

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: 938 Corporate Blvd

Parcel Number(s): 15-02-302-004

Petition Request

Requesting approval of a Final Plan for Lot 2 of Mitchell Road Industrial Park Subdivision, located at 938 Corporate Boulevard, 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)

Two 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 Copies of:

Final Engineering Plans

Project Information Sheet

Stormwater Permit Worksheet &

Application

Stormwater Report / Stormsewer

Calculations

Soil Boring Report

Two Paper and One PDF Copy of:

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format Guidelines 2-11)

Fire Access Plan

Petition Fee: \$1,633.25

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 11/07/24

Print Name and Company: _____

Barry Stein SPEP-Mitchell, 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 _____ day of _____

see attached certificate

State of _____)

) SS

NOTARY PUBLIC SEAL

County of _____)

Notary Signature _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any) _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

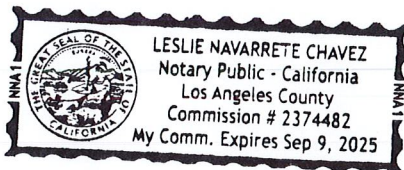
State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 7th day of November, 2024,
by _____ Date _____ Month _____ Year _____

(1) Barry Stein _____
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature [Signature] _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land Use Petition Document Date: _____

Number of Pages: 5 Signer(s) Other Than Named Above: _____

Project Contact Information Sheet

Project Number: 24.235

Petitioner Company (or Full Name of Petitioner): Sierra Pacific Engineering and Products, Inc

Owner

First Name: Stein Initial: _____ Last Name: Barry Title: _____
Company Name: SPEP - Mitchell, LLC
Job Title: CEO
Address: 4041 Via Oro Ave
City: Long Beach State: CA Zip: 90810
Email Address: barrys@spep.com Phone No.: 310-608-0693 Mobile No.: _____

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

Relationship to Project: Other
Company Name: TMG Real Estate Advisors
First Name: Kenneth Initial: J Last Name: Soltis Title: _____
Job Title: Senior Vice President
Address: 935 W Chestnut St, Ste 450
City: Chicago State: IL Zip: 60642
Email Address: ken@tmg-rea.com Phone No.: 312-735-4285 Mobile No.: _____

Additional Contact #1

Relationship to Project: Other
Company Name: TW Chicago, LLC
First Name: Andrew Initial: _____ Last Name: Schweiss Title: _____
Job Title: _____
Address: 2100 Clearwater Dr, Ste 300
City: Oak Brook State: IL Zip: 60523
Email Address: aschweiss@tw-chicago.com Phone No.: 331-264-2760 Mobile No.: 630-303-9815

Additional Contact #2

Relationship to Project: Engineer
Company Name: Shive-Hattery
First Name: Kristen Initial: _____ Last Name: Crawford Title: _____
Job Title: _____
Address: 440 N Wells St, #320
City: Chicago State: IL Zip: 60654
Email Address: kcrawford@shive-hattery.com Phone No.: 312-324-5500 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.: _____

Filing Fee Worksheet

Project Number: 24.235

Petitioner: Sierra Pacific Engineering and Products, Inc

Number of Acres: 5.95

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):	Final Plan	\$ 783.25
	Final Engineering Filing Fee	\$ 850.00

Total: **\$1,633.25**

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: 24.235

Petitioner: Sierra Pacific Engineering and Products, Inc

Parking Requirement

Total Parking Requirement	106
Enclosed Parking Spaces	-
Surface Parking Spaces	106

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.

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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>
3,935	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	13
92,832	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	93

Landscaping CTE Requirement Worksheet

Project Number: 24.235

Petitioner: Sierra Pacific Engineering and Products, Inc

Street Frontage 501 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Mitchell Road Industrial Park

Unit/Phase:

Lot Number

Perimeter Yard

2,087 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

111 spaces

Parking Lot Islands

- Number

Building Foundation

1,325 L.F.

Lot 2

Standard Requirements

Plant Mix Guidelines

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equilivant Value				
		1	1/3	1/3	1/20	1/20
Street Trees	15.0	15	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
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	63.0	32	28	28	126	126
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	8.0	5	0	0	27	27
Building Foundation	13.0	0	0	0	130	130
Total:	99.0	52	28	28	283	283

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Verified By:

Stephen Broadwell

Date: