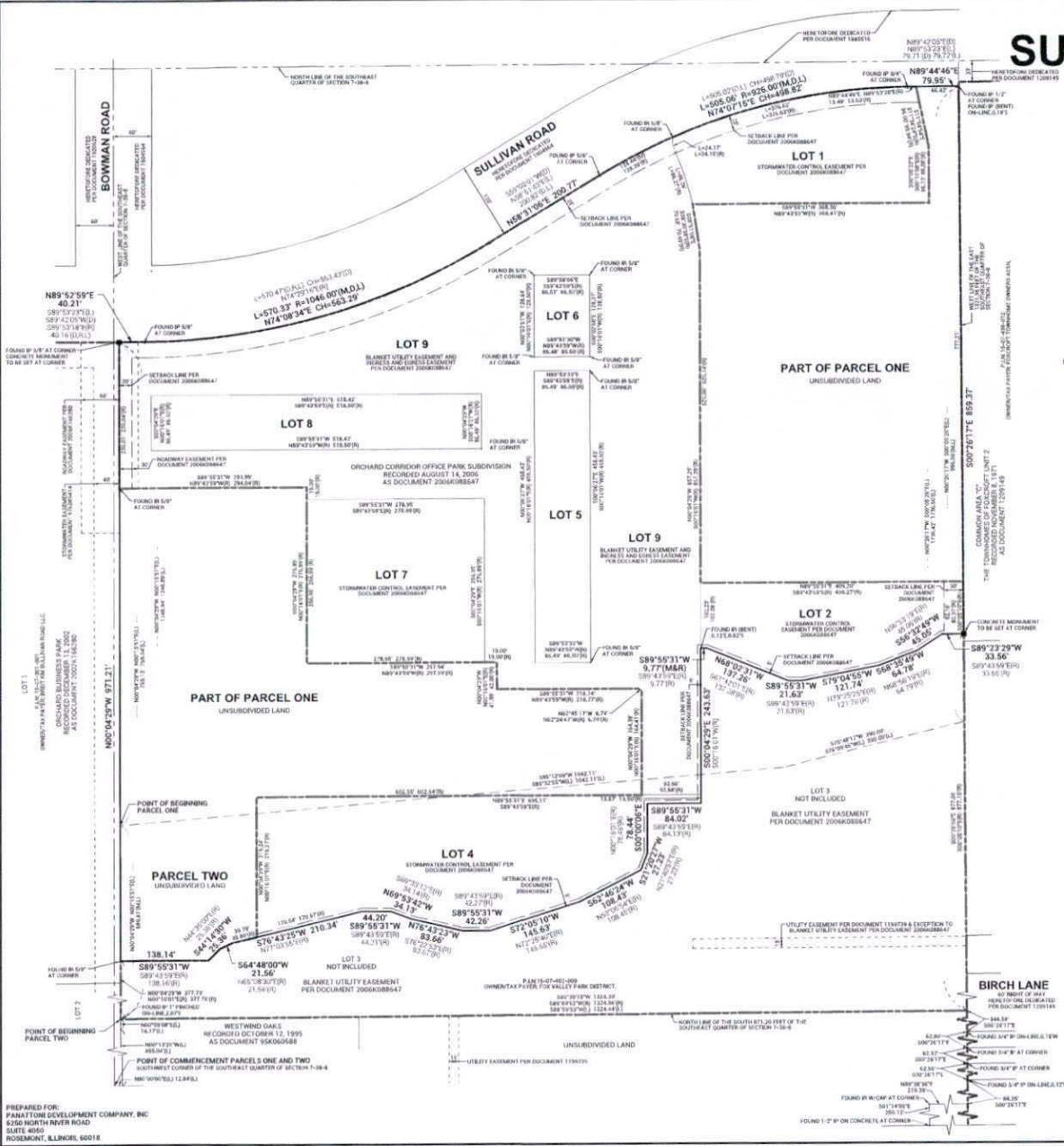
PANATTON DEVELOPMENT
COMPANY, INC.
6250 NORTH RIVER ROAD
SUITE 4000
ROSEMONT, ILLINOIS 60018

3) SUBJECT PROPERTY AREA	79,567	ACRES
4) PROPOSED EASEMENTS	1,287,486	SQUARE FEET
5) EASEMENT		ACRES
6) EASEMENT		SQUARE FEET

FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1

APPROVED: 10/29/2021	SEAL OF THE STATE OF ILLINOIS	CONSULTING ENGINEERS SEIT DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 08/23/2021 JOB NO.: 190170 TOWN: 38N RANGE: 8E SECTION: 7S SHEET: 1 OF 1
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FOR REVIEW
PURPOSES ONLY

