

# City of Aurora

Development Services Department | Zoning and Planning Division

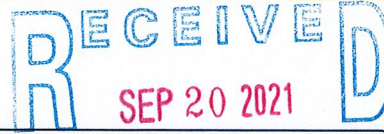
44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



21.284

## Land Use Petition



CITY OF AURORA  
PLANNING & ZONING DIVISION

### Subject Property Information

Address / Location: 2120 Sullivan Road

Parcel Number(s): 15-07-400-033; 15-07-400-034; 15-07-402-001; 15-07-402-002; 15-07-402-003; 15-07-402-004; 15-07-402-005; 15-07-402-006; 15-07-402-007; 15-07-402-008

### Petition Request

Requesting to rezone the property at 2120 Sullivan Road from O(C) District to ORI(C) District

Requesting approval of a Final Plat located at 2120 Sullivan Road

Requesting approval of a Final Plan located at 2120 Sullivan Road for a Warehouse, Distribution and Storage Services (3300) Use

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)	Final Engineering Plans (2-16)	Two Paper and pdf Copy of:
Word Document of: Legal Description (2-1)	Stormwater Permit Worksheet,	Final Plan (2-4)
One Paper and pdf Copy of:	Application, and Project Information	Final Plat (2-5)
Qualifying Statement (2-1)	Sheet (1-14)	Landscape Plan (2-7)
Plat of Survey (2-1)	Stormwater Report (2-10)	Building and Signage Elevations (2-11)
Legal Description (2-1)		
Letter of Authorization (2-2)		

Petition Fee: \$ 3283.96

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 9-14-21

Print Name and Company: JOHN PAGLIARI

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 14<sup>th</sup> day of September 2021.

State of Illinois )

SS

County of Cook )

Mary McGrath  
Notary Signature

NOTARY PUBLIC SEAL



## Filing Fee Worksheet

**Project Number:** 0

**Petitioner:** Panattoni Development Company

**Number of Acres:** 29.56

**Number of Street Frontages:** 1.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 29.56

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

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

Request(s):	Final Plan & Plat	\$ 1,609.48
	Rezoning	\$ 1,659.48
	Public Hearing Notice Sign(s)	\$ 15.00
		\$ -
		\$ -
		\$ -

**Total:** **\$3,283.96**

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

Verified By: Jacob Sodaro

Date: 9/10/2021

**RECEIVED**  
**SEP 20 2021**  
CITY OF AURORA  
PLANNING & ZONING DIVISION



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPPlanning@aurora-il.org



CITY OF AURORA  
PLANNING & ZONING DIVISION

## Project Contact Information Sheet

### Project Number:

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

Panattoni Development Company

### Owner

First Name: John Initial: \_\_\_\_\_ Last Name: Pagliari Title: Mr.  
Company Name: Panattoni Development Company, Inc.  
Job Title: Partner  
Address: 6250 N. River Road, Suite 4050  
City: Rosemont State: IL Zip: 60018  
Email Address: jpagliari@panattoni.com Phone No.: 847-292-4520 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Land Developer / Builder  
Company Name: Alston Construction, Inc.  
First Name: Jason Initial: \_\_\_\_\_ Last Name: Auer Title: Mr.  
Job Title: Project Director  
Address: 6250 N. River Rd., Suite 4050  
City: Rosemont State: IL Zip: 60018  
Email Address: Jauer@alstonco.com Phone No.: 847-292-4538 Mobile No.: \_\_\_\_\_

### Additional Contact #1

Relationship to Project: Engineer  
Company Name: SPACECO Inc.  
First Name: Dan Initial: C. Last Name: Stevens Title: Mr.  
Job Title: Executive Vice President  
Address: 9575 W. Higgins Rd.  
City: Rosemont State: IL Zip: 60018  
Email Address: dstevens@spacecoinc.com Phone No.: 847-696-4060 Mobile No.: \_\_\_\_\_

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



### **QUALIFYING STATEMENT FOR LAND USE PETITION**

Proposed development will consist of ± 356,999 S.F. speculative warehouse/office building. New parking lot and truck loading areas will be constructed to serve building. Access drives will be constructed. A new water main loop will be constructed to provide fire protection of the site and domestic water main service. A new sanitary sewer will be constructed from the building and connect to existing sanitary sewer located on the southeast side of the site. Storm sewer will be constructed to convey runoff from the proposed improvements to stormwater management facility to be constructed on the site.

