

# Land Use Petition

## Subject Property Information

Address/Location: 301 E. Sullivan Road and 1400 Mitchell Road

Parcel Number(s): 15-10-401-036; 15-10-401-058; 15-10-401-059; 15-10-401-063; 15-10-401-073; 15-10-401-075  
(attach separate sheet if necessary)

## Petition Request(s)

Requesting approval of a Final Plan for property located at 301, 307 and 309 E Sullivan Road and 1400 Mitchell Road for Unilock Aurora Facility

Requesting approval of a Plat of Dedication of Right for Mitchell Road along the property located at 1400 Mitchell Road

## Attachments Required

(hard copies and CD of digital files are required)

- |                                       |  |   |
|---------------------------------------|--|---|
| One Copy of:                          | Four Copies of:                          | Four Copies of:   |
| - Development Tables (excel 1-0)      | Address Plat (2-17)                      | - Final Plan (2-4)  |
| - Project Contact Info Sheet (1-5)    | Two Copies of:                           | - Fire Access Plan (2-6)  |
| - Parking Requirement Worksheet (1-8) | Final Engineering Plans (2-16)           | - Landscape Plan (2-7)  |
| - Qualifying Statement (2-1)          | - Kane County Stormwater Management      | - Landscape CTE Req. Worksheet (1-22)   |
| - Plat of Survey (2-1)                | - Permit Application (App 6-5)           | - Landscape Material Worksheet (1-23)   |
| Legal Description (2-1)               | - Stormwater Report (2-10)               | Building and Signage Elevations (2-11) N/A  |
|                                       | - Soil Investigation Report for the Site | Plat of Dedication (2-13)   |
|                                       | - Wetland Determination Report           | Upon Request: Executed Mylar Copy of Plat of Dedication (2-13) and County Recording Fee |

## Petition Fee: \$2,608.70 (Payable to The 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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 3/2/16  
Print Name and Company: Shawn Benson, Wight & Co.

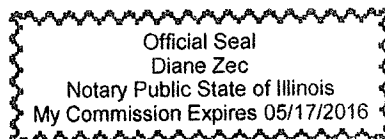
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 2nd day of March 2016

State of Illinois )  
County of DuPage ) SS

NOTARY PUBLIC SEAL

[Signature]  
Notary Signature





# City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

1-5  
MAR 03 2013  
CITY OF AURORA  
PLANNING & ZONING DIVISION

## Project Contact Information Sheet

**Project Number:** \_\_\_\_\_

**Owner** \_\_\_\_\_ Unilock Chicago Inc.

First Name: Brad Initial: \_\_\_\_\_ Last Name: Gesbocker Title: \_\_\_\_\_

Email Address: brad.gesbocker@unilock.com Phone No.: 630--892-9191 Mobile No.: \_\_\_\_\_

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

Relationship to Project: \_\_\_\_\_ Engineer

Company Name: \_\_\_\_\_ Wight & Company

First Name: Shawn Initial: M Last Name: Benson Title: \_\_\_\_\_

Job Title: \_\_\_\_\_ Project Manager

Address: \_\_\_\_\_ 2500 N. Frontage Road

City: Darien State: IL Zip: \_\_\_\_\_ 60561

Email Address: sbenson@wightco.com Phone No.: 630-739-6973 Mobile No.: 630-442-2887

**Additional Contact #1**

Relationship to Project: \_\_\_\_\_ Owner

Company Name: \_\_\_\_\_ Unilock Chicago Inc.

