

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: 2695 West Sullivan Rd

Parcel Number(s): 14-12-225-005

Petition Request

Requesting approval of a Final Plan for 2695 West Sullivan Rd for a 3300 Warehouse, Distribution and Storage Services Use

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:
Development Data Tables (Document 1-0)

One Paper and One pdf Copy of:
Fire Access Plan (2-6)
Final Engineering Plans (2-16)
Stormwater Permit Application (App 1-14)
Stormwater Report (2-10)
PE Use Fee Fixture Count Sheet (5-4)
Soil Investigation Report
Wetland Determination Report / Letter by Design Professional

PDF Copy of:
Final Plan (Format Guidelines 2-5)
Landscape Plan (Format Guidelines 2-7)
Building & Signage Elevations (Format Guidelines 2-11)

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

PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Letter of Authorization (Format Guidelines 2-2)
Business Park Association Letter of Approval

Petition Fee: \$1,400.00

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: Rebecca O'Wigley Date 9/25/25

Print Name and Company: Rebecca O'Wigley, Bh Products of Illinois

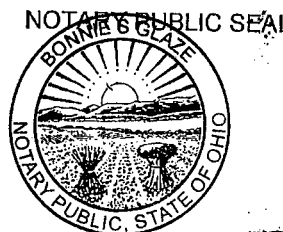
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 25 day of September 2025

State of Ohio

County of Butler

B Glaze
Notary Signature



Bonnie S Glaze

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
08/30/2028

Project Contact Information Sheet

Project Number: 2025.053

Petitioner Company (or Full Name of Petitioner): BG products of Illinois

~~Owner~~ **Manager**

First Name: Michael Initial: _____ Last Name: Shannon Title: Mr.
 Company Name: BG products of Illinois
 Job Title: Owner
 Address: 1778 Armitage Court
 City: Addison State: IL Zip: 60101
 Email Address: mshannon@bgofillinois.com Phone No.: 630-678-1135 Mobile No.: _____

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

Relationship to Project: _____
 Company Name: BG products of Illinois
 First Name: Michael Initial: _____ Last Name: _____ Title: Mr.
 Job Title: Owner
 Address: 1778 Armitage Court
 City: Addison State: IL Zip: 60101
 Email Address: mshannon@bgofillinois.com Phone No.: 630-678-1135 Mobile No.: _____

Additional Contact #1

Relationship to Project: _____ Engineer
 Company Name: Advantage Consulting Engineers
 First Name: William Initial: J Last Name: Zalewski Title: Mr.
 Job Title: Partner
 Address: 80 Main Street
 City: Lemont State: IL Zip: 60439
 Email Address: billz@aceng.us Phone No.: 630-520-2467 Mobile No.: 630-520-2467

Additional Contact #2

Relationship to Project: _____ Architect
 Company Name: Red Architects
 First Name: Victor Initial: _____ Last Name: Drapczo Title: Mr.
 Job Title: Architect
 Address: 2123 N Damen Ave
 City: Chicago State: IL Zip: 60647
 Email Address: myredarc@gmail.com Phone No.: (773) 772-2756 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: _____
 Email Address: _____ Phone No.: _____



Building Lasting Relationships Since 1949

Martin Preisaitis
Project Manager

Martinp@chappledb.com
www.chappledb.com

C: (224) 339-3322
O: (630) 523-5590

Filing Fee Worksheet

Project Number: 268966000 *25-053*

Petitioner: OWNER: FOX VALLEY PROPERTIES, LTD. DEVE

Number of Acres: 2.03

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 1.12

Filing Fees Due at Land Use Petition:

Request(s)		
Final Plan	\$	750.00
Final Engineering Filing Fee	\$	650.00

Total: **\$1,400.00**

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

Verified By: Joanna Wu

Date: 9/12/2025

LEGAL DESCRIPTION

LOT 6 IN PODOLSKY ORCHARD 88 PHASE I, BEING A SUBDIVISION IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2006 AS DOCUMENT 2006K017320, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

June 4th, 2025

From: Michael Shannon

BG Products Of Illinois

Address: 2695 W Sullivan Rd. Aurora, IL 60506

Phone: (630) 678-1133

Email: mshannon@bgofillinois.com

To: City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

630-256-3080

coaplanning@aurora-ill-arg

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

Chapple Design Build , and its representatives, to act as the owner's agent through the approval of new warehouse construction and Land Use Petition process with the City of Aurora for said property.

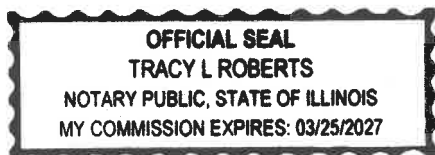
Signature:  Date 6/4/2025

Subscribed And Sworn To Before Me This 6th of Day

Of June ,2025

Notary Signature 

Notary Public Seal



Qualifying Statement – BG Products of Illinois: New Warehouse Construction

BG Products of Illinois is initiating the construction of a new, purpose-built distribution warehouse to support our expanding operations and optimize supply chain logistics throughout the region. The facility will be located in City of Aurora, Orchard 88 Industrial Park, strategically positioned to enhance service responsiveness and inventory capacity for our growing network of automotive service partners.

The project involves the development of a modern warehouse totaling approximately 10,000 sq. ft., with integrated office space, high-efficiency racking systems, dedicated loading/unloading dock, a pickup van drive-through and controlled climate to preserve product integrity.

Construction is scheduled to commence in August, 2025, with substantial completion targeted for [February, 2026]. The project team includes:

- **Architectural & Engineering Services:** Red Architects and Advantage consulting Engineers
 - **General Contractor:** Chapple Design Build
- **Project Management:** Chapple Design Build will oversee the construction
- **Compliance:** All construction will adhere to local and state building codes, OSHA safety standards, and applicable environmental guidelines.

Sustainability and operational efficiency are central to the design, incorporating energy-efficient lighting, optimized HVAC systems, and low-emission materials where applicable.

This investment underscores BG Products of Illinois' long-term commitment to excellence in product availability, logistics performance, and customer satisfaction. The facility will significantly expand our warehousing and fulfillment capabilities, enabling us to continue delivering industry-leading solutions and services with greater agility and reliability.