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

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits **Subject Property Information**

Address / Location: South of Sunrise Road and east of Frieder Lane

Parcel Number(s): 07-04-300-019, 07-04-300-020

Petition Request

Requesting approval of an Annexation Agreement for 6.3 acres located south of Sunrise Road and east of Frieder Lane for the Sheila Brown Trust Development;

Requesting the Annexation, pursuant to an Annexation Agreement, of 6.3 acres located south of Sunrise Road and east of Frieder Lane;

Requesting the Establishment of a Conditional Use Planned Development, pursuant to an Annexation Agreement, with an underlying ORI Office, Research, and Light Industrial District zoning on the property located south of Sunrise Road and east of Frieder Lane

Attachments Required

Development Tables Excel Worksheet - digital only (1-0) Word Document and PDF of: Legal Description (2-1) Word Document and PDF of: Annexation Agreement (2-19)

Word Document and PDF of: Plan Description (2-18)

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

Petition Fee: \$2,714.50

(a digital file of all documents is also required)

One Paper and pdf Copy of: Plan Description (2-18) Annexation Agreement (2-19) Annexation Plat (2-3) Concept Plan

Upon Approval: Executed Mylar of: Annexation Plat Recording Fee for Annexation Plat and Annexation Agreement in TBD Amount made out to DUPAGE COUNTY

Payable to: City of Aurora

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 <u>NOT</u> the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: 10h F. Philipchuk, Dommennuth, Coline, West, 2025
Print Name and Company: 10h F. Philipchuk, Dommennuth, Coline, West, 2025
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 6 day of 4ugust, 2025
State of Illinois

NOTARY PUBLIC SEAL

Notary Signature

OFFICIAL SEAL
VIKTORIIA DNIESTROVA
Notary Public, State of Illinois
Commission No. 1014167
My Commission Expires
July 23, 2029



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

Project Contact Information Sheet

Project Number:

Petitioner Company (or Full Name of Petitioner):

<u>Owner</u>							
First Name:	Sheila	Initial:	M.	Last Name:	Brown	Title:	Mrs.
Company Name:	Declaration of Trust Dated Sep	tember 6,2017				-	
Job Title:							
Address:	30W669 Sunrise Road					= =	
City:	Naperville	State:	Illinois	_Zip:	60563	3	
Email Address:		Phone No.:		Mobile No.:		_	
Main Contact (The in	ndividual that signed the Lan	d Use Petition)					
Relationship to Project:		Attorney					
Company Name:	Dommermuth Cobine West Ger	nsler Philipchuck & C	orrigan, Ltd.				
First Name:	John	Initial:	F.	Last Name:	Philipchuck	Title:	Mr.
Job Title:	Attorney						
Address:	111 E. Jefferson Ave					_	
City:	Naperville	State:	Illinois	_Zip:	60540)	
Email Address:	jfp@dbcw.com	Phone No.:	630-355-5800	Mobile No.:	630-240-7271		
Additional Contact #	1.						
Relationship to Project:	- ,;	Other					
Company Name:	Declaration of Trust Dated Sept	tember 6,2017					
First Name:	Nigel	Initial:		Last Name:	Brown	- Title:	Mr.
Job Title:	Trustee					_	
Address:	19220 Amstutz Road					-	
City:	Auburn	State:	Indiana	Zip:	46706	5	
Email Address:	nigelbrown61@yahoo.com	Phone No.:	920-251-5645	Mobile No.:	920-251-5645	_	
Additional Contact #	2			-		_	
Relationship to Project:	_	Other					
Company Name:	Declaration of Trust Dated Sept						
First Name:	Malcolm	Initial:		Last Name:	Brown	- Title:	Mr.
Job Title:	Trustee					-	
Address:	323 Aspen Dr.					.	
City:	Chatham	State:	Illinois	Zip:	62629	9	
Email Address:	restore7sbcglobal.net	Phone No.:	217-414-7217	Mobile No.:	217-414-7217	-	
Additional Contact #	3					_	
Relationship to Project:	- /	Engineer					
Company Name:	Cemcon Ltd.	Liigiilooi					
First Name:	Matthew	Initial:		Last Name:	Worline	Title:	Mr.
Job Title:	Civil Engineer	T. Irana			***************************************	- 1110	
Address:	2280 White Oak Circle, Suite 10	00				-	
City:	Aurora	State:	Illinois	Zip:	60502-9675	_	
Email Address:	mattw@cemcon.com	Phone No.:	630-862-2100	Mobile No.:	630-862-2100	=	
Additional Contact #							
Relationship to Project:	<u></u>						
Company Name:							
First Name:	•	Initial:		Last Name:		- Title:	
Job Title:	P	muai.		Last Haille.		- Tille.	
Address:	í .				To the second se	-	
City:		State:		Zip:		=	
Email Address:		Phone No.:		Mobile No.:	•	-	
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Filing Fee Worksheet

