

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: 1299 Mitchell Road

Parcel Number(s): 15-10-476-008

Petition Request

Requesting the Annexation of 3.55 acres located at 1299 Mitchell Road

Requesting the Establishment of a Conditional Use Planned Development, and to change the underlying zoning district from R-1 One-Family Dwelling District zoning to B-3(C) Business and Wholesale District with a Conditional Use District on the property located at 1299 Mitchell Road

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

Word Document of: Legal Description (2-1)

Word Document of: Plan Description (2-18)

One Paper and pdf Copy of:

IDNR Endangered Species Report-EcoCAT (App 6-1)

Soil and Water District Report (App 6-2; 6-3; 6-4)

One Paper and pdf Copy of:

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2), if applicable

Two Paper and pdf Copy of:

Plan Description (2-18)

Annexation Plat (2-3)

Civil Site Plan

Petition Fee: \$1,550.00

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: 3/14/23

Print Name and Company: _____

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.

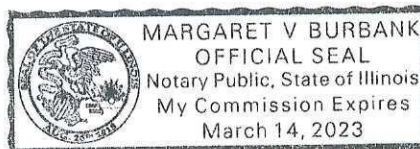
Given under my hand and notary seal this 14 day of MARCH 2023.

State of ILLINOIS

County of KANE) SS

Margaret V. Burbank
Notary Signature

NOTARY PUBLIC SEAL



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:	Mike	Initial:		Last Name:	Mundy	Title:	Mr.
Address:	1299 Mitchell Road						
City:	Aurora	State:	IL	Zip:	60506		
Email Address:	Mike@mundylandscaping.com	Phone No.:	(630) 514-7192	Mobile No.:	(630) 514-7192		
Company Name:	W. E. Mundy Landscaping And Garden Center, Inc						
Job Title:	Owner						

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

Relationship to Project	Owner						
First Name:	Mike	Initial:		Last Name:	Mundy	Title:	Mr.
Address:	1299 Mitchell Road						
City:	Aurora	State:	IL	Zip:	60506		
Email Address:	Mike@mundylandscaping.com	Phone No.:	(630) 514-7192	Mobile No.:	(630) 514-7192		
Company Name:	W. E. Mundy Landscaping And Garden Center, Inc						
Job Title:	Owner						

Additional Contact #1

Relationship to Project	Attorney						
First Name:	Bernie	Initial:		Last Name:	Weiler	Title:	Mr.
Address:	140 Municipal Drive						
City:	Sugar Grove	State:		Zip:			
Email Address:	bkw@mickeywilson.com	Phone No.:	630-346-7535	Mobile No.:	630-346-7535		
Company Name:	Mickey, Wilson et al						
Job Title:	Attorney						

Additional Contact #2

Relationship to Project	Engineer						
First Name:	John	Initial:	J	Last Name:	Tebrugge	Title:	Mr.
Address:	410 E Church St Suite A						
City:	Sandwich	State:	IL	Zip:	60548		
Email Address:	info@tebruggeengineering.com	Phone No.:	8157860195	Mobile No.:	6304177281		
Company Name:	Tebrugge Engineering						
Job Title:							

Additional Contact #3

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:							

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: 2022.062

Petitioner: WE Mundy Landscaping

Number of Acres: 3.55

Number of Street Frontages: 0.00

Non-Profit No

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	\$ 750.00
	Rezoning & Conditional Use	\$ 800.00

Total: **\$1,550.00**

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

Verified By: Tracey Vacek

Date: 3/18/2022

LEGAL DESCRIPTION

PART OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

RIGHT OF WAY DEDICATION - LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10: THENCE NORTH ALONG THE EAST LINE OF SECTION 10, 443.90 FEET; THENCE SOUTH 88 DEGREES, 18 MINUTES WEST, 91.33 FEET TO THE SOUTHEAST CORNER OF PARCEL; THENCE CONTINUING SOUTH 88 DEGREES 18 MINUTES 00 SECONDS WEST, 625.84 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES, 18 MINUTES WEST, 47.91 FEET; THENCE NORTH 31 DEGREES 41 MINUTES 39 SECONDS EAST, 169.89; THENCE NORTH 01 DEGREE 29 MINUTES 04 SECONDS EAST, 113.25 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 18 SECONDS EAST, 40.04 FEET; THENCE SOUTH 01 DEGREE 29 MINUTES 04 SECONDS WEST 125.92 FEET; THENCE SOUTH 31 DEGREES 41 MINUTES 39 SECONDS WEST, 154.32 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.