



City of Aurora

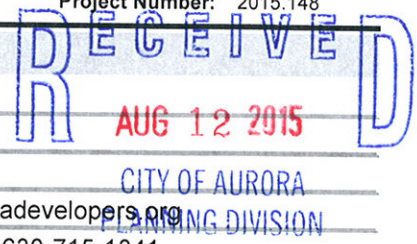
Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2015.148

Petitioner Information

Title: Mr. First Name: Dan Initial: J. Last Name: Soltis
 Company: CIMA Developers, Inc.
 Job Title: _____ Address: 381 E. St. Charles Road
 City: Carol Stream State: IL Zip: 60188 Email: dsoltis@cimadevelopers.org
 Phone: 630-653-1700 Fax: 630-653-2335 Mobile: 630-715-1341
 Petitioner Relationship to Property Owner* Authorized Agent



**If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: 33W991, 34W015, 1387 and 1395 Butterfield Road
Parcel Number(s): 12-35-477-006; 12-36-300-006; 12-36-300-008; 12-36-300-009; 12-36-300-010; 12-36-300-029

Petition Request

Requesting the Annexation of ~~5.086469~~ acres located at 33W991, 34W015, 1387 and 1395 Butterfield Road

Requesting approval of a Final Plan and Plat for ~~5.086469~~ acres of Unincorporated East, Subdivision located at 33W991, 34W015, 1387 and 1395 Butterfield Road

Attachments Required

(hard copies and CD of digital files are required)

- | | | |
|---------------------------------------|---|--|
| One Copy of: | Two Copies of: | Four Copies of: |
| Development Tables (excel doc 1-0) | Final Engineering Plans (Checklist 1-4) | Final Plan (FG2-4) |
| Project Contact Info Sheet (Form 1-5) | Kane County Stormwater Management | Final Plat (FG2-5) |
| Filing Fee (Form 1-6) | Permit Application (App 6-5) | Fire Access Plan (FG2-6) |
| Qualifying Statement (FG2-1) | Stormwater Report (FG2-16) | Landscape Plan (FG2-7) |
| Plat of Survey (FG2-1) | Soil Investigation Report for the Site | Building and Signage Elevations (FG2-11) |
| Legal Description (FG2-1) | Wetland Determination Report | Address Plat (FG2-17) |
| Letter of Authorization* (FG2-2) | | C, C & R's OR Lease Restrictions |

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$2,356.05 (Planning and Zoning Fee \$1,506.05 + Engineering Filing Fee \$850.00)

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.

Authorized Signature: [Signature] Date 8-10-15

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 10 day of August

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

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CITY OF AURORA
PLANNING DIVISION

Project Contact Information Sheet

Project Number: 2015.148

Owner

Angel Associates, LP

First Name: Peter Initial: M. Last Name: Spina Title: _____
Email Address: mospina@thepridestore Phone No.: 630-791-8280 Mobile No.: _____

Additional Contact #1

Relationship to Project: Land Developer / Builder

Company Name: CIMA Developers, Inc

First Name: Dan Initial: J. Last Name: Soltis Title: _____

Job Title: Real Estate Manager

Address: 30W180 Butterfield Road

City: Warrenville State: IL Zip: 60555

Email Address: dsoltis@cimadevelope Phone No.: 630-715-1341 Mobile No.: 630-715-1341

Additional Contact #2

Relationship to Project: Engineer

Company Name: Dave Johnson and Associates

First Name: Dave Initial: _____ Last Name: Johnson Title: _____

Job Title: engineer

Address: 312 S. Hale

City: Wheaton State: IL Zip: 60187

Email Address: dave@djaonline.net Phone No.: 630-752-8600 Mobile No.: _____

Additional Contact #3

Relationship to Project: Architect

Company Name: Gleason Architects

First Name: Diane Initial: _____ Last Name: Duncan Title: _____

Job Title: _____
Address: 769 Heartland Drive

City: Sugar Grove State: IL Zip: 60554

Email Address: dianeduncan@gleason Phone No.: 630-466-8740 Mobile No.: _____

Additional Contact #4

Relationship to Project: Landscape Architect

Company Name: Heller Landscaping

First Name: David Initial: W. Last Name: Heller Title: _____

Job Title: _____
Address: 1 Redwood Court

City: Racine State: WI Zip: 53402

Email Address: david@wdavidheller.cc Phone No.: 262-639-9733 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.: _____



CIMA DEVELOPERS

381 E. ST. CHARLES Rd
CAROL STREAM, IL 60188-2166
FAX: (630)-653-2335
TEL: (630)-653-1700

July 23, 2015

City of Aurora
Development Service Department
44 E. Downer Place
Aurora, IL 60507-2067



RE: PAS Plaza- Project Number 2015-148
Qualifying Statement For Land Use Petition

To Whom It May Concern:

Please see our detailed response to the City of Aurora's Standards pertaining to our proposed Land Use Petition for Final Plan and Plat for property located at 33W991, 34W015, 1387, and 1395 Butterfield Road. The Project has received City Council approval for Preliminary Plan and Plat, Annexation and Rezoning and Special Use.

1) The Public health, safety, morals, comfort or general welfare:

We will develop the Site in compliance with all applicable State, Federal and local laws, statutes, codes, regulations, ordinances, EPA regulations, State Fire Marshal regulations, and City of Aurora regulations.

2) The use and enjoyment of other property already established or permitted in the general area:

Our Development plan is consistent with the current Retail Developments along Butterfield Road and Farnsworth Road.

3) Property Values within the neighborhood.

Property values in the vicinity will not be diminished in any capacity due to our Development.

4) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:

The Development will not interfere with surrounding property, or other property in that respect.

5) Utilities, access roads, drainage and/or other necessary facilities:

Utilities are already in place and have been established. Drainage Plans have been prepared and are in full review with the City Departments. All access roads and additional development facilities will be in accordance with the approved plans.

6) Ingress and egress as it relates to traffic congestion in the public streets:

The Development Plan has been designed for optimal traffic flow and drive-thru stacking. Cross access points to the east and west allow further optimal flow. Our plan reduces several of the existing drives on Butterfield Road, and does not require any additional drives on Farnsworth.

7) The applicable regulations of the zoning district in which the subject property is proposed to be or is located:

We will develop the site in compliance with all applicable Municipal and local laws, statutes, codes, regulations, and ordinances.

Thank You.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Soltis', written over a horizontal line.

Dan Soltis
CIMA Developers, Inc.

LEGAL DESCRIPTIONS

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CITY OF AURORA
PLANNING DIVISION

1395 BUTTERFIELD ROAD LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP AND RANGE AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 09 MINUTES WEST ALONG SAID CENTER LINE 208.3 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE 131; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 364.4 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 16 MINUTES WEST TO THE SOUTH LINE OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH LINE TO A POINT 416.84 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE 131; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 139.33 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 0 DEGREES, 9 MINUTES, 0 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 208.3 FEET TO THE SOUTH LINE OF FEDERAL AID ROUTE NO. 131, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID ROAD 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST, 364.4 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID ROAD NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST 136 FEET; THENCE SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST 379.4 FEET TO THE SOUTH LINE OF SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36 TO A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 16 MINUTES, 0 SECONDS EAST TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN FINAL JUDGMENT ORDER ENTERED IN CASE NUMBER 07 ED K 10, CIRCUIT COURT OF KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN NADLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1998 AS DOCUMENT NUMBER 98K105199, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, 20.17 FEET; THENCE ALONG A LINE LYING 20.17 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE, NORTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, 375.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAP ROUTE 365; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 79 DEGREES 24 MINUTES 19 SECONDS EAST, 20.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID FARNSWORTH AVENUE, SOUTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, 379.15 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, RETURNING TO THE POINT OF BEGINNING.

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CITY OF AURORA
PLANNING DIVISION

1387, 33W991, and 34W015 Butterfield Road Legal Description:

PARCEL I:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 35 AND RUNNING WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET TO A PLACE OF BEGINNING, THENCE NORTHERLY AT A RIGHT ANGLE TO AFORESAID SOUTH LINE OF SECTION 35 A DISTANCE OF 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE EASTERLY ALONG THE AFORESAID RIGHT OF WAY 158.55 FEET, THENCE SOUTHERLY 289.85 FEET TO A POINT IN THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39 FEET FROM THE SOUTHWEST CORNER OF AFORESAID SECTION 36, THENCE WESTERLY ALONG THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE EAST ALONG SAID SOUTH LINE OF SECTION 36, 13.64 FEET TO AN IRON PIPE FOUND AT THE POINT OF BEGINNING; THENCE NORTHERLY 66.05 FEET TO AN IRON PIPE FOUND; THENCE EASTERLY, 124.00 FEET TO AN IRON PIPE FOUND THENCE SOUTHERLY, 65.62 FEET TO AN IRON PIPE; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 36, 123.69 FEET TO SAID POINT OF BEGINNING) IN KANE COUNTY, ILLINOIS; AND THE EAST 33 FEET, AS MEASURED ALONG THE SOUTH LINE OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35 AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET FOR A POINT OF BEGINNING, THENCE NORTHERLY AT RIGHT ANGLES TO THE AFORESAID SOUTH LINE OF SECTION 35, 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE WESTERLY ALONG THE AFORESAID SOUTH RIGHT OF WAY 388.85 FEET TO THE CENTER OF CHURCH ROAD, THENCE SOUTHERLY ALONG THE CENTER OF AFORESAID CHURCH ROAD 208.3 FEET TO THE SOUTH LINE OF AFORESAID SECTION 35, THENCE EASTERLY ALONG SAID SOUTH LINE 384.43 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

PARCEL II:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 137.39 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 289.85 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROAD NO. 131

FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG THE LAST MENTIONED LINE 289.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE, 144.93 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 312.84 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROAD NO. 131; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 88.7 FEET TO AN ANGLE IN SAID ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 58.06 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

PARCEL III:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 282.32 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION 312.84 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE NO. 131 FOR THE POINT OF BEGINNING, THENCE SOUTH ALONG LAST MENTIONED LINE 312.84 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE EAST ALONG SAID SOUTH LINE 134.52 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION, 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE NO. 131, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD 136.29 FEET TO THE POINT OF BEGINNING, TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.



City of Aurora

Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
Phone: (630) 256-3080 Fax: (630) 256-3081 Email: coaplaning@aurora-il.org

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Filing Fee Form

Project Number: 2015.148

Petitioner: ANGEL ASSOCIATES LLC
Number of Acres: 5.09
Number of Signs: 0

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0
Area of site disturbance: 5.09

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$ 753.03
	Final Plan	\$ 753.03
	Final Engineering Filing Fee	\$ 850.00

Sub Total: \$2,356.05

Fees Due at Final Engineering Approval:

Request(s):		

Sub Total: \$0.00

Total: **\$2,356.05**

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

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