<u>Project Number:</u> 2024.511 <u>Linear Feet of New Roadway:</u> 0

Petitioner: Dommermuth, Cobine, West, Gensler, Philipchuck New Acres Subdivided (if applicable): 0.00

Number of Acres: 6.30 Area of site disturbance (acres): 0.00

Number of Street Frontages: 1.00

Non-Profit 0

Filling Fees Due at Land Use Petition:

1 000 Bue at Lana Coo i ottion:					
Request(s): Annexation Agr	eement	\$	1,052.00		
Annexation		\$	795.50		
Conditional Use	Plan Description/Revision	\$	852.00		
Public Hearing	Notice Sign(s)	\$	15.00		

Total: \$2,714.50

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

Verified By: Jill N Morgan Date: 7/29/2025

From: Sheila M. Brown Declaration of Trust Dated September 6, 2017

Nigel Brown, Trustee 19220 Amstutz Road Auburn, IN 46706

Telephone: 920-251-5645

Email: nigelbrown61@yahoo.com

Sheila M. Brown Declaration of Trust Dated September 6, 2017

Malcolm Brown, Trustee

323 Aspen Dr. Chatham, IL 62629 Telephone: 217-414-7217 Email: restore7sbcglobal.net

To: City of Aurora, Planning and Zoning Division

> 44 E. Downer Place Aurora, Illinois 60507 Telephone: 630-256-3080

Email: coaplanning@aurora-il.org

AUTHORIZATION LETTER FOR 30W669 SUNRISE ROAD, NAPERVILLE, IL 60563 RE:

To Whom It May Concern:

As trustees for the Sheila M. Brown Declaration of Trust Dated September 6, 2017, owner of the above stated property, we hereby affirm that we have full legal capacity to authorize the law firm of Dommermuth, Cobine, West, Gensler, Philipchuck & Corrigan, Ltd., and its representatives, to act as the owner's agent through the annexation, zoning and Land Use Petition process with the City of Aurora for said property.

Date: 7/3/25

Nigel Brown

Its: Trustee

STATE OF Indiana COUNTY OF WIM

SUBSCRIBED and SWORN to before me this 3 day of 100 NOTARY PUBLIC SIGNATURE: But the seal:

BRAEDI HUNECK Notary Public - Seal Allen County - State of Indiana Commission Number NP0742581 My Commission Expires Jul 25, 2030

By: Moleon Date: 1-1-2025
Malcolm Brown
Its: Trustee
STATE OF LUNDIS)
STATE OF LUNDIS) SS COUNTY OF Sargan O)
SUBSCRIBED and SWORN to before me this
NOTARY PUBLIC SIGNATURE: SEAL SEAL LAURIE MARIE WYLIE Notary Public, State of Illinois Commission No. 999767 My Commission Expires
November 08, 2028

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Commonly known as (address): 30W669 Sunrise Road, Naperville, Illinois 60540.

Tax Parcel Numbers: 07-04-300-019 and 07-04-300-020

LOT 13 IN ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1943 AS DOCUMENT 455751, IN DUPAGE COUNTY, ILLINOIS.

SHEILA M. BROWN DECLARATION OF TRUST DATED SEPTEMBER 6, 2017

QUALIFYING STATEMENT

The Sheila M. Brown Declaration of Trust Date September 6, 2017 owns an approximately 6.3 acres known as 30W669 Sunrise Road in DuPage County, Illinois.

The intended use of the property is for the construction of a potential 87,502 square foot light industrial structure with ancillary automobile, truck and trailer parking.

This proposed development will address the following standards:

- a) The surrounding area was planned and designed to accommodate uses such as the one proposed. This development will continue to be designed and operated to complement the existing safety and general welfare of the citizens of Aurora and the adjacent unincorporated areas.
- b) Significant industrial, warehouse and manufacturing uses exist in the general area in the City of Aurora. Where interfacing exists with county residential properties, design standards, landscaping and traffic planning will be implemented to protect those areas.
- c) Property values have continued to remain stable in the area, including those of the non-industrial areas of the County as the industrial uses have expanded over the years.
- d) The development of this property will continue to offer many of the quality standards in the adjacent Butterfield Planned Development District both in design of the structures, site planning and landscaping details.
- e) All necessary utilities are existing or being extended to serve the subject property. Drainage patterns will continue to be honored and enhanced. Roads serving the development are existing and improved to provide for the site and area traffic needs.
- f) This property is being designed to provide for special access drives serving truck movements separate from automobiles. Two different access points from the site to the public streets will be provided to minimize congestion.
- g) The property will be subject to the regulations established in an ORI (Office, Research, and Light Industry) Conditional Use Planned Development zoning.