

Land Use Petition

Project Number: 2016.204

Subject Property Information

Address/Location: 2619 Beverly Drive / south east corner of Beverly Drive and Giner Woods Parkway
Parcel Number(s): 15-01-206-006; 15-01-206-007

Petition Request(s)

Requesting approval of a Final Plan Revision for Lot 5 of Aurora Corporate Center Subdivision located at 2619 Beverly Drive for a 25,000 square foot addition to the Warehouse, Distribution and storage services (3300) Use

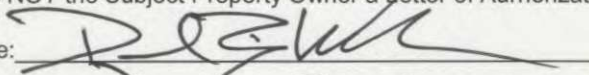
Attachments Required

(a CD of digital files of all documents are also required)

- | | | |
|--|--|--|
| Word Document of: Legal Description (2-1) | Two Paper and One pdf Copy of:
Fire Access Plan (2-6) | One Paper and pdf Copy of:
Final Plan (2-4)
Landscape Plan (2-7)
Building and Signage Elevations (2-11) |
| One Paper and pdf Copy of:
Qualifying Statement (2-1)
Plat of Survey (2-1)
Legal Description (2-1)
Letter of Authorization (2-2)
Existing CC and Rs (2-1)
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Parking Worksheet (1-8)
Landscape Requirement Worksheet (1-22)
Landscape Materials Worksheet (1-23) | Final Engineering Plans (2-16)
Stormwater Permit Application (App 6-5)
Stormwater Report (2-10)
Soil Investigation Report, if available | |

Petition Fee: \$750.00 (Payable to The 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 Aurhorization with owner's Name and contact information is required.

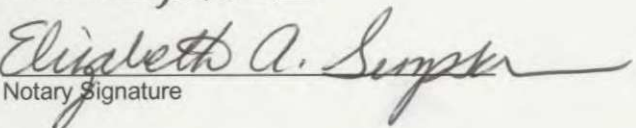
Authorized Signature:  Date 6-14-2017
Print Name and Company: DANIEL B. WALKER, BEVERLY COLD STORAGE, LLC.

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 June, 2017.

State of Illinois
County of Kendall) SS

NOTARY PUBLIC SEAL


Notary Signature



Filing Fee Worksheet

Project Number: 2016.204	Linear Feet of New Roadway: 0
Petitioner: Fox Valley Farms LLC	New Acres Subdivided (if applicable): 0.00
Number of Acres: 3.28	Area of site disturbance (acres): 1.35
Number of Street Frontages: 2.00	
Non-Profit: No	

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$ 750.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$750.00**

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

Verified By:

Date:

Project Contact Information Sheet

Project Number: 2016.204

Petitioner Company (or Full Name of Petitioner): Fox Valley Farms LLC

Owner

First Name: Daniel Initial: B. Last Name: Walker Title: Mr.
 Company Name: Beverly Cold Storage, LLC
 Job Title: Manager
 Address: 601 Blackhawk Dr
 City: Batavia State: IL Zip: 60510
 Email Address: danwalker@foxvalleyfarms.com Phone No.: 630-847-7350 Mobile No.: 630-768-2107

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

Relationship to Project: Architect
 Company Name: Steve Hansen Architect
 First Name: Steven Initial: W Last Name: Hansen Title: Mr.
 Job Title: Architect
 Address: 42W752 US RTE 30
 City: Sugar Grove State: IL Zip: 60554
 Email Address: shansenarchitect@gmail.com Phone No.: 630-466-8021 Mobile No.: 630-204-8613

Additional Contact #1

Relationship to Project: Other
 Company Name: Beverly Cold Storage, LLC
 First Name: David Initial: L. Last Name: Schuett Title: Mr.
 Job Title: Manager
 Address: 41W082 Bridle Creek Dr.
 City: St. Charles State: IL Zip: 60175
 Email Address: daveschuett@foxvalleyfarms.com Phone No.: 630-231-3005 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: County Engineering Inc.
 First Name: Brandon Initial: _____ Last Name: Jafari Title: Mr.
 Job Title: _____
 Address: 0N406 Dooley Dr
 City: Geneva State: IL Zip: 60134
 Email Address: ceillinois@aol.com Phone No.: _____ Mobile No.: 630-364-6976

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.: _____

BEVERLY COLD STORAGE, LLC - LAND USE PETITION QUALIFYING STATEMENT

Your Petitioner is the sole owner of Units 2 and 3 in Lot 5 of the Next Level at Aurora Corporate Center. Unit 3 is improved with a multi-story building with accompanying paved surfaces. Unit 2 is currently vacant. Units 2 and 3 are contiguous with each other.

Your Petitioner proposes to add on to its existing building in order to accommodate its growing business, and to enable the storage and distribution of more products sold to its customers. The addition would be a single-story unit which would be built in a north-south direction so that the addition would traverse across the boundary between Units 2 and 3. The building would be designed and built to match the existing structure on Unit 3, using similar materials, with the end result that the addition would appear to have been a part of the original structure.

- a) The public health, safety, morals, comfort or general welfare is not expected to be affected.
- b) The use and enjoyment of other property already established or permitted in the general area will not be affected, with the exception of the existing structure owned by your Petitioner on Unit 3. Because the addition traversing across Unit 3 and into Unit 2 will be built to match the existing structure, your Petitioner reasonably believes it will be difficult to detect that the addition was built after the existing structure improving Unit 3.
- c) Your Petition would expect either no effect on property values within the neighborhood or an increase in such values, because the project will improve Unit 2 and eliminate currently vacant property.
- d) Your Petitioner expects no effect on the normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.
- e) Your Petition expects no effect on utilities, access roads, drainage and other necessary facilities.
- f) The project is expected to have no effect on ingress and egress as it relates to traffic congestion in the public streets, as the addition as proposed will be accessible only through the currently constructed building occupying Unit 3, and the addition will not attract additional visitors or other foot traffic to the area.
- g) The addition is a conforming use within the existing zoning district, and therefore no effect is expected on the applicable regulations of the zoning district in which the subject property is proposed to be located.



November 15, 2016

From:

Daniel Walker, Manager and David Schuett, Manager
Beverly Cold Storage, LLC (dba: Fox Valley Farms, Inc)
2619 Beverly Dr, Aurora, IL 60502
Phone: 630-231-3005
Email: danwalker@foxvalleyfarms.com and daveschuett@foxvalleyfarms.com

To:

City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora, IL 60507
630-256-3080
coaplanning@aurora-il.org

Re: Authorization Letter for: Combine Condo Lot 2 & 3 of Lot 4 for 25,000 sf +/-
Addition to Fox Valley Farms, Inc at 2619 Beverly Dr.

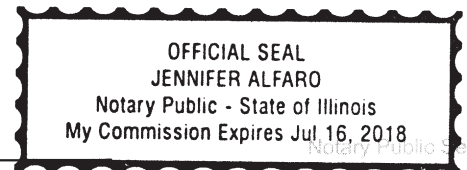
To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Stephen W. Hansen, and its representatives, to act as the owner's agent through the Development Land Use Petition process with the City of Aurora for said property

Signature: [Handwritten Signature] Date 11/15/2016

Subscribed And Sworn To Before Me This 15th Day
Of November, 2016

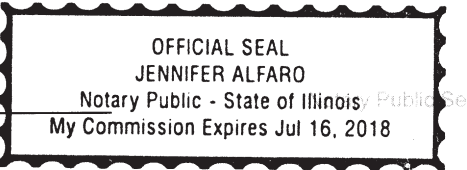
Notary Signature [Handwritten Signature]



Signature: [Handwritten Signature] Date 11/15/16

Subscribed And Sworn To Before Me This 15th Day
Of November, 2016

Notary Signature [Handwritten Signature]



Unit 2 and Unit 3 Condominium Plat of

Lot 5 in Aurora Corporate Center

Legal Description:

UNIT 2 AND UNIT 3 IN NEXT LEVEL AT AURORA CORPORATE CENTER, SECOND AMENDED CONDOMINIUM PLAT, AS DOCUMENT NUMBER 2012K048139, RECORDED JULY 24, 2012, OF LOT 5 IN AURORA CORPORATE CENTER, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 2001, AS DOCUMENT NUMBER 2001K100610, IN KANE COUNTY ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2016.204

Petitioner: Fox Valley Farms, Inc.

Parking Requirement

Total Parking Requirement	55
Enclosed Parking Spaces	-
Surface Parking Spaces	55

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.

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OFFICE USE ONLY

Verified By: Steve Broadwell, 6/7/17

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
47,460	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	47
2,360	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	8
	Total		55

Landscaping CTE Requirement Worksheet

Project Number: 2016.204
Petitioner: Fox Valley Farms, Inc.
Street Frontage: 447 L.F.
Stormwater HWL: - L.F. Wet Bottom
 - L.F. Dry Bottom
Neighborhood Border: - L.F.
Dwelling Units: - units
Subdivision Name: Next Level At Aurora Corporate Cent **Unit/Phase:** U2 & U3 **Lot Number:** Lot 5

Perimeter Yard: 447 L.F.
Buffer Yard: - L.F.
Surface Parking Spaces: 57 spaces
Building Foundation: 867 L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
		1	3	3	20	20	
Street Trees	12.0	12	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	12.0	6	6	6	20	20	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	4.5	3	0	0	15	15	# of Islands: 3
Building Foundation	9.0	0	0	0	90	90	
Total:	37.5	21	6	6	125	125	

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Verified By:

Steve Broadwell

Date:

6/7/2017

Landscape Material Worksheet

Project Number: 2016.204

Petitioner: Fox Valley Farms LLC

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Tiliaceae	Tilia	americana 'McKSent	American Sentry Linden
Rosaceae	Malus	x zumi	Adams Crabapple
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Ulmaceae	Celtis	occidentalis	Hackberry

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Platanaceae	Platanus	acerifolia	Bloodgood Planetree
Fagaceae	Quercus	imbricaria	Shingle Oak
Magnoliaceae	Liriodendron	tulipifera	Tulip-tree
Betulaceae	Ostrya	virginiana	Iornwood

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Green Spruce
Cupressaceae	Taxodium	distichum	Baldcypress
Pinaceae	Abies	concolor	White Fir

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Rosaceae	Spiraea	nipponica	Snowmound Spirea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew
Cypress	Thuja	occidentalis	Woodward Arborvitae

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Steve Broadwell Date: 6/6/17