

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)



2022.152

Land Use Petition

Subject Property Information

Address / Location: 1975 Melissa Lane
Parcel Number(s): 14-12-225-003

Petition Request

Requesting the Establishment of a Conditional Use Planned Development on the Property Located at 1975 Melissa Lane

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:
Development Tables Excel Worksheet - digital only (Document 1-0)
Word Document of: Legal Description (Format Guidelines 2-1)*

Two Paper and PDF Copy of:
Fire Access Plan

Two Paper and PDF Copy of:
Site Plan
Floor Plan
Plan Description

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

Petition Fee: \$815.00

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: Mary Ann Minick Date May 6, 2021
Print Name and Company: MARY ANN MINICK ALL PETS WELLNESS CENTERS

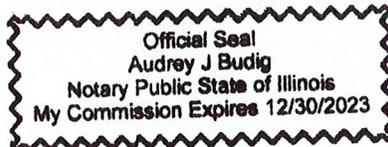
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 6th day of May
State of Illinois

County of DuPage

NOTARY PUBLIC SEAL

Notary Signature: Audrey J Budig





Planning and Zoning Division, 44 E Downer Pl, Aurora, IL 60505
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: ~~2021-290~~ 2022.152

Petitioner: All Pets Wellness Centers

Number of Acres: 1.43

Number of Street Frontages: 1.00

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):	Conditional Use	\$ 800.00
	Public Hearing Notice Sign(s)	\$ 15.00

Total: \$815.00

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

Verified By: Steve Broadwell

Date:



Project Contact Information Sheet

Project Number: 2022.152
2021.290

Petitioner Company (or Full Name of Petitioner): All Pets Wellness Centers

Owner

First Name: Carter Initial: _____ Last Name: Bearinger Title: _____
Company Name: PHS Partners, LLC
Job Title: Manager
Address: 765 Orchard Ave
City: Aurora State: IL Zip: 60506
Email Address: _____ Phone No.: 630-801-8800 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: All Pets Wellness Centers
First Name: Jim Initial: _____ Last Name: Minick Title: _____
Job Title: Executive Director of Operations
Address: 1975 Melissa Ln
City: Aurora State: IL Zip: 60506
Email Address: apwc2008@aol.com Phone No.: _____ Mobile No.: _____

Additional Contact #1

Relationship to Project: Architect
Company Name: Sharp Property Solutions, LLC
First Name: Michael Initial: _____ Last Name: Collins Title: _____
Job Title: Architect/COO
Address: 852 Sharp Drive, Unit N
City: Shorewood State: IL Zip: 60404
Email Address: mcollins@buildsharp.com Phone No.: 815-664-3358 Mobile No.: 815-693-8101

Additional Contact #2

Relationship to Project: Architect
Company Name: K Peterson Architects
First Name: Kevin Initial: _____ Last Name: Peterson Title: _____
Job Title: _____
Address: 315 W Spring Ave.
City: Naperville State: IL Zip: 60540
Email Address: kpai4@yahoo.com Phone No.: _____ Mobile No.: _____

Additional Contact #3

Relationship to Project: Other
Company Name: Caton Commercial Real Estate Group
First Name: Daniel Initial: T. Last Name: Dolan Title: _____
Job Title: _____
Address: 765 Orchard Ave
City: Aurora State: IL Zip: 60506
Email Address: dt.dolanmurphyteam@catoncom Phone No.: 630-801-8800 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.: _____

Parking and Stacking Requirement Worksheet

Project Number: 2021.290

Petitioner: All Pets Wellness Centers

Parking Requirement

Total Parking Requirement	145
Enclosed Parking Spaces	-
Surface Parking Spaces	145

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 faculties greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
21,075	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	70
1,500	Structure 2251: Retail sales and services 50,000 SF or under	1 space per 200 SF of GFA	8
20,031	Structure 4120: Medical clinic building	1 space per 300 SF of GFA	67

PHS PARTNERS, LLC

765 Orchard Avenue
Aurora, Illinois 60506
630/801-8800

dt.dolanmurphyteam@catoncommercial.com

April 12, 2022

CITY OF AURORA
Planning and Zoning Division
44 East Downer Place
Aurora, IL 60507

Re: Authorization Letter for: 1975 Melissa Lane, Aurora, Illinois 60505

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 Jim Minick and All Pets Wellness Centers and its representatives, to act as the owner's agent through the _____ Land Use Petition process with the City of Aurora for said property.

Sincerely yours,

PHS PARTNERS, LLC



Carter Bearinger
Manager

Subscribed and sworn to before me
this 18th day of April, 2022.

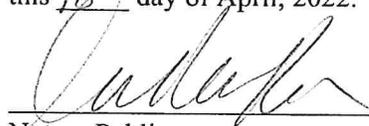

Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION
For the property located at 1975 Melissa Lane

Parcel Number(s): 14-12-225-003

Commonly known as: 1975 Melissa Lane, located in Kane County.

LOT 7 IN PODOLSKY ORCHARD 88 PHASE 1 SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 OF EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS, RECORDED FEBRUARY 15, 2008 AS DOCUMENT NUMBER 2006K017320.