

# 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

NA 33/1-22-355-  
Cul Pd/R

### Subject Property Information

Address / Location: 9 S 200 State Route 59

Parcel Number(s): 07-33-200-005, 07-33-200-008, 07-33-200-010

### Petition Request

Requesting a Plan Description Revision to the Conditional Use Planned Development on the property located at 9S200 State Route 59

### Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Word Document of: Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Plan Description Revision  
Signage Elevations

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1) \*

Plat of Survey (Format Guidelines 2-1) \*

Legal Description (Format Guidelines 2-1) \*

Letter of Authorization (Format Guidelines 2-2) \*

Petition Fee: \$3,609.00

4345.00

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

11/16/22

Print Name and Company: \_\_\_\_\_

AARON STOECKE

AURORA SIGN CO.

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.

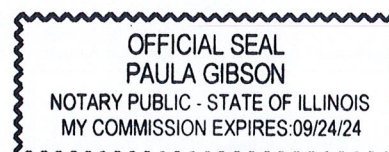
Given under my hand and notary seal this 16<sup>th</sup> day of November

State of Illinois

County of Kendall ) SS

Paula Gibson  
Notary Signature

NOTARY PUBLIC SEAL





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#### One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)  
Plat of Survey (Format Guidelines 2-1)  
Legal Description (Format Guidelines 2-1)  
Letter of Authorization (Format Guidelines 2-2)

Petition Fee: ~~\$3,609.00~~ \$4,345.00

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 \_\_\_\_\_

Print Name and Company: \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_.

State of \_\_\_\_\_

) SS

County of \_\_\_\_\_

NOTARY PUBLIC SEAL

\_\_\_\_\_  
Notary Signature



## Project Contact Information Sheet

**Project Number:** 2022.207

**Petitioner Company (or Full Name of Petitioner):** Aurora Sign Company

### Owner

First Name: Christian Initial: \_\_\_\_\_ Last Name: Axelsen Title: \_\_\_\_\_  
Company Name: Calvary Church  
Job Title: Director of Finance  
Address: 9S200 Route 59  
City: Naperville State: IL Zip: 60564  
Email Address: caxelsen@calvarynaperville.org Phone No.: 630-851-7000 Mobile No.: \_\_\_\_\_

### Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: \_\_\_\_\_ Other  
Company Name: Aurora Sign Company  
First Name: Aaron Initial: \_\_\_\_\_ Last Name: Stoeckel Title: \_\_\_\_\_  
Job Title: Vice President, Sales  
Address: 30W196 Calumet Ave West  
City: Warrenville State: IL Zip: 60555  
Email Address: Astoeckel@AuroraSign.com Phone No.: 630-898-5900 Mobile No.: 630-788-4376

### Additional Contact #1

Relationship to Project: \_\_\_\_\_ Other  
Company Name: Aurora Sign Company  
First Name: Brandon Initial: \_\_\_\_\_ Last Name: Weis Title: \_\_\_\_\_  
Job Title: President  
Address: 30W196 Calumet Ave West  
City: Warrenville State: IL Zip: 60555  
Email Address: Bweis@AuroraSign.com Phone No.: ##### Mobile No.: 6,302,480,369.00

### Additional Contact #2

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

### Additional Contact #3

Relationship to Project: \_\_\_\_\_  
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: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_



44 E Downer Pl, Aurora, IL 60505  
phone (630) 256-3080 fax (630) 256-3081 email COAPPlanning@aurora-il.org

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## Filing Fee Worksheet

**Project Number:** 2022.207

**Petitioner:** Aurora Sign Company

**Number of Acres:** 107.30

**Number of Street Frontages:** 3.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.00

**Area of site disturbance (acres):** 0.00

### Filling Fees Due at Land Use Petition:

Request(s):	Plan Description/Revision	\$ 4,300.00
	Public Hearing Notice Sign(s)	\$ 45.00

**Total:** **\$4,345.00**

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

Verified By: Steve Broadwell

Date:



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phone (630) 256-3080 fax (630) 256-3081 email COAPPlanning@aurora-il.org

1-6

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**New Acres Subdivided (if applicable):** 0.00

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### Filling Fees Due at Land Use Petition:

Request(s):	Plan Description/Revision	\$ 4,300.00
	Public Hearing Notice Sign(s)	\$ 45.00

**Total:** **\$4,345.00**

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

Verified By: Steve Broadwell

Date:





# CALVARY CHURCH

9s200 Rt. 59 | Naperville, IL 60564  
630-851-7000 | calvarynaperville.org

August 10, 2022

From: Christian Axelsen, Director of Finance  
Calvary Church  
9s200 Route 59, Naperville, IL 60564  
630-851-7000  
caxelsen@calvarynaperville.org

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 9s200 Route 59, Naperville, IL 60564

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 Aurora Sign Company, and its representatives, to act as the owner's agent through the Plan Description Revision for Exterior Signage Land Use Petition process with the City of Aurora for said property.

Signature

Date

08-11-2022

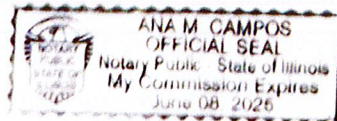
Subscribed And Sworn To Before Me This

11<sup>th</sup>

Day of

8, 2022

Notary Signature



8/31/22

Aurora Sign Company will be manufacturing and installing (2) Double Faced Illuminated Signs, each with an Electronic Message Center. The signage will not impact the public health, safety, morals, comfort or general welfare. The signage will help the use and enjoyment of other property already established or permitted in the general area. The ground signs will not affect the property values within the neighborhood.

Aurora Sign Company will not disrupt the normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

The signage will not affect the utilities, access roads, drainage and/or other necessary facilities. The ground signs will not impact ingress and egress as it relates to traffic congestion in the public streets

Aurora Sign Company will follow the applicable regulations of the zoning district in which the Subject Property is proposed to be or is located.

The property as currently zoned is spread over three parcels. We are looking to merge the three parcels into one parcel for the benefit of one sign program for all buildings on this parcel. Thus also relinquishing all other non-conforming signs that exist across the parcels.

## Legal Description

THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 97 IN THE FINAL PLAT OF SUBDIVISION FOR STONEHAVEN UNIT 1, BEING A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2003 AS DOCUMENT R2003-316621; THENCE SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 200.18 ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 907.07 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF COMMONS ROAD AS DEDICATED TO THE CITY OF AURORA PER PLAT OF DEDICATION RECORDED DECEMBER 18, 2013 AS DOCUMENT R2013-166762; THENCE NORTHERLY, 449.30 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET WITH A

CHORD BEARING NORTH 22 DEGREES 20 MINUTES 28 SECONDS WEST; THENCE NORTH 00 DEGREES 38 MINUTES 17 SECONDS EAST, 922.18 FEET ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069195; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 1230.43 FEET ALONG SAID SOUTH LINE, ALONG THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 2, BEING A SUBDIVISION OF SAME SECTION, TOWNSHIP AND RANGE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069196 AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AS ESTABLISHED BETWEEN THE SOUTHWEST CORNER OF SAID GRAMERCY SQUARE, UNIT 1 AND A DISC FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 1022.78 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS WEST, 191.87 FEET PARALLEL WITH SAID SOUTH LINES; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 306.19 FEET PARALLEL WITH THE PENULTIMATE COURSE TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Address Commonly Known As:

9S200 Illinois Route 59, Naperville, Illinois 60564

PIN No's: 07-33-200-008 and 07-33-200-010