

# Land Use Petition

Project Number: 2019.118

## Subject Property Information

Address/Location: 701 Bilter Road and 801 Bilter Road  
Parcel Number(s): 15-02-102-003 and 15-02-102-004



## Petition Request(s)

Requesting approval of a Final Plat for West Ridge Corporate Center Phase III 1st Resubdivision generally located at the southeast corner of Bilter Road and Mitchell Road

Requesting approval of a Final Plan for Lot 1A of West Ridge Corporate Center Phase III 1st Resubdivision located at 701 Bilter Road for a Warehouse, Distribution and storage services (3300) Use

CITY OF AURORA  
PLANNING & ZONING DIVISION

## Attachments Required

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

- |   |  |  |
|---|--|--|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One pdf Copy of:           | Two Paper and pdf Copy of:             |
| Word Document of: Legal Description (2-1)               | Fire Access Plan (2-6)                   | Final Plan (2-4)                       |
| One Paper and pdf Copy of:                              | Final Engineering Plans (2-16)           | Final Plat (2-5)                       |
| Contact Worksheet (1-5)                                 | Stormwater Permit Application (App 1-14) | Landscape Plan (2-7)                   |
| Filing Fee Worksheet (1-6)                              | Stormwater Report (2-10)                 | Building and Signage Elevations (2-11) |
| Land Cash Worksheet (1-7)                               |  |  |
| Parking Worksheet (1-8)                                 |  |  |
| Qualifying Statement (2-1)                              |  |  |
| Plat of Survey (2-1)                                    |  |  |
| Legal Description (2-1)                                 |  |  |
| Letter of Authorization (2-2)                           |  |  |

## Petition Fee: \$2,287.03 (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: [Signature] Date 9/27/19

Print Name and Company: NEAL DRISCOLL, LIBERTY PARENTS TRUST

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 27<sup>th</sup> day of September, 2019

State of Illinois)  
County of DuPage) SS

NOTARY PUBLIC SEAL

Mary Katherine Mason  
Notary Signature



**Filing Fee Worksheet**

**Project Number:** 2019.118  
**Petitioner:** Liberty Property Trust  
**Number of Acres:** 20.34  
**Number of Street Frontages:** 1.00  
**Non-Profit:** No

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 20.34  
**Area of site disturbance (acres):** 10.38

**Filing Fees Due at Land Use Petition:**

Request(s):	Final Plan & Plat	\$ 1,287.03
	Final Engineering Filing Fee	\$ 1,000.00

**Total:** **\$2,287.03**

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

Verified By: Tracey Vacek

Date: 9/16/2019

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Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



### Project Contact Information Sheet

**Project Number:** 2019.118

**Petitioner Company (or Full Name of Petitioner):** Liberty Property Trust

**Owner**

First Name: Andy Initial: J. Last Name: Perille Title: Mr.  
 Company Name: Liberty Property Trust  
 Job Title: \_\_\_\_\_  
 Address: 25 Northwest Point, Suite 550  
 City: Elk Grove Village State: Illinois Zip: 60007  
 Email Address: aperille@libertyproperty.com Phone No.: 847-264-2133 Mobile No.: 847-489-8736

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

Relationship to Project: Owner  
 Company Name: Liberty Property Trust  
 First Name: Andy Initial: J. Last Name: Perille Title: Mr.  
 Job Title: Vice President, Construction & Development  
 Address: 25 Northwest Point, Suite 550  
 City: Elk Grove Village State: Illinois Zip: 60007  
 Email Address: aperille@libertyproperty.com Phone No.: 847-264-2133 Mobile No.: 847-489-8736

**Additional Contact #1**

Relationship to Project: Land Developer / Builder  
 Company Name: FCL Builders  
 First Name: Joe Initial: \_\_\_\_\_ Last Name: Bach Title: Mr.  
 Job Title: Project Engineer  
 Address: 1150 Spring Lake Drive  
 City: Itasca State: Illinois Zip: 60143  
 Email Address: jbach@fclbuilders.com Phone No.: 630-438-6486 Mobile No.: 630-795-9094

**Additional Contact #2**

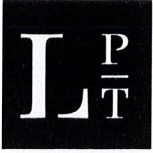
Relationship to Project: Architect  
 Company Name: DM & S Architects  
 First Name: Robert Initial: J. Last Name: Sebak Title: Mr.  
 Job Title: Architect  
 Address: 117 Heath Place  
 City: Westmont State: Illinois Zip: 60559  
 Email Address: dmsarchs@aol.com Phone No.: 630-963-6406 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: Engineer  
 Company Name: Watermark Engineering Resources, Ltd.  
 First Name: William Initial: H. Last Name: Perry Title: Mr.  
 Job Title: Vice President  
 Address: 2631 Ginger Woods Pkwy  
 City: Aurora State: Illinois Zip: 60502  
 Email Address: bperry@watermark-engineering.com Phone No.: 630-375-1800 Mobile No.: 630-460-4289

**Additional Contact #4**

Relationship to Project: Surveyor  
 Company Name: Compass Surveying  
 First Name: Scott Initial: C. Last Name: Krebs Title: Mr.  
 Job Title: Vice President  
 Address: 2631 Ginger Woods Pkwy  
 City: Aurora State: Illinois Zip: 60502  
 Email Address: skrebs@clsurveying.com Phone No.: 630-820-9100 Mobile No.: \_\_\_\_\_



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TRUST

**701 BILTER ROAD (LBC 6A)  
QUALIFYING STATEMENT OF PETITION**

It is the desire of the Chicago office of Liberty Property Trust to be granted final plan approval from the City of Aurora to begin construction of a 161,986 SF speculative distribution facility. The site for this facility will be Lot 6A in the Liberty Business Center at the southeast corner of Mitchell Road and Bilter Road.

The site was originally designed to accommodate up to 202,000 SF of building. However, the planned building area was reduced to accommodate trailer parking and / or a higher possible auto parking count. We believe that the additional trailer parking will give the building added leasing flexibility.

The building will be the final facility within the Liberty Business Center and will be similar in design and use to the neighboring buildings in the park. The site is appropriately zoned, accessible, and served with the necessary facilities to support the proposed plan. No variances, modifications, or exceptions are being requested as a part of this application.

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September 5, 2019

City of Aurora  
Attention: Edward T. Sieben  
77 S. Broadway, 2<sup>nd</sup> Floor  
Aurora, IL 60505

Re: Letter of Authorization – 701 Bilter Road, Aurora, IL

Dear Mr. Sieben,

Please be advised that William H. Perry of Watermark Engineering Resources is approved to act on behalf of Liberty Property Trust in obtaining the final plan approval for the proposed distribution facility at 701 Bilter Road in Aurora, Illinois.

If you have any questions or require further information, please do not hesitate to contact me at 847.264.2131 or [ndriscoll@libertyproperty.com](mailto:ndriscoll@libertyproperty.com).

Sincerely,

Neal Driscoll  
VP, Market Officer - Midwest

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THAT PART OF LOT 1 IN THE FINAL PLAT OF WEST RIDGE CORPORATE CENTER PHASE III, RECORDED APRIL 4, 2005 AS DOCUMENT 2005K37215, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 01 DEGREE 23 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 559.31 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 04 SECONDS WEST 807.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 01 DEGREE 23 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, 462.44 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 41 DEGREE 37 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT, 60.68 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 00 DEGREES 40 MINUTES 42 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, 62.12 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREE 19 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, 764.88 FEET TO THE POINT OF BEGINNING IN KANE COUNTY, ILLINOIS

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**Parking and Stacking Requirement Worksheet**

**Project Number:** 2019.118

**Petitioner:** Liberty Property Trust

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>179</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	179

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	-	
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: Tracey Vacek

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
8,100	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	27
150,000	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space	150
3,886	Over additional over 150,000 sqft	per 2,500 SF in excess of 150,000 SF of GFA	2
<b>Total</b>			<b>179</b>

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## Land Cash Calculator

**Project Number:** 2019-118

**Land Cash Agreement Number:** 2019-118

**Petitioner:** Liberty Property Trust

**Subdivision Name:** West Ridge Corporate Center **Unit/Phase:** Phase III

**School District:** 101 **Park District:** FVPD



**Population Estimates**

Estimated Population for the Development:	-
Estimated Elementary Population:	-
Estimated Junior High Population:	-
Estimated High School Population:	-

**School and Park Land Requirements**

	School Acres per Person	School Land Donation Required	Improved Land Cash Equilivant	Amount of School Land To Be Donated	Net School Land Due	Percent of Land Donated
Elementary (k-5)	0.01833	0.00				
Junior High (6-8)	0.03222	0.00				
High School (9-12)	0.02304	0.00				
<b>Total</b>		<b>0.000</b>	<b>0.000</b>	<b>0.00</b>	<b>0.000</b>	<b>0%</b>

	Park Acres per Person	Park Land Donation Required	Improved Land Cash Equilivant	Amount of Park Land To Be Donated	Net Park Land Due	Percent of Land Donated
	0.0100	0.000	0.000	0.00	0.000	0%

**Bedroom Mix**

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
Single Family Detached Units	0		0%	0%	20%	80%
	School Ac Req:	0.00	0	Park Ac Req:	0.00	
Single Family Attached Units	0		0%	90%	10%	0%
	School Ac Req:	0.00		Park Ac Req:	0.00	
Multi-Family Units (Condo/Apartments)	0	0%	40%	50%	10%	
	School Ac Req:	0.00	0		0	
<b>Total Units:</b>	<b>0</b>	<b>School:</b>	<b>0.000</b>	<b>Park:</b>	<b>0.000</b>	

**Cash Equivalants**

Raw Land Value per Acre	\$ 84,837.56	Improved Land Value (1.5 times)	\$ 127,256.35
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Net School Land Cash Improved Land Equilivant Owed	\$ -	
School Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit		100.00%

Net Park Land Cash Improved Land Equilivant Owed	\$ -	
Park Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit		100.00%

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Verified By: