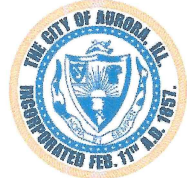


City of Aurora

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: 780 McClure Road

Parcel Number(s): 15-13-151-022, 15-13-301-021

Petition Request

- Requesting approval of a Final Plat for Freedom Graphics System Subdivision, located at 780 McClure Road.
- Requesting a Staff Review for Freedom Graphic Systems Subdivision, located McClure Road for a Business and Professional, Office (2400) Use and a Warehouse, Distribution and Storage Services (3300) Use.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Data Tables (Document 1-0)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

One Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization* (Format Guidelines 2-2)

Two Paper and One PDF Copy of:

Engineering Site Plan

Project Information Sheet

Stormwater Permit Worksheet & Application

Stormwater Report / Storm Sewer Calculations

Soil Boring

Address Plat (Format Guidelines 2-17)

Fire Access Plan (Format Guidelines 2-6)

Two Paper and One PDF Copy of:

Final Plat (Format Guidelines 2-4)

Site Plan (Format Guidelines 2-5)

Landscape Plan (Format Guidelines 2-7)

Building Elevations (Format Guidelines 2-11)

Petition Fee: \$2,788.95

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 7-22-2025

Print Name and Company: Martin L. Liebert FIS Aurora Invest, LLC

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.

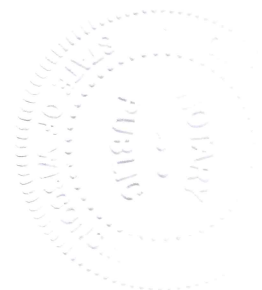
Given under my hand and notary seal this 22nd day of July 2025.

State of WI)
) SS

NOTARY PUBLIC SEAL

County of Rock)

Craig M. McCaslin
Notary Signature





Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPPlanning@aurora.il.us

1-5

Project Contact Information Sheet

Project Number: 2025.071

Petitioner Company (or Full Name of Petitioner): Freedom Graphic Systems, Inc

Owner

First Name: Marty Initial: Last Name: Liebert Title:
Company Name: FIS Aurora Invest, LLC
Job Title:
Address: 1101 S Janesville St
City: Janesville State: WI Zip: 53563
Email Address: Phone No.: Mobile No.:

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

Relationship to Project: Other
Company Name: Wellspring Construction Group
First Name: Tim Initial: Last Name: Knepprath Title:
Job Title:
Address: 227 Sussex St
City: Pewaukee State: WI Zip: 53072
Email Address: tim@wellspringcg.com Phone No.: 414-550-9400 Mobile No.:

Additional Contact #1

Relationship to Project: Architect
Company Name: Madisen Maher Architects
First Name: Sean Initial: Last Name: Maher Title:
Job Title:
Address: 133 W Pittsburgh Ave, Ste 102
City: Milwaukee State: WI Zip: 53204
Email Address: sean@madisenmaher.com Phone No.: 414-277-8000 Mobile No.:

Additional Contact #2

Relationship to Project: Engineer
Company Name: MeritCorp
First Name: Clay Initial: Last Name: Schuler Title:
Job Title:
Address: 20 Main St
City: Oswego State: IL Zip: 60543
Email Address: cschuler@meritcorp.com Phone No.: 630-554-6655 Mobile No.:

Additional Contact #3

Relationship to Project: Other
Company Name: Freedom Graphic Systems, Inc
First Name: Dan Initial: Last Name: Graves Title:
Job Title:
Address: 780 McClure Rd
City: Aurora State: IL Zip: 60502
Email Address: dgraves@fgs.com Phone No.: Mobile No.:

Additional Contact #4

Relationship to Project: Other
Company Name: Freedom Graphic Systems, Inc
First Name: Eric Initial: Last Name: Blohm Title:
Job Title:
Address: 780 McClure Rd
City: Aurora State: IL Zip: 60502
Email Address: eblohm@fgs.com Phone No.: Mobile No.:



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

1-6

Filing Fee Worksheet

Project Number: 2025.071

Petitioner: Freedom Graphic Systems, Inc

Number of Acres: 21.83

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 21.83

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$ 1,338.95
	Staff Review	\$ 200.00
	Final Engineering Filing Fee	\$ 1,250.00

Total: **\$2,788.95**

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

Verified By: Stephen Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2025.071

Petitioner: Freedom Graphic Systems, Inc

Parking Requirement

Total Parking Requirement	360
Enclosed Parking Spaces	-
Surface Parking Spaces	360

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	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: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
36,836	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	123
244,578	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	237

Landscaping CTE Requirement Worksheet

Project Number: 2025.071

Petitioner: Freedom Graphic Systems, Inc

Street Frontage 714 L.F.

Stormwater HWL 1,307.00 L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: 0

Unit/Phase:

Lot Number

Perimeter Yard

4,179 L.F.

Buffer Yard

1,109 L.F.

