

Land Use Petition

Subject Property Information

Address/Location: 1400 Mitchell Road and 301 Sullivan Road

Parcel Number(s): 15-10-401-058; 15-10-401-059; 15-10-401-063; 15-10-401-036

(attach separate sheet if necessary)

Petition Request(s)

Requesting the Establishment of a Special Use Planned Development on the property located at 1400 Mitchell Road and 301 Sullivan Road, to be incorporated under the existing Special Use Planned Development for Unilock Aurora, and to change the underlying zoning district for a portion of the property from R-1 Single Family Dwelling District to M-1 Manufacturing - Limited District

Attachments Required

(hard copies and CD of digital files are required)

- One Copy of:
 - Development Tables (excel 1-0)
 - Project Contact Info Sheet (1-5)
 - Qualifying Statement (2-1)
 - Plat of Survey (2-1)
 - Legal Description (2-1)
 - Letter of Authorization* (2-2)

- Four Copies of:
 - Plan Description (2-18)

Petition Fee: \$1,773.63 (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.

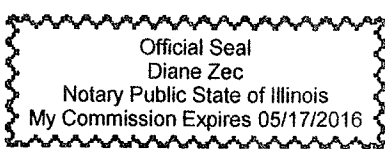
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

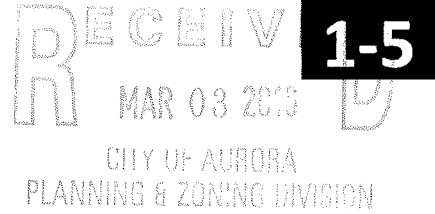
[Signature]
Notary Signature





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



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

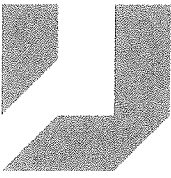
Relationship to Project: Select One From Dropdown
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

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.: _____



December 18th, 2015

RECEIVED
MAR 03 2016
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.

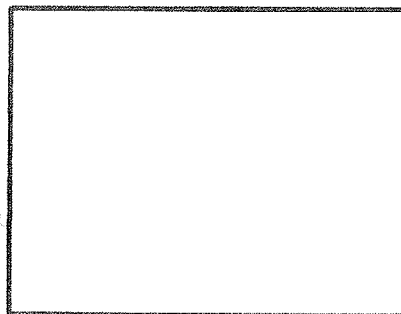
Signature: Jonathon D. Harn Date 12-23-15

Subscribed And Sworn To Before Me This 23rd Day
Of December, 20 15

Notary Signature Kathy E. Maltese

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

Notary Public Seal





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.