

# 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

### Subject Property Information

Address / Location: 2355 Mitchell Road

Parcel Number(s): 15-02-302-001

### Petition Request

Requesting approval of a Final Plan for Lot 3 of Mitchell Road Industrial Park Subdivision, located at 2355 Mitchell Road for a Warehouse, Distribution and storage services (3300) and Business and professional, office (2400) Use

### Attachments Required

(a digital file of all documents is also required)


Development Tables Excel Worksheet - digital only (1-0)	Initial documents required for review (1 hard copy and 1 electronic copy- pdf)	Two Paper and pdf Copy of:
One Paper and pdf Copy of: Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1), Word Document and PDF Letter of Authorization (2-2)	Engineered site plan. Project Information sheet. Stormwater Permit Worksheet & Application SW Report/Storm Sewer Calculations Soil Boring Fire Access Plan	Final Plan (2-4) Landscape Plan (2-7) Building and Signage Elevations (2-11)

**Petition Fee: \$1,721.27**

**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.

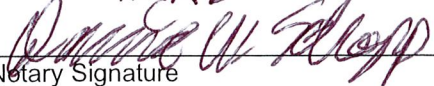
Authorized Signature:  Date 9/25/25  
Print Name and Company: Brian K Down

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 26th day of September, 2025.

State of ILLINOIS)  
) SS

County of KANE)

  
Notary Signature

NOTARY PUBLIC SEAL





Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

### Filing Fee Worksheet

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**Project Number:** 2025.047

**Petitioner:** Lincoln Property Company

**Number of Acres:** 8.46

**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):** 8.46

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

Request(s):	Final Plan	\$ 871.27
	Final Engineering Filing Fee	\$ 850.00

**Total:** \$1,721.27

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

Verified By: Jill Morgan

Date: 9/25/2025



**Lot 3, Mitchell Road Industrial Subdivision**

**Aurora, IL**

**JHA #H606**

**9/25/2025**

**Legal Description**

LOT 3 IN FINAL PLAT OF SUBDIVISION OF MITCHELL ROAD INDUSTRIAL PARK SUBDIIVSION IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2018 AS DOCUMENT NO. 2018K057727, IN KANE COUNTY, ILLINOIS.



**JACOB & HEFNER**  
ASSOCIATES

1333 Butterfield Road, Suite 300

Downers Grove, IL 60515

P 630-652-4600

September 25, 2025

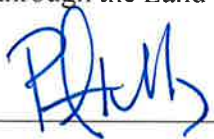
From: Peter Kelly  
LPC Commercial Investments LLC  
120 N. LaSalle Street, Suite 2900  
Chicago, IL 60602  
(847) 208-0915  
zgrabijas@lpc.com

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 2355 Mitchell Road**

To whom it may concern:

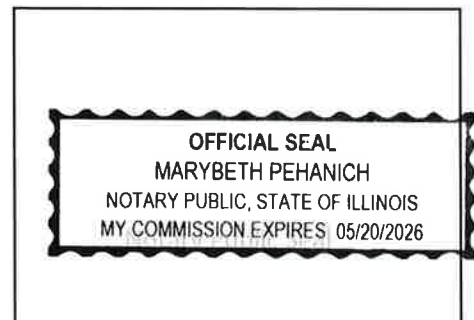
As the contract purchaser of the above stated property, I hereby affirm that I have full legal capacity to authorize JACOB AND HEFNER ASSOCIATES, INC. , and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for the said property.

Signature:  Date: 9/25/25

Subscribed and Sworn To Before Me This 25<sup>th</sup> Day

Of September 25

Notary Signature: 





**2355 Mitchell Road**  
**Lot 3, Mitchell Road Industrial Park Subdivision**  
**Aurora, IL**  
**JHA #H606**  
**9/25/25**

### **Qualifying Statement for 2355 Mitchell Road**

Lincoln Property Group is proposing to construct a new Speculative Industrial Warehouse on Lot 3, in the Mitchell Road Industrial Park Subdivision in Kane County, Aurora, Illinois. The proposed development will consist of constructing an approximately 129,450 S.F. building with truck docks, drive in doors, trailer parking, and car parking areas. Asphalt and concrete pavements will both be utilized with curb and gutters. An 8' tall monument sign is also proposed to be installed along with other smaller directional signs throughout the site.

The public health, safety, morals, comfort, or general warfare will not be adversely affected by this development. Furthermore, the development will adhere to all applicable building and construction codes aimed to preserving public safety.

This project will not adversely affect the use and enjoyment of other properties in the area since the Mitchell Road Industrial Subdivision is already primarily an industrially served subdivision.

It is not anticipated that property values within the neighborhood will be negatively impacted from this development.

This site has adequate utilities, access roads, and drainage already provided as part of the Mitchell Road Industrial Subdivision.

The site is proposed to obtain both its car and truck accesses from Mitchell Road.

All zoning regulations set forth on this property will be adhered to and no variances, modifications, or exceptions are requested at this time.