

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: SW Corner Butterfield Road and North Farnsworth Avenue

Parcel Number(s): 12-36-357-005; 12-36-357-008; 12-36-357-003; 12-36-357-007; 12-36-357-002; 12-36-357-006; 12-36-357-004; 12-36-357-001; 12-35-477-006

Petition Request

Requesting the Vacation of Stormwater Control Easements and City Easements, for the PAS Plaza Subdivision, located at the Southwest Corner of Butterfield Road and North Farnsworth Avenue.

Attachments Required

(a digital file of all documents is also required)

One Paper and One PDF Copy of:

Legal Description (Format Guidelines 2-1)

Two Paper and One PDF Copy of:

Plat of Vacation (Format Guidelines 2-15)

One Paper and One PDF Copy of:

Plat of Survey (Format Guidelines 2-1)

Petition Fee: \$200.00

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: _____

Date 8-21-25

Print Name and Company: _____

Peter M. Spina, Cima Developers, LP

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 21 day of August, 2025

State of Illinois
) SS

NOTARY PUBLIC SEAL

County of Osage

B. G. B. 2
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:	Mario	Initial:		Last Name:	Spina	Title:	Select One From List
Address:	30W180 Butterfield Road						
City:	Warrenville	State:	IL	Zip:	60555		
Email Address:	mspina@parentpetroleum.com	Phone No.:	630-653-1700	Mobile No.:			
Company Name:	CIMA Developers, LP						
Job Title:	CEO						

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

Relationship to Project	Land Developer / Builder						
First Name:	Dan	Initial:		Last Name:	Soltis	Title:	Select One From List
Address:	30W180 Butterfield Road						
City:	Warrenville	State:	IL	Zip:	60555		
Email Address:	dsoltis@cimadevelopers.org	Phone No.:	630-653-1700	Mobile No.:	630-715-1341		
Company Name:	CIM Developers, LP						
Job Title:	VP Real Estates						

Additional Contact #1

Relationship to Project	Engineer						
First Name:	Todd	Initial:		Last Name:	Abrams	Title:	Select One From List
Address:	2675 Putnam Ave						
City:	Hoffman Estates	State:	IL	Zip:	60192		
Email Address:	todd.abrams@wtengineering.co	Phone No.:	224-293-6391	Mobile No.:			
Company Name:	WT Group						
Job Title:	Executive Vice President						

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:							



Planning and Zoning Division, 44 E Downer Pl, Aurora, IL 60506
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2021.009

Petitioner: CIMA

Number of Acres: 5.03

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 5.03

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Vacations	\$ 200.00
		\$ -

Total: **\$200.00**

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

Verified By: Steve Broadwell

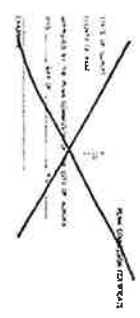
Date:

FINAL PLAT REVISION FOR PAS PLAZA SUBDIVISION

REVISION 1: REVISION OF FINAL PLAT OF THE SUBDIVISION OF PAS PLAZA, ILL. AND PART OF THE SURVEYED QUARTER OF SECTION 36, T.4N. R.10E. S.10E. TO BE REVISION 2.

20240303761
North America
COMMERCIAL DIVISION
11/1/24

REVISION 2: REVISION OF FINAL PLAT OF THE SUBDIVISION OF PAS PLAZA, ILL. AND PART OF THE SURVEYED QUARTER OF SECTION 36, T.4N. R.10E. S.10E. TO BE REVISION 2.



ON GRADE SURVEY



Robert A. Spina
Surveyor
11/1/24

PLANNING AND ZONING DEPARTMENT

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NOTES

1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANT COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.



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NUMBER (P.L.N. 000)
12-36-357-001
12-36-357-002
12-36-357-003
12-36-357-004
12-36-357-005
12-36-357-006
12-36-357-007
12-36-357-008
12-36-477-023

CIMA DEVELOPERS
30W180 BUTTERFIELD ROAD
WARRENVILLE, ILLINOIS 60555

PAS PLAZA SUBDIVISION
1395 BUTTERFIELD ROAD
AURORA, ILLINOIS



WT
Group

WT GROUP

2015 Parker Avenue | New York, NY 10111
T 212.763.6332 | F 212.247.6444
ewengineering@aol.com

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LEGAL DESCRIPTION OF THE PROPERTY

Lot 2 in the FINAL PLAT REVISION FOR PAS PLAZA SUBDIVISION, a subdivision of that part of the Southeast quarter of Section 35, and that part of the Southwest quarter of Section 26, all in Township 39 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded October 23, 2024 as document no. 2024K038761, in Kane County, Illinois.

PINs: 12-35-477-024
12-36-357-009
12-36-357-010
12-36-357-011
12-36-357-013

Commonly known as:

1371 Butterfield Road
Aurora, IL 60502