

# 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

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

(a digital file of all documents is also 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:  
Plan Description (2-18)  
Annexation Agreement (2-19)  
Annexation Plat (2-3)  
Concept Plan

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

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

**Petition Fee: \$2,714.50**

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

Authorized Signature: John F. Philipchuk/kcw Date August 8, 2025  
Print Name and Company: John F. Philipchuk, Demmermuth, Coble, West, Gonsler, et al

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 8 day of August, 2025  
State of Illinois)

) SS  
County of DuPage)

B. D. Dineen  
Notary Signature

NOTARY PUBLIC SEAL



## Project Contact Information Sheet

### Project Number:

### Petitioner Company (or Full Name of Petitioner):

#### Owner

First Name: Sheila Initial: M. Last Name: Brown Title: Mrs.  
Company Name: Declaration of Trust Dated September 6, 2017  
Job Title: \_\_\_\_\_  
Address: 30W669 Sunrise Road  
City: Naperville State: Illinois Zip: 60563  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: Attorney  
Company Name: Dommermuth Cobine West Gensler Philipchuck & Corrigan, 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 September 6, 2017  
First Name: Nigel Initial: \_\_\_\_\_ Last Name: Brown Title: Mr.  
Job Title: Trustee  
Address: 19220 Amstutz Road  
City: Auburn State: Indiana Zip: 46706  
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 September 6, 2017  
First Name: Malcolm Initial: \_\_\_\_\_ Last Name: Brown Title: Mr.  
Job Title: Trustee  
Address: 323 Aspen Dr.  
City: Chatham State: Illinois Zip: 62629  
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.  
First Name: Matthew Initial: \_\_\_\_\_ Last Name: Worline Title: Mr.  
Job Title: Civil Engineer  
Address: 2280 White Oak Circle, Suite 100  
City: Aurora State: Illinois Zip: 60502-9675  
Email Address: mattw@cemcon.com Phone No.: 630-862-2100 Mobile No.: 630-862-2100

#### 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.: \_\_\_\_\_

## Filing Fee Worksheet

**Project Number:** 2024.511

**Petitioner:** Dommermuth, Cobine, West, Gensler, Philipchuck

**Number of Acres:** 6.30

**Number of Street Frontages:** 1.00

**Non-Profit** 0

**Linear Feet of New Roadway:** 0

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

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

### **Filing Fees Due at Land Use Petition:**

|             |                                           |             |
|-------------|-------------------------------------------|-------------|
| Request(s): | Annexation Agreement                      | \$ 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

7/3, 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: [niglbrown61@yahoo.com](mailto:niglbrown61@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: [restore7sbcbglobal.net](mailto:restore7sbcbglobal.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](mailto:coaplanning@aurora-il.org)

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

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.

By:  Date: 7/3/25

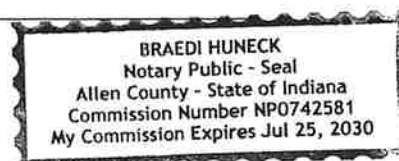
Nigel Brown

Its: Trustee

STATE OF Indiana )  
 ) SS  
COUNTY OF Allen )

SUBSCRIBED and SWORN to before me this 3 day of July, 2025.

NOTARY PUBLIC SIGNATURE:  SEAL: \_\_\_\_\_



By: Malcolm Brown Date: 7-1-2025

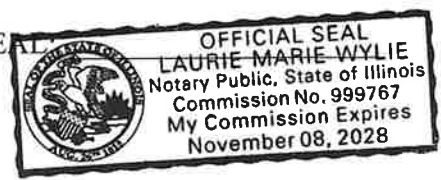
Malcolm Brown

Its: Trustee

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Sangamon )

SUBSCRIBED and SWORN to before me this 1st day of July, 2025.

NOTARY PUBLIC SIGNATURE: Laurie Marie Wylie SEAL



### **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.