



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

1-3

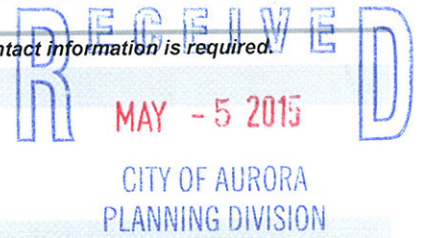
Land Use Petition

Project Number: 2015.024

Petitioner Information

Title: Mr. First Name: Tom Initial: _____ Last Name: Burgess
Company: Aurora Corporate Center Development Company
Job Title: _____ Address: _____
City: _____ State: _____ Zip: _____ Email: tom@burgessent.com
Phone: 630-585-0021 Fax: 630-845-9640 Mobile: _____
Petitioner Relationship to Property Owner* Owner

**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: 2605-2621 Beverly Dr
Parcel Number(s): 15-01-206-004; 15-01-206-006; 15-01-206-007; 15-01-206-008

Petition Request

Requesting approval of a Final Plan with a setback variance for the property at 2605-2621 Beverly Dr., in Aurora Corporate Center.

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) |
| Filing Fee Worksheet (Form 1-6) | Kane County Stormwater Management | Fire Access Plan (FG2-6) |
| Project Contact Info Sheet (Form 1-5) | Permit Application (App 6-5) | Landscape Plan (FG2-7) |
| Letter of Authorization* (FG2-1) | Stormwater Report (FG2-10) | Building and Signage Elevations (FG2-11) |
| Qualifying Statement (FG2-1) | Soil Investigation Report for the Site | C, C & R's OR Lease Restrictions |
| Plat of Survey (FG2-1) | Wetland Determination Report | |
| Legal Description (FG2-1) | | |

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$2,165.00 (Planning and Zoning Fee \$1,515.00 + Engineering Filing Fee \$650.00)

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: Tom Burgess Date 5/1/15

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 1st day of May, 2015

State of IL)
County of Kane) SS

NOTARY PUBLIC SEAL

Rebecca Colbert
Notary Signature





Project Contact Information Sheet

Project Number: #REF!

Owner

Next Level at Aurora Corporate Center

First Name: Tom Initial: Last Name: Burgess Title: _____
Email Address: tom@burgessent.com Phone No.: 630-585-0021 Mobile No.: _____

Additional Contact #1

Relationship to Project: Architect
Company Name: Steven W. Hansen, Architect
First Name: Steve Initial: Last Name: Hansen Title: _____
Job Title: _____
Address: 43W752 US Hwy 30
City: Sugar Grove State: IL Zip: 60554
Email Address: Phone No.: Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: County Engineers Inc.
First Name: Brandon Initial: Last Name: Jafari Title: _____
Job Title: _____
Address: 2202 Gary Lane
City: Geneva State: IL Zip: 60134
Email Address: ceillinois@aol.com Phone No.: 630-364-6976 Mobile No.: _____

Additional Contact #3

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 #4

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.: _____

Qualifying Statement of Petition for 40,000 SF building on Beverly Drive at Aurora Corporate Center

A proposed 40,000 sq ft (approx.) multi-tenant condominium would relate to the following standards in the ways addressed below.

The public health, safety, morals, comfort or general welfare is addressed by such a building not only to the extent that the building inhabitants will be providing a variety of services that will enhance the public's general welfare, but also by providing high quality space for that portion of the public that is in need of a home for their business. By bringing this building to market as a condo, we are also allowing for that portion of the public that will be our customers to build equity instead of just paying rent.

The use and enjoyment of other property already established or permitted in the general area will be enhanced to the extent that the building will be consistent with the other buildings in the area from an architecture standpoint.

Property values within the neighborhood will not be affected by this building since it will be consistent with the other buildings from an architectural and use standpoint.

The normal and orderly development and improvement of surrounding property will be enhanced by this development since it is one of the last remaining vacant pieces and is very close to the entrance of the industrial park.

Utilities, access roads, drainage and/or other necessary facilities will experience common loads based on the type of building the site provides for.

Ingress and egress as it relates to traffic congestion in the public streets has been addressed by moving the second access to the property to the southern extremity of the property from its current location thereby eliminating the type of congestion and confusion the current set up lends itself to. Additionally in order to cut down on congestion, we will make use of the existing northern-most access, which is a shared drive.

The applicable regulation of the zoning district is PDD and this development is consistent with that zoning.

To complete the Aurora Corporate Center, we will be building two buildings, one approximately 40,000 square feet and one approximately 17,000 square feet. The 40,000 SF building will be out typical light industrial multi-tenant condominium building. The 17,000 SF building will have some of those same features, but will have fewer units and could be a single user facility. The required landscape setback on the north and east of Lot 5 - Condo Lot 4 is reduced to 0' (zero feet) at the building.



BURGESS
COMMERCIAL REAL ESTATE

BUILDING BUSINESS INVESTMENTS SINCE 1995

May 5, 2015

From: Tom Burgess, President
Aurora Corporate Center Development Company
1585 Beverly Court #122
Aurora, IL 60502

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 Next Level at Aurora Corporate Center, Beverly Drive
Legal Description: Lot 5 in Aurora Corporate Center, being a subdivision of part of the north half of section 1, Township 38 North, Range 8 East of the third principal meridian, according to the plat thereof recorded September 28, 2001 as document number 2001K100610 in Kane County IL. Lot 4 in Unit 2 PIN 15-01-206-008.

To whom it might concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Steve W. Hansen to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signed:

Tom Burgess

Date:

4/15/15

Subscribed and Sworn to Before Me This 4th Day of May, 2015

Notary Signature:

Rebecca Colbert



Unit 4 Condominium Plat of

Lot 5 in Aurora Corporate Center

Legal Description:

UNIT 4 IN SECOND AMENDED CONDOMINIUM PLAT, AS DOCUMENT NUMBER 2012K048139, OF LOT 5 IN AURORA CORPORATE CENTER, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 2001, AS DOCUMENT NUMBER 2001K100610, IN 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 COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2015.024

Petitioner: Tom Burgess

Number of Acres: 2.24

Number of Signs: 1

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0

Area of site disturbance: 2.24

Filing Fees Due at Land Use Petition:

Request(s):	Public Hearing Notice Sign	\$ 15.00
	Final Plan	\$ 750.00
	Variance (Non-Residential)	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00
	Sub Total:	\$2,165.00

Fees Due at Final Engineering Approval:

Request(s):	Select One	0.00
	Sub Total:	\$0.00

Total: **\$2,165.00**

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