

STATE OF ILLINOIS)
)
COUNTY OF KANE)
)
CITY OF AURORA)

PETITION TO THE CITY OF AURORA PLANNING AND ZONING COMMISSION
FOR APPROVAL OF FINAL PLAT OF SUBDIVISION

THE UNDERSIGNED Petitioner, 743 McClure Road, LLC, a Wisconsin limited liability company (hereinafter the “**Petitioner**”), as owner of the property legally described on **Exhibit A** attached hereto (“**Lot 1**”) and contract purchaser of a portion of the property described on **Exhibit B** attached hereto (“**Lot 2**”) (Lot 1 and Lot 2 shall collectively be referred to as the “**Subject Property**”), respectfully petitions the City of Aurora (the “**City**”) to (i) approve a Final Plat of Subdivision to resubdivide the Subject Property and (ii) approve such other relief from the City of Aurora’s zoning and subdivision ordinances (the “**Code**”) as may be deemed necessary and appropriate to develop the Subject Property pursuant to the plans submitted herewith.

1. The Subject Property is comprised of two (2) lots commonly known as 743 & 733 McClure Road, Aurora, IL 60502, which property is generally located at the northeast corner of McClure Road and Mountain Street.
2. Petitioner, 743 McClure Road, LLC, a Wisconsin limited liability company, is owner of Lot 1 having a common address of 743 McClure Road, Aurora, IL 60502.
3. Pescoda Group, LLC, an Illinois limited liability company (“**Pescoda Group**”), is owner of Lot 2 having a common address of 733 McClure Road, Aurora, IL 60502.
4. The Petitioner and Pescoda Group shall hereinafter be collectively referred to as the “**Owners.**”
5. Petitioner is the contract purchaser of a portion of Lot 2.

6. Petitioner operates a successful local business, City Auto Wreckers, Inc. (“**City Auto Wreckers**”), with its main office being located southwest of the Subject Property at 690 McClure Road, Aurora, IL 60502.
7. Lot 1 consists of an existing warehouse and parking area which Petitioner utilizes for vehicle and vehicle part storage in support of City Auto Wrecker’s business operations. Petitioner desires to purchase a portion of Lot 2 for expansion of the parking area.
8. The Subject Property is zoned M-1 “Manufacturing District – Limited,” which designation permits vehicle storage yards.
9. The existing land uses surrounding the Subject Property are as follows:
 - i. North: R-1 “One Family Dwelling District” in the City of Aurora and in unincorporated Kane County;
 - ii. East: R-1 “One Family Dwelling District” in the City of Aurora;
 - iii. South: Various industrial/manufacturing warehouses and uses – M-1 “Manufacturing District – Limited” in the City of Aurora;
 - iv. West: Various industrial/manufacturing warehouses and uses – M-1 “Manufacturing District – Limited” in the City of Aurora.
10. As duly authorized by the Owners, Petitioner now seeks approval of the Final Plat of Subdivision submitted herewith for subdivision of the Subject Property.

QUALIFYING STATEMENT

The Subject Property consists of approximately 4.706 acres located at the northeast corner of McClure Road and Mountain Street. Petitioner is the owner of Lot 1 and contract purchaser of a portion of Lot 2. Petitioner has successfully operated a local family-owned business, City Auto Wreckers, Inc., since 1981. City Auto Wreckers sells used vehicle parts and provides tow services for the City of Aurora. City Auto Wrecker’s main office is located southwest of the Subject Property at 690 McClure Road. Lot 1 of the Subject Property consists primarily of an existing

warehouse used exclusively for inventory storage. Lot 2 will be used as a parking area for temporary storage of towed vehicles, storage of tow trucks, and storage of tractor trailers. Warehouse storage services (3300), vehicle storage yards (3310 and 3311), and towing services (4141) are permitted uses in the M-1 zoning district. The Subject Property will not be utilized for the sale of new or used vehicles. City Auto Wreckers currently employs approximately 50-55 individuals. Petitioner's hours of operation are 8:30am to 5:00pm and Petitioner does not employ overnight/third-shift employees. In response to its growing and expanding business operations, Petitioner desires to purchase a portion of Lot 2 to improve the Subject Property with a paved parking lot as depicted on the plans included with this submittal. As detailed above, the parking lot will be used for vehicle storage. The new parking area will be enclosed by an 8' tall chain linked fence. Access to the parking area will be from the west via the drive aisle central to Subject Property. A security gate is planned to be installed across this drive aisle as part of the site improvements. Further, Petitioner intends to improve the Subject Property with an attractive naturalized stormwater basin along the Subject Property's east property line. A stormwater report has been included with the application material. Petitioner does not request any variances or deviations from the City's Code, but seeks only to resubdivide the Subject Property for the purpose of facilitating construction of the improvements depicted on the plans submitted herewith.