Surface Parking Spaces

673 spaces

Parking Lot Islands

- Number

Building Foundation

3,274 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	21.0	21	0	0	0	0
Wet Stormwater Facility	39.0	20	15	14	101	94
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	125.0	63	56	56	250	250
Buffer Yard	22.0	11	10	10	44	44
Parking Lot Islands	50.0	33	0	0	167	167
Building Foundation	33.0	0	0	0	330	330
Total:	290.0	148	81	80	892	885

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

Verified By:

Stephen Broadwell

Date:

7/25/2025
Freedom Graphics
Job #22-112-1



City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507

RE: Qualifying Statement for
Freedom Graphic Systems
780 McClure Rd.

To whom it may concern.

Freedom Graphics plans to expand their campus in Aurora, IL with the addition of an 86,400sf freestanding building on their existing property. The building will be in addition to Freedom Graphic's existing 226,222sf facility.

The proposed building will comply with all of Aurora's planning and zoning guidelines and will not change the current use of the property. No variances, modifications or exceptions from the Municipal Codes or Ordinances are being requested.

The public will benefit from the new facility by creating additional tax base and providing additional good paying jobs for the residents of Aurora.

The project will not affect adjacent property owners as the proposed building meets all of the building Municipal setbacks, parking ratios and greenspace requirements. All operations will be within the proposed building to avoid disturbance to adjacent properties. Loading docks have been located at the rear of the property and do not face McClure Rd.

The new facility will connect to existing the Municipal utilities. No Municipal owned utility improvements will be required to support the new building. The project will include the continuation of the existing watermain through the property with a connection to the watermain on Mountain Street. The newly created water loop will improve fire fighters' ability to protect this facility and the surrounding properties.

No road improvements will be required as the proposed facility will work in unison with the existing access points on McClure Rd.

Please contact me if you have any additional questions regarding the proposed facility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy T. Kneprath".

Timothy T. Kneprath
President/Partner
Wellspring Construction Group, LLC.

7/25/2025

From: Marty Liebert, Owner
FIS Aurora Invest, LLC
1101 S. Janesville, WI 53563
(800)334-3540 (Freedom Graphic Systems)
Martyhorse@gmail.com

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

Re: Authorization Letter for: 780 McClure Rd.

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 Wellspring Construction Group, and its representatives, to act as the owner's agent through the Final Plat Land Use Petition process with the City of Aurora for said property.

Signature: Marty L Liebert Date 7-25-2025

Subscribed And Sworn To Before Me This 25th Day
Of July, 2025

Notary Signature Erin M. McCaslin



PARCEL 1:

THAT PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 40 RODS AND 15 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 5 DEGREES WEST ALONG SAID OLD CLAIM LINE .91 OF A CHAIN TO THE SOUTHWEST CORNER OF LOT 16 AS SHOWN ON THE ASSESSOR'S MAP FOR THE YEAR 1885 FOR THE POINT OF BEGINNING; THENCE NORTH 5 DEGREES EAST ALONG SAID OLD CLAIM LINE 5.75 CHAINS TO AN OLD CLAIM LINE; THENCE SOUTH 84 DEGREES 30 MINUTES EAST ALONG SAID OLD CLAIM LINE TO THE WESTERLY LINE OF A ROAD KNOWN AS MCCLURE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF LOT 16 AFORESAID; THENCE NORTH 87 DEGREES 30 MINUTES WEST ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS:

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 675 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 5 DEGREES WEST ALONG SAID OLD CLAIM LINE 60.06 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF THE ASSESSOR'S MAP FOR THE YEAR 1885 FOR THE POINT OF BEGINNING; THENCE SOUTH 5 DEGREES WEST ALONG SAID OLD CLAIM LINE 100.16 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 40 SECONDS EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 16, 1328.21 FEET TO THE WESTERLY LINE OF MCCLURE ROAD; THENCE NORTH 8 DEGREES 12 MINUTES 10 SECONDS EAST ALONG SAID WESTERLY LINE, 100.64 FEET TO THE SOUTHERLY LINE OF SAID LOT 16; THENCE NORTH 88 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY LINE 1333.84 FEET TO THE POINT OF BEGINNING IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 684.26 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 05 DEGREES WEST ALONG SAID OLD CLAIM LINE 160.22 FEET TO A POINT 100.16 FEET SOUTHERLY OF, MEASURED

ALONG SAID LINE, FROM THE SOUTHWEST CORNER LOT 16 OF THE ASSESSOR'S MAP FOR THE YEAR 1885; THENCE SOUTH 88 DEGREES 16 MINUTES 40 SECONDS EAST, 222.22 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 16 MINUTES 40 SECONDS EAST, 1105.99 FEET TO THE WEST LINE OF MCCLURE ROAD THENCE SOUTH 8 DEGREES 12 MINUTES 10 SECONDS WEST 273.83 FEET ALONG SAID WESTERLY LINE OF MCCLURE ROAD; THENCE SOUTH 0 DEGREES 07 MINUTES 0 SECONDS EAST, 28.57 FEET ALONG SAID WESTERLY LINE OF MCCLURE ROAD; THENCE SOUTH 88 DEGREES 42 MINUTES 0 SECONDS WEST, 1066.03 FEET TO A LINE DRAWN SOUTH 0 DEGREES 07 MINUTES 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 07 MINUTES 0 SECONDS WEST, 357.02 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.