



Land Use Petition

Project Number: 2015.109

Subject Property Information

Address/Location: 1968 Melissa Lane

Parcel Number(s): 14-12-210-001; 14-12-209-002; 14-12-210-003; 14-12-210-004

(attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a Plat of Vacation of Right for Dancer Drive and the adjacent public utility easements, along the properties known as Lots 11-14 of Podolsky Orchard 88 Subdivision Phase 2

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)
Legal Description (2-1)

Four Copies of:
Plat of Vacation (2-14)

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$200.00 (Planning and Zoning Fee \$200.00 + Engineering Filing Fee \$0.00)

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: [Signature] Date 11.19.15
Print Name and Company: Bob Donnellini THE Mission Group

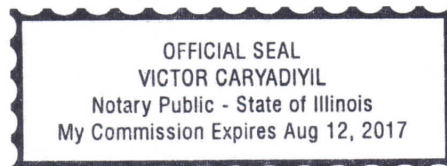
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 19 day of NOVEMBER 2015.

State of ILLINOIS)
County of DUPAGE) SS

[Signature]
Notary Signature

NOTARY PUBLIC SEAL





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: 2014.263

Owner

First Name: Barry Initial: _____ Last Name: Missner Title: Mr.
Email Address: bmissner@missnergroup.com Phone No.: 847-675-8877 Mobile No.: _____

Additional Contact #1

group.com

Relationship to Project: Architect
Company Name: _____
First Name: Michael Initial: _____ Last Name: Baumstark Title: Mr.
Job Title: Architect
Address: 1152 Spring Lake Drive
City: Itasca State: IL Zip: 60143
Email Address: mjb@cstonearchitects.com Phone No.: 630-841-2528 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: Jacob & Hefner Associates, Inc.
First Name: Joe Initial: _____ Last Name: lovinelli Title: _____
Job Title: Project Engineer
Address: 1910 S Highland Ave.
City: Lombard State: IL Zip: 60148
Email Address: jlovinelli@jacobandhefner.com Phone No.: 630-652-4600 Mobile No.: _____

Additional Contact #3

Relationship to Project: Land Developer / Builder
Company Name: The Missner Group
First Name: Bob Initial: _____ Last Name: Nomelini Title: _____
Job Title: Construction
Address: 5520 W Touhy
City: Skokie State: IL Zip: 60077
Email Address: BOBN@IMCONSTRUCTIONGROUP.COM Phone No.: 847-972-5325 Mobile No.: _____

Additional Contact #4

group.com

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
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: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
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: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Attachment "A"

Qualifying Statement of Petition

Development of the Subject Property and approval of the proposed Final Plat and Plan will relate to the following:

1. *The public health, safety, morals, comfort and general welfare:* The Subject Property will be developed as an office/research/industrial (ORI) use, adding to the tax base for the City of Aurora and greatly benefiting its residents. The design of the building is meant to attract small or start-up businesses. To allow either office or other ORI uses, it has a design that allows the building to allow four different users to have office, warehouse, and industrial components by having regular front facades with limited docks on the back side. Existing Dancer Road is to be vacated and relocated to the south of the Subject Property.

2. *The use and enjoyment of other property already established or permitted in the general area:* The Subject Property is currently zoned ORI. The adjacent property is zoned as follows: (a) to the south is zoned B-2 Business District in the City of Aurora; (b) to the north is the East-West Tollway and north of the Tollway it is zoned B-B(S) Business Boulevard District with a Special Use in the City of Aurora; (c) to the east, it is zoned ORI and O(S) Office with a Special Use in the City of Aurora; and (d) to the west, it is zoned Farmland in unincorporated Kane County.

3. *Property values in the neighborhood.* The proposed uses are consistent with the nature and character of surrounding land uses and the comprehensive land use plan of the City of Aurora.

4. *Utilities, access roads, drainage and/or other necessary facilities:* All other utilities are present or readily available to the Subject Property. Access to the Subject Property is obtained by public streets.

5. *Ingress and egress as it relates to traffic congestion in the public streets:* Development of the Subject Property will not significantly impair ingress and egress, nor significantly affect traffic congestion in the public streets.

6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned ORI and the use is consistent with the zoning district.

THE MISSNER GROUP
Construction Development Acquisition

November 16, 2015

From: Barry Missner,
Manager Orchard
88 TMG, LLC
1700 Higgins Road
Des Plaines, IL,
60018
Phone: 847-675-8877
Email: bmissner@missnergroup.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: Property address

To whom it may concern:

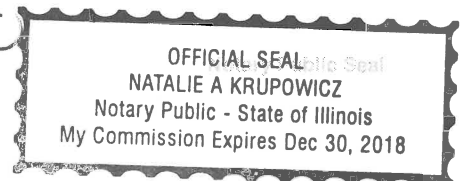
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Bob Nomellini, and one of its authorized representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 11/16/15

Subscribed And Sworn To Before Me This 16th Day Of November, 2015

Notary Signature





LEGAL DESCRIPTION

LOTS 11, 12, 13, AND 14 IN PODOLSKY ORCHARD 88 PHASE 2, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2008 PER DOCUMENT NUMBER 2008K062470, IN KANE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS DANCER DRIVE HERETOFORE DEDICATED PER DOCUMENT NUMBER 2008K062470, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 IN PODOLSKY ORCHARD 88 PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2008 PER DOCUMENT NUMBER 2008K062470 IN KANE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 01 MINUTES 50 SECONDS EAST (BASIS OF BEARING IS ILLINOIS STATE PLANE EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF LOTS 12 AND 11 IN SAID PODOLSKY ORCHARD 88 PHASE 2, A DISTANCE OF 595.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 20 DEGREES 01 MINUTES 50 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID LOT 11, A DISTANCE OF 41.15 FEET TO THE WEST LINE OF MELISSA LANE PER DOCUMENT NUMBER 2006K017320, SAID POINT BEING A POINT OF CUSP OF A CURVE BEING CONCAVE TO THE EAST; THENCE THE NEXT FOUR (4) COURSES ALONG THE WEST LINE OF SAID MELISSA LANE: (1) THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 63.00 FEET AND A CHORD BEARING SOUTH 00 DEGREES 58 MINUTES 10 SECONDS EAST 45.15 FEET, FOR AN ARC DISTANCE OF 46.18 FEET TO ITS POINT OF TANGENCY; (2) THENCE SOUTH 21 DEGREES 58 MINUTES 10 SECONDS EAST 64.16 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE WEST; (3) THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET AND A CHORD BEARING SOUTH 11 DEGREES 28 MINUTES 10 SECONDS EAST 15.49 FEET, FOR AN ARC DISTANCE OF 15.58 FEET TO ITS POINT OF TANGENCY; AND (4) THENCE SOUTH 00 DEGREES 58 MINUTES 10 SECONDS EAST 16.63 FEET TO THE EAST LINE OF LOT 13 IN SAID PODOLSKY ORCHARD 88 PHASE 2, SAID POINT BEING A POINT OF CUSP OF A CURVE BEING CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EAST LINE OF SAID LOT 13, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 32.50 FEET AND A CHORD BEARING NORTH 45 DEGREES 58 MINUTES 10 SECONDS WEST 45.96 FEET, FOR AN ARC LENGTH OF 51.05 FEET TO THE NORTH LINE OF SAID LOT 13 AND TO ITS POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 01 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF LOTS 13 AND 14 IN SAID PODOLSKY ORCHARD 88 PHASE 2, A DISTANCE OF 603.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 00 DEGREES 21 MINUTES 36 SECONDS WEST 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE **POINT OF BEGINNING**, SAID PARCEL CONTAINING 0.948 ACRES OR 41,315 SQUARE FEET OF LAND, MORE OR LESS.

CONTAINING A TOTAL OF 462,381 SQUARE FEET OR 10.615 ACRES MORE OR LESS.

Pin Nos.: 14-12-209-002; 14-12-209-001; 14-12-210-003; 14-12-210-001



City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
Phone - (630) 256-3080 Fax - (630) 256-3089 Email - coaplanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2015.109

Petitioner: Podolsky Orchard 88 LLC

Number of Acres: 16.10

Number of Signs: 0

Non-Profit: No

Linear Feet of New Roadway:

New Acres Subdivided (if applicable):

Area of site disturbance:

Filing Fees Due at Land Use Petition:

Request(s):	Vacations	\$ 200.00
	Sub Total:	\$200.00

Fees Due at Final Engineering Approval:

Request(s):		
	Sub Total:	\$0.00

Total: **\$200.00**

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

Verified By:

Date: