

# 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: 3181 North Aurora Road

Parcel Number(s): 07-17-109-009

### Petition Request

Requesting approval of a Final Plan for the property located at 3181 North Aurora Road for a Day Care (6130) Use

### Attachments Required

**(a digital file of all documents is also required)**

Development Tables Excel Worksheet - digital only (1-0) Two Paper and pdf Copy of:  
Word Document of: Legal Description (2-1)

Two Paper and pdf Copy of:

One Paper and pdf Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)

Fire Access Plan (2-6)  
Final Engineering Plans (2-16)  
Stormwater Permit Application (App 1-14)  
Stormwater Report (2-10)

Final Plan (2-4)  
Landscape Plan (2-7)  
Building and Signage Elevations (2-11)

**Petition Fee: \$1,400.00**

**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 1/19/2023

Print Name and Company: 614 Acquisitions, LLC (Reed Fenton, Manager)

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 9 day of January 2023.

State of Michigan)

) SS

County of Oakland

Dusty L. Swank

Notary Signature

NOTARY PUBLIC SEAL



## 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:	Reed	Initial:		Last Name:	Fenton	Title:	Mr.
Address:	1695 Twelve Mile Rd. Suite 100						
City:	Berkley	State:	MI	Zip:	48072		
Email Address:	Reed@814cre.com	Phone No.:	(248)817-1522		Mobile No.:		
Company Name:	814 CRE, LLC						
Job Title:	Partner, CEO						

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

Relationship to Project	Land Developer / Builder						
First Name:	Meaghan	Initial:		Last Name:	O'Connor	Title:	Ms.
Address:	213 W. Institute Place, Suite 705						
City:	Chicago	State:	IL	Zip:	60610		
Email Address:	meaghan@814cre.com	Phone No.:	708-528-8437		Mobile No.:		
Company Name:	814 CRE, LLC						
Job Title:	Development Manager						

### Additional Contact #1

Relationship to Project	Land Developer / Builder						
First Name:	Samantha	Initial:		Last Name:	Kozlowski	Title:	Mrs.
Address:	1695 Twelve Mile rd. Suite 100						
City:	Berkley	State:	MI	Zip:	48072		
Email Address:	samantha@814cre.com	Phone No.:	248-817-1691		Mobile No.:		
Company Name:	814 CRE, LLC						
Job Title:	Development Manager						

### Additional Contact #2

Relationship to Project	Surveyor						
First Name:	Dan	Initial:		Last Name:	Free	Title:	Select One From List
Address:	7325 Janes Ave.						
City:	Woodridge	State:	IL	Zip:	60517		
Email Address:		Phone No.:	331-645-7813		Mobile No.:		
Company Name:	V3 Companies, Ltd.						
Job Title:	Project Manager, P.E.						

### Additional Contact #3

Relationship to Project	Architect						
First Name:	Aaron	Initial:		Last Name:	Becker	Title:	Select One From List
Address:	12 Sunnen Dr., Suite 100						
City:	St. Louis	State:	MO	Zip:	63143		
Email Address:	aaron.becker@thecdcompanies	Phone No.:	314-238-2031		Mobile No.:		
Company Name:	CASCO						
Job Title:	Project Manager, AIA, NCARB						

### Additional Contact #4

Relationship to Project	Consultant						
First Name:	David	Initial:		Last Name:	Kwasiborski	Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:	DKwasiborski@ecslimited.com	Phone No.:	847-279-0366		Mobile No.:		
Company Name:	ECS Midwest, LLC						
Job Title:	Subsidiary Director of Environmental Services						



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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## Filing Fee Worksheet

Project Number: DST2022-299

Petitioner: 814 Development

Number of Acres: 1.44

Number of Street Frontages: 4.00

Non-Profit 0

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 1.44

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00

Total: **\$1,400.00**

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

Verified By:

Jacob Sodaro

Date:

12/27/2022

DuPage Properties Venture  
c/o Development Resources, Inc.  
333 North DesPlaines Street  
Chicago, Illinois 60611  
Email: [jderose@devresinc.com](mailto:jderose@devresinc.com)

November 30, 2021

City of Aurora, Planning and Zoning Division  
44 E. Downer Place  
Aurora, Illinois 60507  
630-256-3080  
coaplanning@aurora-il.org

**Re: Letter of Authorization  
3181 N. Aurora Road, Aurora, IL 60502**

To Whom It May Concern:

This letter shall confirm that Chicago Title Land Trust Company, as Successor Trustee to LaSalle Bank Trustee under a Trust Agreement Dated October 8, 2971 and known as Trust Number 43123 (the "Trust") is the owner of an approximately 1.4 acre parcel of real estate located at 3181 N. Aurora Road in the City of Aurora, DuPage County, Illinois and legally described as follows:

LOT 108 IN ASHTON POINTE UNIT ONE, BEING A RESUBDIVISION OF PART OF LOT 2 OF KNIGHT'S SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2000 AS DOCUMENT NUMBER R2000-152781, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS.

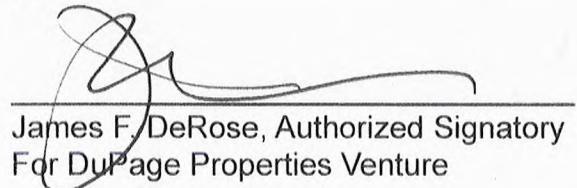
Parcel Identification Number: 07-17-109-009 (the "Property").

DuPage Properties Venture is an Illinois general partnership and the sole beneficiary of the Trust. I hereby affirm that I have full legal capacity to execute this Letter of Authorization and to further authorize the Contract Purchaser (as defined below) and its representatives to act as owner's agent through the Land Use Petition process with the City, as set forth below.

This letter shall confirm that 814 Acquisitions, LLC is the contract purchaser of the Property, has assigned its rights under the Purchase and Sale Agreement to 814 Services, LLC (the "Contract Purchaser") and has the authority under its contract with DuPage Properties Venture to file a Land Use Petition with the City of Aurora (the "City") seeking to obtain all governmental approvals from the City in order to use the Property in accordance with Purchaser's intended use. The governmental approvals shall include,

in accordance with Purchaser's intended use. The governmental approvals shall include, but not be limited to: (1) approval of a Preliminary Plat and Plan, (2) approval of a Final Plat and Plan, and (3) such other approvals as the Contract Purchaser may request from the City.

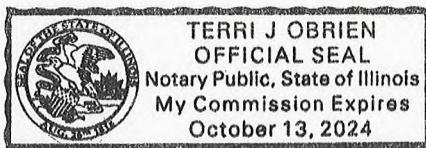
This letter shall further confirm that there are no buildings on the Property and no electors reside thereon. This authorization shall continue in full force and effect until receipt by the City of a revocation signed, in writing.



James F. DeRose, Authorized Signatory  
For DuPage Properties Venture

Subscribed and Sworn to  
Before me this 30<sup>th</sup> day of  
November, 2022

Terri J. O'Brien  
Notary Public



LOT 108 IN ASHTON POINTE UNIT ONE, BEING A RESUBDIVISION OF PART OF LOT 2 OF  
KNIGHT'S SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
SEPTEMBER 29, 2000 AS DOCUMENT R2000-152781, IN DUPAGE COUNTY, ILLINOIS.