First Name: Jonathon Initial: \_\_\_\_\_ Last Name: Harn Title: \_\_\_\_\_

Job Title: \_\_\_\_\_ Plant Manager

Address: \_\_\_\_\_ 301 Sullivan Road

City: Auroara State: IL Zip: \_\_\_\_\_ 60505

Email Address: jonathon.harn@unilock.com Phone No.: 630-301-7148 Mobile No.: 630-675-7080

**Additional Contact #4**

Relationship to Project: \_\_\_\_\_ Select One From Dropdown

Company Name: \_\_\_\_\_

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_

Job Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #5**

Relationship to Project: \_\_\_\_\_ Select One From Dropdown

Company Name: \_\_\_\_\_

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_

Job Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #6**

Relationship to Project: \_\_\_\_\_ Select One From Dropdown

Company Name: \_\_\_\_\_

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_

Job Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #7**

Relationship to Project: \_\_\_\_\_ Select One From Dropdown

Company Name: \_\_\_\_\_

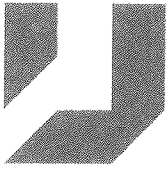
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_

Job Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_



UNILOCK CHICAGO, INC.  
301 East Sullivan Road Aurora, IL 60505 T 630 892 9191 F 630 892 9215

December 18<sup>th</sup>, 2015

RECEIVED  
MAR 03 2015  
CITY OF AURORA  
PLANNING & ZONING DIVISION

From: Jonathon D. Harn, Plant Manager  
Unilock Chicago, Inc.  
301 E. Sullivan Road, Aurora, IL, 60505  
Phone: 630-892-9191 ext. 248  
Email: Jonathon.harn@unilock.com

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora IL 60507  
630-256-3080  
coaplanning@aurora-il-org

Re: Authorization Letter for: 1400 Mitchell Road

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 Shawn Benson, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

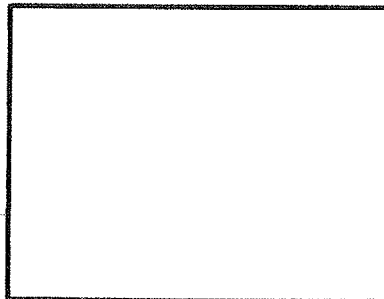
Signature: Jonathon D. Harn Date 12-23-15

Subscribed And Sworn To Before Me This 23rd Day  
Of December, 2015

Notary Signature Kathy E. Maltese

OFFICIAL SEAL  
KATHRYN E. MALTESE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4-29-2017

Notary Public Seal

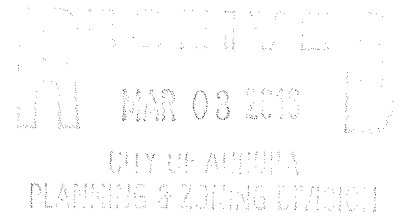


Development Data Entry Worksheet

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

Data Entry Fields are indicated in Green



DST Project Number	2015.025
Petitioner	Unilock
Non-Profit Organization	No
Subdivision Name	
Subdivision Unit/Phase	
Subdivision Lot Number	
Tax/Parcel Identification Number(s) (PINs):	15-10-401-063
Proposed land use(s) (i.e. Single Family Detached, Retail, Manufacturing):	Industry
Total Property Size in Square Feet	1,473,199
Number of Existing or Proposed Lots	1.00
Number of Existing Street Frontages	
Total Property being Subdivided in Square Feet	
Total Property being Annexed in Square Feet	
Total Lot Coverage Square Footage (buildings and pavement)	250,006
Open space / Landscaped area in Square Feet	107,355
Site Disturbance in Square Feet	145,000
Tributary Area in Square Feet	
Dry Detention in Square Feet	
Wet Retention Area in Square Feet	
Total High-water Line for all Wet Bottom Stormwater Detention/Retention Facilities in Linear Footage	
Total High-water Line for all Dry Bottom Stormwater Detention/Retention Facilities in Linear Footage	
Right-of-way to be Vacated in Square Feet	
Easements to be Vacated in Square Feet	
Proposed New Right-of-way in Square Feet	
Proposed New Right-of-way in Linear Feet of Centerline	
Proposed New Easements in Square Feet	
Total Street Frontage (existing and proposed) in Linear Feet of Curb Line	319
Construction Value in dollars	\$ 675,000.00
New Jobs Created in FTE	

number of streets the subject property is adjacent to

Additional Data for Residential (if Not Applicable Please Leave the zero)

Number of Single Family Detached Units	0
Number of Single Family Detached Estate Units	0
Number of Single Family Attached Units (Townhomes/Duplexes)	0
Number of Multi-Family Units (apts / condos)	0
Dormitories gross floor area (GFA)	0
School District	
Park District	
Land to be dedicated to the School District (acres)	0.00
Land to be dedicated to the Park District (acres)	0.00

Non-Estate Units

Square Footage and Bedroom Mix Data

Unit Type	Single Family Detached Units	Single Family Attached Units (Townhomes/Duplexes)	Multi-Family Units (Condo/Apartments)
Unit Square Footage (average)			
Efficiency			0%
% 1 Bdr	0%	0%	0%
% 2 Bdr	0%	0%	0%
% 3 Bdr	0%	0%	0%
% 4 or more Bdr	0%	0%	0%

Additional Data for Single Family (if Not Applicable Please Leave the zero)

Neighborhood Border in Linear Footage		The length of the lot line(s) at the perimeter of the residential project. The outside perimeter of all the lots the "project perimeter"
Number of Single Family Corner Lots	0.00	

Additional Data for Non-Residential or Multi-Family (if Not Applicable Please)

Building Foundation perimeter in Linear Feet(Typical)	1,131	
Total Lot Perimeter in Linear Feet	2,035	
Buffer Yard in Linear Feet		The length of the lot line(s) adjacent to residential use, or if multi-family adjacent to single family use.
Number of buildings	2	
Building Height in feet	25	
Total Building Square Footage	30,000	If multiple buildings - use typical SqFt
First Floor Building Square Footage	30,000	If multiple buildings - use typical SqFt
Number of building stories	1	If multiple buildings - use typical SqFt
Square Footage of retail floor area		This is the net floor area dedicated to retail sales
Existing Parking Spaces (All types)	18	This should be just existing spaces
Existing and Proposed Perpendicular surface parking lot spaces (number of individually accessible spaces)	59	These should include existing and proposed spaces
Existing and Proposed Parallel surface parking lot spaces (number of individually accessible spaces)		

RECEIVED  
MAR 08 2019  
CITY OF AURORA  
PLANNING & ZONING DIVISION

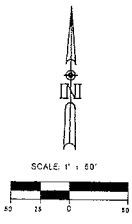
**LEGAL DESCRIPTION**  
**1400 MITCHELL ROAD, AURORA ILLINOIS**

THAT PART OF THE SOUTHEAST QUARTER SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3 DEGREES, 39 MINUTES, 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3 DEGREES, 39 MINUTES, 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD 837.46 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST ALONG SAID CENTER LINE, 319.04 FEET; THENCE WEST, 384.00 FEET; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST, 120.00 FEET TO THE SOUTH LINE OF PREMISES CONVEYED TO TRINITY BAPTIST CHAPEL BY WARRANTY DEED RECORDED AUGUST 13, 1969 AS DOCUMENT 1146861; THENCE WEST ALONG SAID SOUTH LINE AND THE WESTERLY EXTENSION THEROF, 221.47 FEET; THENCE NORTH 4 DEGREES, 07 MINUTES, 56 SECONDS EAST, 435.06 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 22 SECONDS EAST, 605.47 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

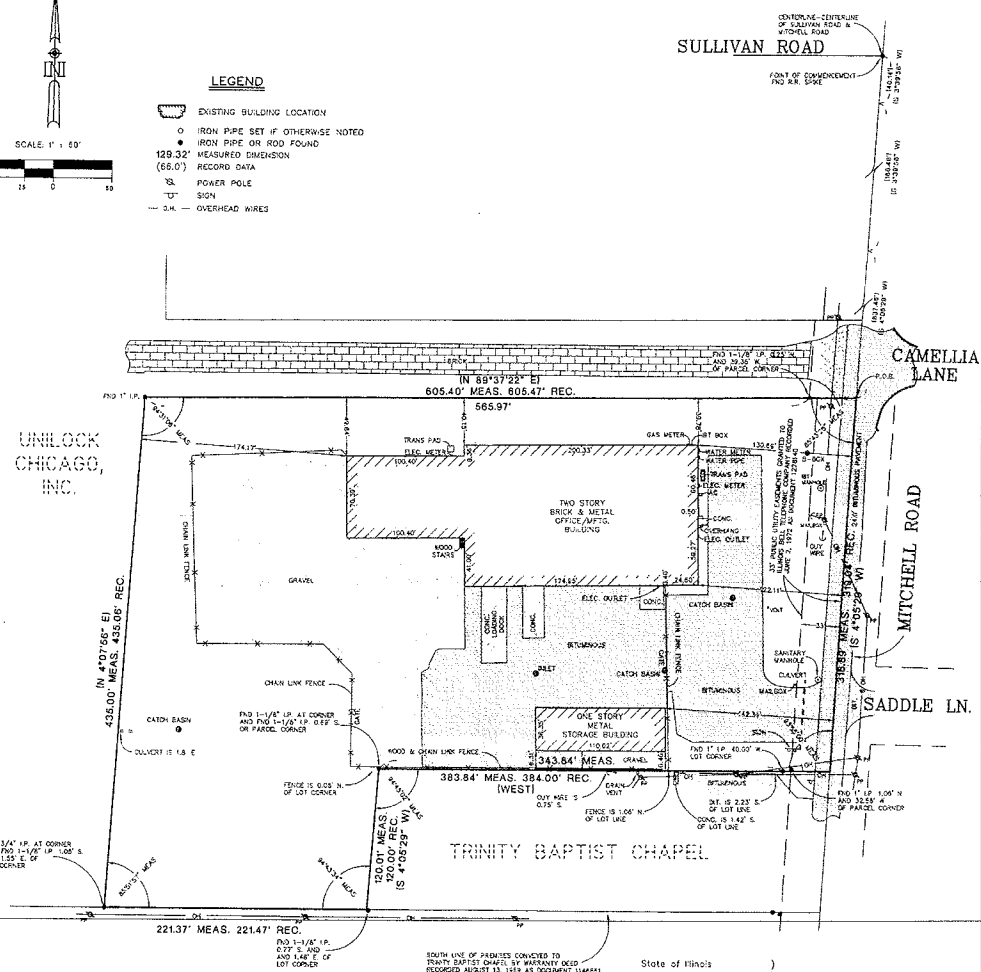
RECEIVED  
 MAR 03 2013  
 CITY OF AURORA  
 PLANNING & ZONING DIVISION

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3 DEGREES, 39 MINUTES, 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3 DEGREES, 39 MINUTES, 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 168.43 FEET; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST ALONG SAID CENTER LINE, 318.04 FEET; THENCE WEST, 384.03 FEET; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST, 100.00 FEET TO THE SOUTH LINE OF PREMISES CONVEYED TO TRINITY BAPTIST CHAPEL BY WARRANTY DEED RECORDED AUGUST 13, 1989 AS DOCUMENT 1146861; THENCE WEST ALONG SAID SOUTH LINE AND THE WESTERN EXTENSION THEREOF, 221.47 FEET; THENCE NORTH 4 DEGREES, 07 MINUTES, 46 SECONDS EAST, 435.86 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 22 SECONDS EAST, 603.47 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



- LEGEND**
- ◻ EXISTING BUILDING LOCATION
  - IRON PIPE SET IF OTHERWISE NOTED
  - IRON PIPE OR ROD FOUND
  - 129.32' MEASURED DIMENSION
  - (68.07) RECORD DATA
  - ⊕ POWER POLE
  - ⊕ SIGN
  - 3/4" — OVERHEAD WIRES



COMMONWEALTH EDISON COMPANY

NOTE:

1. SUBJECT PARCEL CONTAINS 218120 SQ. FT. +/- OR 5.007 ACRES +/-.
2. DOCUMENTATION SUPPLIED BY CLIENT AND USED IN EXECUTION OF THIS SURVEY WAS TITLE POLICY BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 1410 008946352 UL, EFFECTIVE DATE MAY 20, 2013.

Prepared for: Interstate Pallet Company  
 Job No. 13-10104  
 Address: 1400 Mitchell Road, Aurora

State of Illinois )  
 County of Kane ) ss  
 TO: CHICAGO TITLE INSURANCE COMPANY  
 UNLOCK CHICAGO, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes the items of Table A thereof. The field work was completed on July 1st, 2013.

FOR ALL OTHER RESTRICTIONS AND EXEMPTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, GUARANTEE, PLAT, AND LOCAL ORDINANCES.  
 ○ IRON PIPE SET  
 ● IRON PIPE FOUND

**FJM LAND SURVEYING**  
 TELEPHONE: (630) 587-8000  
 FACSIMILE: (630) 587-8061  
 EMAIL: FJM@SURVEYDAG.COM  
 6 N 586 WILLOWBROOK DRIVE  
 ST. CHARLES, ILLINOIS 60178

FJM LAND SURVEYING  
 ILLINOIS PROFESSIONAL LAND SURVEYORS  
 Frank J. McDaniel, P.L.S. # 3256  
 License Renewal/Date of Expiration - 11/30/2014

REVISION DATE:

July 1st, 2013  
 Date

December 17, 2015

**Qualifying Statement For Land Use Petitions**

**Unilock Site Improvements**

Unilock Proposes to make site improvements to the property at 1400 Mitchell Road. The existing site is mostly developed with existing hardscape, buildings and landscaping. The proposed improvements include a new 68,000 SF material storage lot, remove and replace existing concrete, relocate existing detention to the 301 E. Sullivan location (adjacent to site), thirteen new parking spaces along Mitchell Road, 28 parking spaces along the existing access road and associated infrastructure improvements. The parcel at 1400 Mitchell road has been requested to be added to the existing Special Use for Unilock's 301 E. Sullivan location adjacent due to the parcels acting as one operation and use. One variance has been requested as described below. The proposed parking along Mitchell Road will include landscape screening to block the view of the cars.

1. A variation to reduce the front yard setback along Mitchell Road from 25 feet to 20.9 feet for automobile parking.

The project team has reviewed the standards for land use petitions and have the following responses below:

1. The public health, safety, morals, comfort or general welfare.
  - The proposed improvements do not affect the public health, safety, morals, comfort or general welfare. The improvements proposed will add to an already existing industrial/manufacturing site use.
2. The use and enjoyment of other property already established or permitted in the general area.
  - The proposed improvements do not affect the use and enjoyment of other properties already established. Proposed landscape screening along Mitchell road will block the view from Mitchell road to the existing building and parking area, thus making the view more appealing and aesthetic.

3. Property value within the neighborhood.
  - The proposed improvements do not affect the property value within the neighborhood. The improvements proposed will add to an already existing industrial/manufacturing site use.
4. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.
  - The proposed improvements do not affect the normal and orderly development and improvement of surrounding property uses. The improvements proposed will add to an already existing industrial/manufacturing site use.
5. Utilities, access roads, drainage and/or other necessary facilities.
  - The improvements proposed will not affect public utilities or access roadways. Existing stormwater detention on-site will be relocated and follow all City and Kane County Stormwater management ordinance requirements. The improvements will not cause any negative impacts to adjacent properties.
6. Ingress and egress as it relates to traffic congestion in the public streets.
  - The improvements proposed will not change egress or ingress to the site. All traffic will follow existing orders of operation when entering and leaving the site. The improvements will not cause any negative impacts to the adjacent public roadways.
7. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.
  - The improvements proposed will not affect the applicable regulations of the zoning district that the property is located. The improvements proposed will add to an already existing industrial/manufacturing site use.



8. A bullet point list of any variances, modification or exceptions that you are seeking from the City's Codes and Ordinances.
- A variation to reduce the front yard setback along Mitchell Road from 25 feet to 20.9 feet for automobile parking.
  - 1400 Mitchell Road Property to be combined with the existing Special Use designation and regulations for the 301 E. Sullivan Road properties, which are all owned by Unilock.