

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: 4304 E. New York Street

Parcel Number(s): Portion of 07-21-200-067

Petition Request

Requesting approval of a Conditional Use for a Special purpose recreational institution use on property located at 4304 E. New York Street

Attachments Required

(a digital file of all documents is also required)

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

Two Paper and pdf Copy of:
Floor Plan

One Paper and pdf Copy of:

Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1) (pdf and word document)

Letter of Authorization (2-2)

Petition Fee: \$800.00

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: [Handwritten Signature] Date 1/19/24

Print Name and Company: Yangqing Gao Infinite LTD

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 19 day of Jan, 2024.

State of IL)
County of Cook) SS

NOTARY PUBLIC SEAL

[Handwritten Signature]
Notary Signature



Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	Judy	Initial:		Last Name:	Ni	Title:	Ms.
Address:	4360 E New York Street						
City:	Aurora	State:	IL	Zip:	60504		
Email Address:		Phone No.:		Mobile No.:			
Company Name:	Pacific Square LLC						
Job Title:	Authorized Agent						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Operator						
First Name:	Yanqing	Initial:		Last Name:	Gao	Title:	Ms.
Address:	26 S Josephine Ct						
City:	Des Plaines	State:	IL	Zip:	60016		
Email Address:	raingao2004@yahoo.com	Phone No.:	267-455-2910	Mobile No.:	267-455-2910		
Company Name:	Infunite Ltd						
Job Title:	Tenant/Operator						

Additional Contact #1

Relationship to Project	Architect						
First Name:	Homan	Initial:		Last Name:	Wong	Title:	Mr.
Address:	141 W Jackson Blvd. Suite 3820						
City:	Chicago	State:	IL	Zip:	60604		
Email Address:	hsw@dearbornarchitects.com	Phone No.:	312-939-3838	Mobile No.:	312-399-3838		
Company Name:	Panto-Ulema Inc. dba Dearborn Architects						
Job Title:	Architect						

Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Filing Fee Worksheet

Project Number: 0
Petitioner: Infunite Ltd
Number of Acres: 0.34
Number of Street Frontages: 0.00
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):	Conditional Use	\$ 800.00
		\$ -

Total: **\$800.00**

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

Verified By: Tracey Vacek

Date: 1/18/2024

1001

INFUNITE LTD.

4304 E NEW YORK ST
AURORA, IL 60504

PAY TO THE
ORDER OF

City of Aurora
Eight hundred dollars

DOLLARS

\$ *800.00*

DATE

1/8/24

2-7080/2710

FOR

citibank
CITIBANK, N.A.



[Signature]

MP



⑈001001⑈ ⑆271070801⑆0802087039⑈

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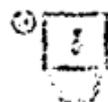


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AT _____ DATE _____

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The Watermark

Color and Tone Properties

Microprinting

High Resolution Warning Band

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- Hold and image with UV rays or treat with UV rays to find and register.
- Hold check to a light source to view. Cannot be photocopied.
- Color and tone properties that are not visible in a photocopy.
- Status of spots may appear if chemical attack or attempt is made.
- Art style type or color band appears as dotted line when copied.
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- Document made with technology to prevent most copies from creating a usable copy.
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January 11, 2024

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

Re: Authorization Letter for 4304 East New York Street

Sir or Madam:

Pacific Square, LLC, as the record owner of the above stated property, hereby authorize Infunite Ltd, and its representatives, subject to the Acknowledgement below, to act as the agent of Pacific Square, LLC for the purpose of applying for Condition Use Approval and the Land Use Petition Process with the City of Aurora for the property commonly known as 4304 East New York Street, Aurora, Illinois. Please feel free to contact me with any questions.

Pacific Square, LLC

By: Judy Ni _____ Date
01/11/2024

Judy Ni, Agent of Owner

Subscribed and Sworn to me this 11th day of January, 2024

Notary Signature _____



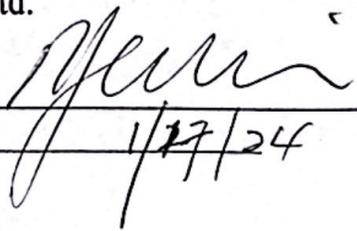
Infunite Ltd. Acknowledgement

In consideration of the authorization of Pacific Square, LLC above, Infunite Ltd. ("Infunite") Acknowledges and agrees as follows: (i) Infunite will pay and all fees and costs relating to the Infunite Condition Use Approval, Land Use Petition Process,

including, but not limited to, filing and permit fees, (ii) Infunite shall obtain Landlord's prior written approval of all filings with City of Aurora, and (iii) the authorization above shall be of no further force and effect in the event the Condition Use Approval, Land Use Petition Process is not completed within four (4) month after the date of authorization above.

Infunite Ltd.

By:



Date

4/27/24

Qualifying Statement

Infunite – 4304 E New York Street, Aurora, IL 60504

Project Description

Infunite is a 17,000 sf indoor entertainment venue for family, teenagers and young adults. It provides wholesome entertainment and social activities in a tobacco-free and alcohol-free environment. This concept stands out from similar establishment such as Round 1, at the Fox Valley in its focus on social gathering by providing party rooms in addition to interactive and immersive experiences.

Project Components

There are 183 token operated claw machines laid out in an arcade style, as well as along the main concourse. These machines may be periodically updated or replaced with other interactive arcade games as technology progresses.

The interior environment includes several large-scale decorative elements suitable for selfies, social media or vlogging such as a giant LED tree, spinning cubes and large-scale neon and lighted display.

There are 2 themed party rooms, 2 regular party rooms and a KTV/media room suitable for hosting parties and social gatherings.

There are two immersive dance stages and one interactive music keyboard experience.

There are 6 pool tables.

There is a restaurant with a capacity for 56 seats. The menu will be burgers, hot dogs, fries, non-alcoholic beverages and bubble teas.

Project Details

There will be no alteration to the building and all improvements shall be within the space except for roof top mechanical equipment and signage. The calculated occupancy density is 736. It is anticipated that the actual capacity will peak at about 400 people. As the targeted patrons do not normally drive by themselves but rather in a group, it is anticipated that the impact on parking will be minimal.

Legal Description

LOT 1 IN FINAL PLAT FOR PACIFICA SQUARE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 2021 AS DOCUMENT R2021-132924, IN DUPAGE COUNTY, ILLINOIS.