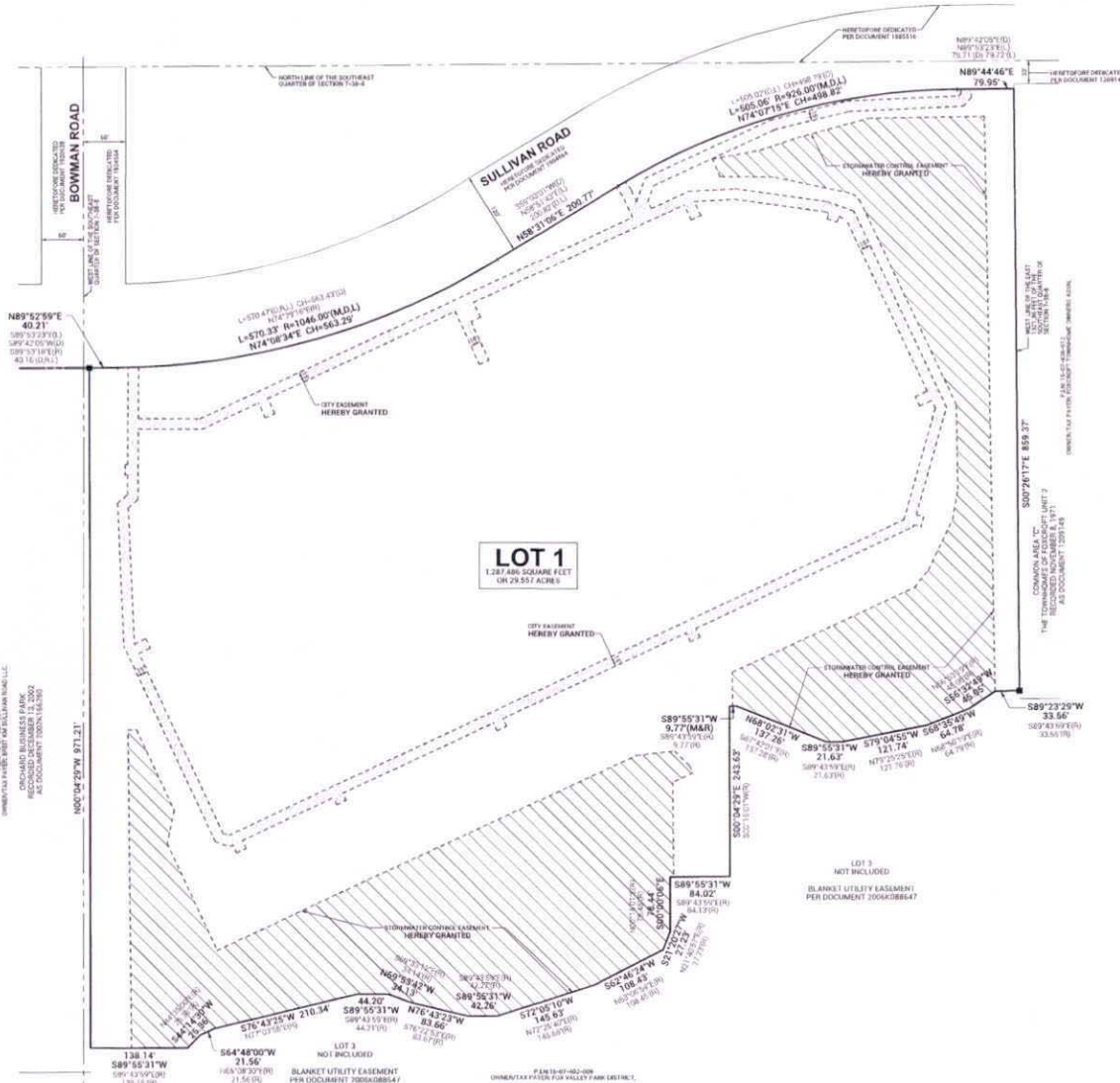


PREPARED FOR:
PANATTON DEVELOPMENT COMPANY, INC.
6250 NORTH RIVER ROAD
SUITE 4000
ROSEMONT, ILLINOIS 60018

FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1

PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS
(FINAL SUBDIVISION & EASEMENT INFORMATION)

PLN:
16-07-400-033
16-07-400-034
16-07-402-001
16-07-402-002
16-07-402-003
16-07-402-004
16-07-402-005
16-07-402-006
16-07-402-007
16-07-402-008



BASE OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION & EAST ZONE
NOTE: ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE NOTED.

CITY RESOLUTION: _____

PASSED ON: _____

LEGEND	
—	BOUNDARY LINE
- - -	EXISTING RIGHT OF WAY LINE/LOT LINE
- - -	NEW LOT LINE
- - -	EASEMENT LINE
- - -	SETBACK LINE
- - -	EXISTING SUBDIVISION
+	FOUND IRON PIPE (IP)
+	FOUND IRON ROD (IR)
+	SET CONCRETE MONUMENT
(M)	MEASURED
(R)	RECORD
ROW	RIGHT OF WAY
(D)	RECORD DEDICATION
(L)	RECORD LEGAL DESCRIPTION
(M)	MEASURED
(S)	RECORD SUBDIVISION
- - -	STORMWATER CONTROL EASEMENT HEREBY GRANTED
- - -	CITY EASEMENT HEREBY GRANTED

NOTE: THE EXISTING SANITARY SEWER
REMAINING FOR USE FROM THE PROPOSED
CONNECTION TO THE FULLY-MADE INTERCEPTOR
WILL NOW BE CONSIDERED THE BUILDING'S
SERVICE LINE AND WILL BE PROPERTY OWNERS
MAINTENANCE RESPONSIBILITY.

FINAL PLAT FOR SULLIVAN SUBDIVISION, LOT 1

PREPARED FOR: PARKTOWN DEVELOPMENT COMPANY, INC. 6750 NORTH RIVER ROAD SUITE 400 ROSEMONT, ILLINOIS 60018	DATE: 4/20/2021 JOB NO.: 16010 FILE NAME: 160105-0-01 SHEET: 1 OF 1	CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 9575 W. Higgins Road, Suite 100 Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065
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FOR REVIEW
PURPOSES ONLY

PREPARED FOR:
PARKTOWN DEVELOPMENT COMPANY, INC.
6750 NORTH RIVER ROAD
SUITE 400
ROSEMONT, ILLINOIS 60018

