

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



Land Use Petition

Subject Property Information

Address / Location: 733 and 743 McClure Road
Parcel Number(s): '15-13-326-008', '15-13-326-009'

Petition Request

- Requesting approval of a Final Plat for 743 McClure Rd, LLC Subdivision, located at 733 and 743 McClure Road.
- Requesting the Vacation of an Ingress and Egress Easement for the property located at 733 and 743 McClure Road.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:
Development Data Tables (Document 1-0)

Two Paper and PDF Copies of:
Engineering Site Plan
Stormwater Permit Application and Report
Completed Project Information Sheet

Three Paper and PDF Copy of:
Final Plat (Format Guidelines 2-5)
Plat of Vacation (Format Guidelines 2-15)
Site Plan

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

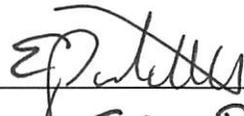
One Paper and PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Letter of Authorization (Format Guidelines 2-2)

Petition Fee: \$1,800.00

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 1/29/2024
Print Name and Company: Eric Prechtel, Rosanova + Whitaker, Ltd.

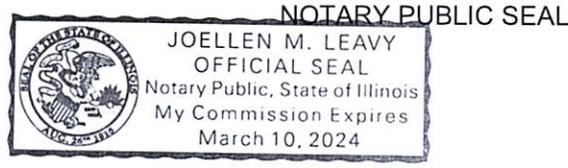
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 29th day of January, 2024.

State of Illinois)

County of DuPage) SS

Joellen M. Leavy
Notary Signature



Contact Information Data Entry Worksheet

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Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	743 McClure Road, LLC	Initial:		Last Name:		Title:	Select One From List
Address:	743 McClure Road						
City:	Aurora	State:	IL	Zip:	60502		
Email Address:	cityautomn@aol.com	Phone No.:	630-898-2900	Mobile No.:			
Company Name:	743 McClure Road, LLC						
Job Title:	Owner						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Other						
First Name:	743 McClure Road, LLC	Initial:		Last Name:		Title:	Select One From List
Address:	743 McClure Road						
City:	Aurora	State:	IL	Zip:	60502		
Email Address:	cityautomn@aol.com	Phone No.:	630-898-2900	Mobile No.:			
Company Name:	743 McClure Road, LLC						
Job Title:	Owner						

Additional Contact #1

Relationship to Project	Attorney						
First Name:	Eric	Initial:		Last Name:	Prechtel	Title:	Select One From List
Address:	445 Jackson Ave., Ste. 200						
City:	Naperville	State:	IL	Zip:	60540		
Email Address:	eric@rw-attorneys.com	Phone No.:	630-355-4600, ext 106	Mobile No.:			
Company Name:	Rosanova & Whitaker						
Job Title:	Associate Attorney						

Additional Contact #2

Relationship to Project	Engineer						
First Name:	Madeline	Initial:		Last Name:	Larmon	Title:	Select One From List
Address:	9575 W Higgins Road, Suite 500						
City:	Rosemont	State:	IL	Zip:	60018		
Email Address:	mlarmon@mackieconsult.com	Phone No.:	847-696-1400	Mobile No.:	773-266-3914		
Company Name:	Mackie Consultants, LLC						
Job Title:	Senior Project Manager						

Additional Contact #3

Relationship to Project	Other						
First Name:	Peter	Initial:		Last Name:	Brandau	Title:	Select One From List
Address:	733 McClure Rd						
City:	Aurora	State:	IL	Zip:	60502		
Email Address:	info@transmachine.com	Phone No.:	630-851-2100	Mobile No.:			
Company Name:	Pescoda Group, LLC						
Job Title:	Manager						

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Filing Fee Worksheet

Project Number: 2023.311

Petitioner: Pescoda Group, LLC

Number of Acres: 4.71

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 4.71

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat	\$	750.00
	Vacations	\$	200.00
	Final Engineering Filing Fee	\$	850.00

Total: **\$1,800.00**

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

Verified By: Stephen Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2023.311

Petitioner: 743 McClure Road, LLC

Parking Requirement

Total Parking Requirement	65
Enclosed Parking Spaces	-
Surface Parking Spaces	65

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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

OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
65,000	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	65