SUBDIVISION OF THE PROPERTY

1. Petitioner seeks approval of the Final Plat of Subdivision, a copy of which has been submitted herewith, to subdivide the Subject Property.
2. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Code.

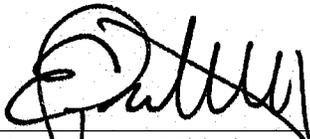
WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of: (i) a Final Plat of Subdivision to resubdivide the Subject Property and (ii) such other relief from the City of Aurora's zoning and subdivision ordinances (the "Code") as may be deemed necessary and appropriate to develop the Subject Property pursuant to the plans submitted herewith.

RESPECTFULLY SUBMITTED this 22nd day of November, 2023.

PETITIONER:

743 MCCLURE ROAD, LLC

A Wisconsin limited liability company



Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION – “LOT 1” – 743 MCCLURE Road

PARCEL 1

THAT PART OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE LOCATION OF A MONUMENTAL STONE SET BY GEORGE WILDER, FORMER COUNTY SURVEYOR, TO MARK THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, AS MONUMENTED AND OCCUPIED, 641.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG THE LAST DESCRIBED COURSE, 147.96 FEET; THENCE WESTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 04 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED CLOCKWISE THEREFROM), 693.58 FEET TO THE WESTERLY LINE OF MCCLURE ROAD; THENCE NORTHERLY, ALONG SAID WESTERLY LINE, FORMING AN ANGLE OF 89 DEGREES 52 MINUTES 09 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER CLOCKWISE THEREFROM), 147.96 FEET; THENCE EASTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 08 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER CLOCKWISE THEREFROM), 693.04 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN: 15-13-326-008

EXHIBIT B
LEGAL DESCRIPTION – “LOT 2” – 733 MCCLURE ROAD

PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE LOCATION OF A MONUMENTAL STONE SET BY GEORGE WILDER, FORMER COUNTY SURVEYOR, TO MARK THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, AS MONUMENTED AND OCCUPIED, 789.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG THE LAST DESCRIBED COURSE, 141.80 FEET; THENCE WESTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 55 MINUTES 12 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER CLOCKWISE THEREFROM), 694.24 FEET TO THE WESTERLY LINE OF MCCLURE ROAD; THENCE NORTHERLY, ALONG SAID WESTERLY LINE, FORMING AN ANGLE OF 88 DEGREES 52 MINUTES 08 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER CLOCKWISE THEREFROM), 153.89 FEET; THENCE EASTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 08 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER CLOCKWISE THEREFROM) 693.58 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, IN KANE COUNTY, ILLINOIS.

PARCEL 2A:

EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY AGREEMENT BETWEEN ADJOINING LANDOWNERS CREATING DRIVEWAY EASEMENT FROM THE OLD SECOND NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 15, 1986 AND KNOWN AS TRUST NUMBER 1887 TO THE OLD SECOND NATIONAL BANK OF AURORA, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 6, 1989 AND KNOWN AS TRUST NUMBER 4839 DATED FEBRUARY 2, 1994 AND RECORDED MAY 24, 2002 AS DOCUMENT 2002K67105, AND RERECORDED JANUARY 26, 2004 AS DOCUMENT 2004K012419, FOR INGRESS & EGRESS OVER A STRIP OF LAND 12 FEET WIDE, EXTENDING UPON AND ALONG THE SOUTH LINE OF THE FOLLOWING DESCRIBED LAND, EXTENDING ACROSS A PARKWAY FROM MCCLURE AVENUE, TO THE EAST LINE OF PARCEL ONE AFORESAID: THAT PART OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE LOCATION OF A MONUMENTAL STONE SET BY GEORGE WILDER, FORMER COUNTY SURVEYOR, TO MARK THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, AS MONUMENTED AND OCCUPIED, 641.24

FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG THE LAST DESCRIBED COURSE, 147.96 FEET; THENCE WESTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 04 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED CLOCKWISE THEREFROM), 693.58 FEET TO THE WESTERLY LINE OF MCCLURE ROAD; THENCE NORTHERLY, ALONG SAID WESTERLY LINE, FORMING AN ANGLE OF 89 DEGREES 52 MINUTES 09 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER CLOCKWISE THEREFROM), 147.96 FEET; THENCE EASTERLY, ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 08 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER CLOCKWISE THEREFROM), 693.04 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN: 15-13-326-009