

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: 2545 North Eola Road
Parcel Number(s): 07-05-103-001

Petition Request

Requesting approval of a Final Plan Revision for Lot 108 of Butterfield Phase II Subdivision, Unit 1-C, located at 2545 North Eola Road, for a Business and Professional, Office (2400) use and a Warehouse, Distribution and Storage (3300) use.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:
Development Tables and Calculators

Two Paper and PDF Copies of:
Engineering Site Plan
Project Information Sheet
Stormwater Permit Worksheet & Application
Stormwater Management Report / Calculation
Soil Boring
Wetland Determination / Letter

Two Paper and PDF Copies of:
Final Plan
Landscape Plan
Building & Signage Elevations

One Paper and PDF Copy of:
Legal Description
Plat of Survey
Qualifying Statement
Letter of Authorization
Covenants, Conditions, and Restrictions

Address Plat
Fire Access Plan

Petition Fee: \$1,762.93

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: [Signature] Date 5/2/23

Print Name and Company: Caran Darling (Distribution Realty Group)

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 2nd day of May 2023.

State of IL)

County of Cook) SS

Notary Signature

NOTARY PUBLIC SEAL





Project Contact Information Sheet

Project Number: 2023.046

Petitioner Company (or Full Name of Petitioner): Distribution Realty Group

Owner

First Name: Curran Initial: _____ Last Name: Darling Title: _____
Company Name: Distribution Realty Group
Job Title: _____
Address: 113 N May St, 2nd Floor
City: Chicago State: IL Zip: 60607
Email Address: cdarling@distributionrealty.com Phone No.: 913-579-7008 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Distribution Realty Group
First Name: Curran Initial: _____ Last Name: Darling Title: _____
Job Title: _____
Address: 113 N May St, 2nd Floor
City: Chicago State: IL Zip: 60607
Email Address: cdarling@distributionrealty.com Phone No.: 913-579-7008 Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer
Company Name: Jacob & Hefner Associates, Inc.
First Name: Jason Initial: _____ Last Name: Cebulski Title: _____
Job Title: Project Manager
Address: 1333 Butterfield Rd., Ste. 300
City: Downers Grove State: IL Zip: 60515
Email Address: jcebulski@jhainc.com Phone No.: 630-652-4607 Mobile No.: _____

Additional Contact #2

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

Additional Contact #3

Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ 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.: _____

Filing Fee Worksheet

Project Number: 2023.046

Petitioner: Distribution Realty Group

Number of Acres: 9.66

Number of Street Frontages: 3.00

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):	Final Plan Revision	\$	912.93
	Final Engineering Filing Fee	\$	850.00

Total: **\$1,762.93**

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: 2023.046

Petitioner: Distribution Realty Group

Parking Requirement

Total Parking Requirement	149
Enclosed Parking Spaces	-
Surface Parking Spaces	149

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>
6,679	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	22
126,907	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	127



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505
 phone (630) 256-3080 fax (630) 256-3081; email coaplanning@aurora.il.us

Landscaping CTE Requirement Worksheet

Project Number: 2023.046

Petitioner: Distribution Realty Group

Street Frontage 1,634 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Butterfield Phase II

Unit/Phase: Unit 1-C

Lot Number Lot 108

Perimeter Yard 2,273 L.F.

Buffer Yard - L.F.

Surface Parking Spaces 150 spaces

Parking Lot Islands - Number

Building Foundation 1,547 L.F.

Standard Requirements

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	49.0	49	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	68.0	34	31	31	136	136
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	11.0	7	0	0	37	37
Building Foundation	15.0	0	0	0	150	150
Total:	143.0	90	31	31	323	323

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

Verified By: Stephen Broadwell

Date:



Lot 108 Butterfield Phase II, Unit 1-C
Aurora, IL
JHA #G820
4/21/2023

Legal Description

LOT 108 OF BUTTERFIELD PHASE II, UNIT 1-C OF THE CITY OF AURORA, COUNTY OF DUPAGE ILLINOIS,
RECORDED IN DUPAGE COUNTY ON OCTOBER 1, 1997, AS DOCUMENT NUMBER R1997-148364.



Lot 108 Butterfield Phase II, Unit 1-C
Aurora, IL
JHA #G820
4/21/2023

Qualifying Statement for Lot 108 in Butterfield Phase II, Unit 1-C

Distribution Realty Group is proposing to construct a new Speculative Industrial Warehouse on Lot 108 in the Butterfield Phase II, Unit 1-C Subdivision in Aurora. The proposed development The development will consist of constructing an approximately 134,000 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 Butterfield Phase II 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 Butterflied Phase II, Unit 1-C Subdivision.

The site is proposed to obtain both its car and truck accesses form Prospect Court. One emergency only access is proposed from Eola Road.

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



May 2, 2023
G820

Edward T. Sieben
Director of Zoning & Planning Division
77 S. Broadway, 2nd Floor
Aurora, IL 60505

Re: **Lot 108 Butterfield Phase II, Unit 1-C**
Aurora, Illinois
City of Aurora Land Use Petition

Edward Sieben,

On behalf of our client, Distribution Realty Group, please find enclosed the following documents being submitted for the City of Aurora Engineering plans:

1. One (1) copy of the Legal Description for Lot 108 in Butterfield Phase II, Unit 1-C, dated April 21, 2023
2. One (1) full size copy of the ALTA Land Title and Topographic Survey, dated April 14, 2023
3. One (1) copy of the Qualifying Statement for Lot 108 in Butterfield Phase II, Unit 1-C dated April 21, 2023
4. One (1) copy of the Letter of Authorization for Lot 108 in Butterfield Phase II, Unit 1-C, dated May 1, 2023
5. One (1) copy of the Butterfield Covenants, Conditions and Restrictions, dated September 5, 1996
6. Two (2) full size copies of the Site Improvement Plans for Lot 108 in Butterfield Phase II, Unit 1-C, dated April 21, 2023
7. Two (2) copies of Project Information Sheet for Lot 108 in Butterfield Phase II, Unit 1-C
8. Two (2) copies of the Stormwater Management for Lot 108 in Butterfield Phase II, Unit 1-C, dated April 21, 2023
9. Two (2) copies of the Geotechnical Report, dated July 13, 2021, as prepared by Testing Service Corporation
10. Two (2) full size copies of the Address Plat for Lot 108 in Butterfield Phase II, Unit 1-C, dated April 21, 2023
11. Two (2) full size copies of the Fire Plan for Lot 108 in Butterfield Phase II, Unit 1-C, dated April 21, 2023
12. Two (2) full size copies of the Final Plan for Lot 108 in Butterfield Phase II, Unit 1-C, dated April 21, 2023
13. Two (2) full size copies of the Final Landscape Plan, dated April 20, 2023, as prepared by Gary R. Weber Associates, Inc.
14. Two (2) full size copies of the Building and Signage Elevations, dated April 20, 2023
15. One (1) check no. 92615 for \$1,762.93, dated May 1, 2023



Should you have any questions or need any additional information, please feel free to contact me at (630) 652-4607 or via email at jcebulski@jhainc.com

Sincerely,
JACOB & HEFNER ASSOCIATES, INC.

Jason Cebulski, P.E.
Project Manager