

Attachment "A"

General Description and Qualifying Statement of Petition

General Description

Petitioner is proposing to build an approximately 500,000 square foot warehouse/distribution building. Parking is designed to handle a significant employee count. Detention is being provided on a separate lot as is typical with development in the Butterfield Center. A fire lane will be constructed just east of the detention pond (Lot 19) to provide secondary emergency access to Lot 401. The fire lane will start at the current terminus of pavement along Sunrise Road and continue west until it intersects with Frieder Lane, then south along the east side of Lot 19 to the southeast corner of the parking lot serving Lot 401.

Qualifying Statement

Development of the Subject Property and approval of the proposed Final Plat and Plan will relate to the following:

1. *The public health, safety, morals, comfort and general welfare:* The Subject Property will be developed as an office/research/industrial use as allowed under the Butterfield Planned Development District (the "P.P.D."), adding to the tax base for the City of Aurora and greatly benefiting its residents. Stormwater detention and run-off will be improved, minimizing any impact to downstream residents.

2. *The use and enjoyment of other property already established or permitted in the general area:* Adjacent properties to the east are zoned ORI as part of the Butterfield P.D.D. and residential in DuPage County. Properties to the west are generally zoned I-1 light industrial for the Commonwealth Edison ROW and CN railroad tracks. The Ronald Regan Memorial Tollway (I-88) is south of the Subject Property. North of the Subject Property is open space. The Subject Property is already zoned P.D.D. pursuant to the Butterfield P.D.D. and its adopted Plan Description.

3. The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts: The proposed uses are consistent with the nature and character of surrounding land uses, the Butterfield P.D.D., and the comprehensive land use plan of the City of Aurora.

4. *Utilities, access roads, drainage and/or other necessary facilities:* City water is already extended to the Subject Property and sanitary service is available from the nearby lift station. All other utilities are present or readily available to the Subject Property. Access to the Subject Property will be obtained via a full access intersection from Ferry Road.

5. *Ingress and egress as it relates to traffic congestion in the public streets:* Development of the Subject Property will not significantly impair ingress and egress, nor significantly affect traffic congestion in the public streets.

6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned P.D.D. pursuant to the Butterfield P.D.D. and adopted Plan Description.

Attachment “B”

Disclosure of Beneficiaries to Land Trust

DuPage Properties Venture

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