

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: 600 South Lake Street

Parcel Number(s): '15-28-130-005', '15-28-251-001'

Petition Request

Requesting approval of a Plat of Vacation of Right of Way for Middle Avenue, located near the property at 600 South Lake Street.

Attachments Required

(a digital file of all documents is also required)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

Two Paper and One PDF Copy of:

Letter of Authorization (Format Guidelines 2-2)

Plat of Survey (Format Guidelines 2-1)

Qualifying Statement (Format Guidelines 2-1)

Two Paper and One PDF Copy of:

Engineering Site Plan / Photovoltaic

Ground Mount System Drawings

Project Information Sheet

Stormwater Permit Application &

Stormwater Report

Two Paper and One PDF Copy of:

Plat of Vacation (Format Guidelines 2-15)

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: Ken Mikes Date 10/22/24

Print Name and Company: Ken Mikes Richards-Wilcox, Inc.

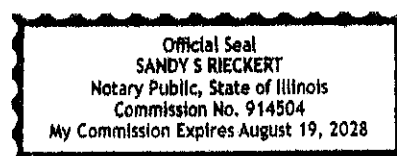
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 22nd day of October

State of Illinois
) SS

NOTARY PUBLIC SEAL

County of Kane
Sandy S. Rieckert
Notary Signature





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

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Project Contact Information Sheet

Project Number: 24.387

Petitioner Company (or Full Name of Petitioner): Richards Wilcox

Owner

First Name: Ken Initial: _____ Last Name: Mikes Title: _____
Company Name: Richards-Wilcox, Inc.
Job Title: Controller
Address: 600 S Lake St
City: Aurora State: IL Zip: 60506
Email Address: kmikes@richardswilcox.com Phone No.: 630-264-4513 Mobile No.: _____

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

Relationship to Project: Other
Company Name: Solar One
First Name: Aaron Initial: _____ Last Name: Wilson Title: _____
Job Title: Chief Executive Officer
Address: 500 N Sam Rayburn Fwy, Ste 200
City: Sherman State: TX Zip: 50900
Email Address: awilson@solar-one.com Phone No.: 903-870-9052 Mobile No.: _____

Additional Contact #1

Relationship to Project: _____
Company Name: Solar One
First Name: Junior Initial: _____ Last Name: Jaimes Title: _____
Job Title: _____
Address: 500 N Sam Rayburn Fwy, Ste 200
City: Sherman State: TX Zip: 50900
Email Address: jjaimes@solar-one.com Phone No.: _____ Mobile No.: _____

Additional Contact #2

Relationship to Project: _____
Company Name: Solar One
First Name: Marshall Initial: _____ Last Name: Clark Title: _____
Job Title: _____
Address: 500 N Sam Rayburn Fwy, Ste 200
City: Sherman State: TX Zip: 50900
Email Address: mclark@solar-one.com Phone No.: 903-870-9052 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: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____



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Filing Fee Worksheet

Project Number: 24.387

Petitioner: Richards Wilcox

Number of Acres: 3.00

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): 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: Stephen Broadwell

Date:



10/16/2024

From: Ken Mikes, Controller
Richards-Wilcox, Inc.
600 S. Lake St., Aurora, IL 60506
630-264-4513
kmikes@richardswilcox.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 600 S. Lake Street, Aurora, IL 60506

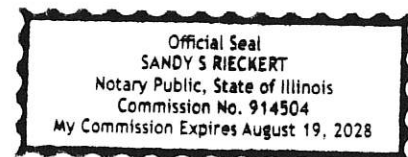
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Solar One and its representatives to act as the owners agent through the Right of Way Vacation Land Use Petition process with the city of Aurora for said property.

Ken Mikes 10/16/24

Subscribed And Sworn To Before Me This 16th Day of October, 2024:

Sandy S. Rieckert



ROADWAY AND ALLEY BEING VACATION LEGAL DESCRIPTION

THAT PART OF MIDDLE AVENUE, A SIXTY-SIX FOOT RIGHT OF WAY, DEDICATED PER L. W. GRAY'S EXTENDED ADDITION TO WEST AURORA, A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6TH, 1857 IN BOOK I, PAGE 67, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 4 IN SAID SUBDIVISION, THENCE SOUTH 60 DEGREES 04 MINUTES 00 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF THIRD STREET, 66.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 IN BLOCK 3 OF SAID SUBDIVISION; THENCE SOUTH 29 DEGREES 58 MINUTES 29 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF MIDDLE AVENUE, 330.50 FEET TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 62 DEGREES 05 MINUTES 28 SECONDS WEST ALONG THE SAID NORTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD, 124.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MIDDLE AVENUE; THENCE NORTH 29 DEGREES 58 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF MIDDLE AVENUE, 435.60 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

THE PARCEL OF LAND HEREIN DESCRIBED CONTAINS 25,281.55 S.F. OR 0.58 ACRES MORE OR LESS.

AND ALSO

THAT PART OF A TWENTY FOOT NORTH-SOUTH ALLEY DEDICATED PER L. W. GRAY'S EXTENDED ADDITION TO WEST AURORA, A SUBDIVISION PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6TH, 1857 IN BOOK I, PAGE 67, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 IN BLOCK 3 IN SAID SUBDIVISION, THENCE SOUTH 60 DEGREES 04 MINUTES 00 SECOND EAST ALONG THE SOUTH RIGHT OF WAY LINE OF THIRD STREET, 20.10 FEET TO THE NORTHWESTERLY CORNER OF LOT 12 IN BLOCK 3 IN SAID SUBDIVISION; THENCE SOUTH 24 DEGREES 07 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12, 84.04 FEET TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTHWEST ALONG A CURVE ALSO BEING SAID NORTHERLY LINE, CONCAVE TO THE NORTHWEST, HAVING A CORD BEARING OF SOUTH 61 DEGREES 51 MINUTES 34SECONDS WEST, WITH AN ARC LENGTH OF 32.68 FEET TO THE WEST LINE OF LOT 2 IN BLOCK 3 OF SAID SUBDIVISION; THENCE NORTH 24 DEGREES 07 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 AND LOT 1 IN BLOCK 3 IN SAID SUBDIVISION, 114.92 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

THE PARCEL OF LAND HEREIN DESCRIBED CONTAINS 2,019.93 S.F. OR 0.05 ACRES MORE OR LESS.

AND ALSO

THAT PART OF A TWENTY FOOT EAST- WEST ALLEY DEDICATED PER L. W. GRAY'S EXTENDED ADDITION TO WEST AURORA, A SUBDIVISION PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6TH, 1857 IN BOOK I, PAGE 67, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 7 IN BLOCK 4 IN SAID SUBDIVISION, THENCE SOUTH 60 DEGREES 04 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 7, 121.70 FEET TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 62 DEGREES 05 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, 23.62 FEET TO THE NORTHERLY LINE OF LOT 8 IN BLOCK 4 IN SAID SUBDIVISION; THENCE NORTH 60 DEGREES 04 MINUTES 00 SECONDS WEST, 109.14 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE NORTH 29 DEGREES 58 MINUTES 29 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

THE PARCEL OF LAND HEREIN DESCRIBED CONTAINS 2,308.46 S.F. OR 0.05 ACRES MORE OR LESS.