

Qualifying Statement

938 Corporate Boulevard - Sierra Pacific Engineering & Products

To Whom it may concern,

The proposed development is for a new industrial warehouse with office space to serve as Sierra Pacific Engineering & Products' distribution facility. The project will also include a future tenant office and warehouse space. The total building area is 96,360 square feet, 4,185 of which is dedicated to office space. The building features 32' clear height, (2) grade level drive-in-doors and (11) truck level loading docks and the intent to install solar panels on the roof. The building will be fully sprinklered and comply with municipal fire/life safety standards and code.

The surrounding lots have been developed previously. The lots to the east and south both have operating business with warehouses/distribution facilities. The lot to the west is a regional detention pond that will be utilized for site drainage. This development will include the installation of a bioswale along the east side of the property to intercept stormwater runoff prior to entering the detention pond.

The lot is fully improved with access to municipal water, sewer and service provider gas and electricity. The lot was designed to accommodate a total of 106 car parking stalls with 35 stalls to be built for immediate use and the remaining to be built at a future time. The 35 immediate use stalls are well above the expected parking usage and are adequate for Sierra's parking demands. Of the 35 stalls, 2 will be accessible stalls and 2 will be EV charging stalls. Designated truck parking stalls are located in the loading dock areas. This is due to the nature of Sierra's business operations where trucks are "live loaded" with an expected duration on site of 3 to 4 hours. No trucks will be parking at the facility overnight. The only exception to this would be if there was a truck or trailer breakdown. If this happens, the truck will stay located in the dock space. There will be two points of ingress/egress for the safety of passenger vehicles and a fire loop access. The project was designed in a way to be cognizant of surrounding neighbors and has adhered to the landscape ordinances in place with the municipality of Aurora.

The property is currently zoned ORI which Use group 2400: Business and professional office and 3300: Warehouse, Distribution and storage services is permitted use and is in line with the proposed development. At this time, no changes to the zoning or variances are being requested. It is the belief of ownership and that the subject property and the planned development herein are the highest and best use for the premise. We are very excited to bring this project to fruition and look forward to working with the municipality staff, appointed and elected officials, to bring this project to reality and the new home of Sierra Pacific Engineering and Products.

If you should have any questions, do not hesitate to contact our team at any time.

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Relevant Information from Land Use Guidelines Form 2-1

1. Public health, safety, morals, comfort, or general welfare.

The proposed development will adhere to all EPA and Municipal codes regarding public health, safety, morals, comfort and general welfare. The site was designed to municipal fire ingress/egress standards to allow full mobility of life-safety vehicles.

2. Use and enjoyment of other property in the immediate vicinity for the purposes already established or permitted in the general area, and property values within the neighborhood.

The facility will be an industrial building that will have similar integrity of the surrounding warehouse facilities within the business park. The company signage will be mounted to the near top of the facility, which is a tasteful company logo, this is commonly found on industrial facilities of the same nature. All refuse and disposal areas will be within an enclosed surround that will keep any line-of-site from public or facility personnel. The property will have similar operational hours to the surrounding facility uses with normal working hours. The building and parking lot lighting will adhere to the municipal ordinance of photometrics. The development will not diminish surrounding property values in any way as the building will be architecturally compatible with surrounding industrial facilities and developments.

3. Utilities, access roads, drainage, and/or other necessary facilities.

The development will adhere to all municipal, state and federal codes and ordinances. The 938 Corporate Blvd., Aurora lot is fully improved with Municipal water and sewer which is adequate for the proposed development. The early discussions with civil engineers have confirmed that the master planned offsite park detention is adequate for the floor area ratio and lot coverage. Full engineering and civil plans will be submitted to the Municipality prior to any development of the lot. The access roads which were designed for truck transportation and direct interstate access provide adequate truck routes and keep the commercial vehicles out of residential areas.

4. Ingress and egress as it relates to traffic congestion in the public streets?

The site is located conveniently with direct access to the interstate via Corporate Blvd and Farnsworth Ave. The proposed development will have less truck traffic than a typical warehouse/distribution centers, which are currently found within the business park. The access would go from the site out on Corporate Blvd., then take S. Farnsworth for access to the interstate.