August 26, 2021



From: Harinadha B. Koneru, Trustee  
Sri Venkateswara (Swami) Balaji Temple of Greater Chicago  
27 Eastings Way, South Barrington, IL 60010  
Phone: 847-852-6711  
Email: hkoneru@live.com

To: Development Services Department –  
City of Aurora, Zoning & Planning Division  
77 S. Broadway, Aurora, IL 60505  
coaplaning@aurora-il.gov  
630-256-3080

Re: Authorization Letter for: 2200 Sullivan Road, Aurora, IL

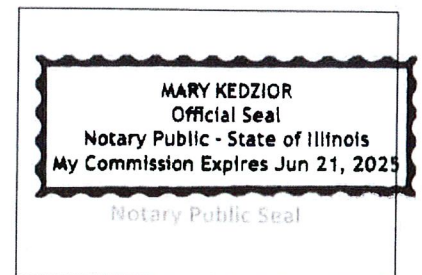
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize **PDC Chicago LLC** and its representatives, to act as the owner's agent through the Petition for Rezoning / Final Plat / Final Plan process with the City of Aurora for said property.

Signature: Harinadha B. Koneru Date 8-26-2021

Subscribed And Sworn To Before Me This 26<sup>th</sup> Day Of Aug, 2021

Notary Signature Mary Kedzior





PROPERTY DESCRIPTION:

PARCEL ONE:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A NORTH-SOUTH FENCE LINE, A DISTANCE OF 855.00 RECORD, 855.04 FEET MEASURED; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST, 16.17 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED), ALONG SAID FENCE LINE 589.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST, ALONG SAID FENCE LINE, 759.08 FEET TO THE SOUTH LINE OF SULLIVAN ROAD, DEDICATED BY DOCUMENT NUMBER 1904564; THENCE (THE FOLLOWING FIVE (5) CALL BEING ALONG THE SOUTH RIGHT OF WAY OF SAID SULLIVAN ROAD); THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1046.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 570.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 51 MINUTES 43 SECONDS EAST, 200.82 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 926.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 505.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 79.71 FEET RECORD, 79.92 FEET MEASURED; TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 05 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 996.56 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 46 SECONDS WEST, 290.00 FEET; THENCE SOUTH 85 DEGREES 32 MINUTES 55 SECONDS WEST, 1042.11 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE ORCHARD CORRIDOR OFFICE PARK SUBDIVISION, UNIT 1 RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A FENCE LINE, A STANCE OF 855.00 FEET RECORD, 855.04 FEET MEASURED; THENCE NORTH 00 DEGREES 09

MINUTES 08 SECONDS EAST ALONG SAID FENCE LINE 16.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED) ALONG SAID FENCE LINE, 1348.89 FEET TO THE SOUTH LINE OF SULLIVAN ROAD, DEDICATED BY DOCUMENT NUMBER 1904564; (THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SULLIVAN ROAD); THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1046.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 570.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 51 MINUTES 43 SECONDS EAST, 200.82 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 926.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 505.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 79.71 FEET (RECORD), 79.92 FEET (MEASURED), TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THE SOUTH 00DEGREES 05 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 1736.56 FEET TO THE NORTH LINE OF THE SOUTH 871.20 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 871.20 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 1324.44 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING NORTH OF THE BOUNDARY LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A FENCE LINE, A DISTANCE OF 855.00 FEET (RECORD) 855.04 FEET (MEASURED); THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST ALONG SAID FENCE LINE 16.17 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED), ALONG SAID FENCE LINE, 589.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 32 MINUTES 55 SECONDS EAST, 1042.11 FEET; THENCE NORTH 76 DEGREES 09 MINUTES 46 SECONDS EAST, 290.00 FEET TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7 FOR A POINT OF TERMINUS, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE ORCHARD CORRIDOR OFFICE PARK SUBDIVISION, UNIT 1 RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL THREE:

LOTS 1, 2 AND 4 TO 9, INCLUSIVE, IN ORCHARD CORRIDOR OFFICE PARK SUBDIVISION UNIT 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.