

# 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: 2810 Duke Parkway

Parcel Number(s): '04-33-301-011', '07-04-101-019'

### Petition Request

Requesting a Final Plan for Lot 2A of Butterfield East, Unit 1, Located at 2810 Duke Parkway for a Business and Professional, Office (2400) Use and a Warehouse, Distribution and Storage Services (3300) Use.

Requesting approval of a Plat of Easement for a City Easement on Lot 2A of Resubdivision of Lot 2 of Butterfield East Subdivision, located at 2810 Duke Parkway.

Requesting approval of a Plat of Dedication for Right-of-way for Duke Parkway along the property located at 2810 Duke Parkway.

Requesting approval of a Plat of Vacation for Right-of-way for Duke Parkway along the property located at 2810 Duke Parkway.

### Attachments Required

#### Digital Copy of:

Development Tables Excel Worksheet - digital only  
(Document 1-0)

Word Document of: Legal Description (Format Guidelines 2-1)

#### One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Existing or Proposed CC&Rs

#### Two Paper and PDF Copy of:

Engineering Plans

Stormwater Permit Worksheet,

Application

Stormwater Report

Soil Investigation

Project Information Sheet

Plat of Easement

Plat of ROW Dedication

Plat of Vacation

Fire Access Plan

### (a digital file of all documents is also required)

#### Two Paper and PDF Copy of:

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building and Signage Elevations  
(Format Guidelines 2-11)

**Petition Fee: \$4,168.00**

**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: \_\_\_\_\_

Date

2/27/23

Print Name and Company: \_\_\_\_\_

DANIEL L. FRIGGE ESI DESIGN SERVICES, INC.

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 February.  
State of Wisconsin)

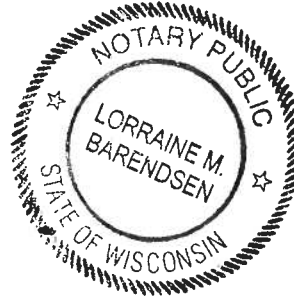
) SS

County of Waukesha)

Lorraine M. Barendsen  
Notary Signature

Expires: December 16, 2023

NOTARY PUBLIC SEAL



Given under my hand and notary seal this \_\_\_\_\_ day of \_\_\_\_\_.

State of \_\_\_\_\_)

) SS

NOTARY PUBLIC SEAL

County of \_\_\_\_\_)

\_\_\_\_\_  
Notary Signature

## Project Contact Information Sheet

**Project Number:** 2022.037

**Petitioner Company (or Full Name of Petitioner):** Atlanta Land

### **Owner**

First Name: Art Initial: \_\_\_\_\_ Last Name: Roman Title: Mr.  
Company Name: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: Consultant  
Company Name: ESI Design Services, Inc.  
First Name: Daniel Initial: \_\_\_\_\_ Last Name: Frigge Title: Mr.  
Job Title: Director of Civil Engineering  
Address: 950 Walnut Ridge Drive  
City: Hartland State: WI Zip: 53029  
Email Address: dfrigge@esigroupusa.com Phone No.: 262-369-3578 Mobile No.: 262-391-0258

### **Additional Contact #1**

Relationship to Project: Architect  
Company Name: ESI Design Services, Inc.  
First Name: Timothy Initial: \_\_\_\_\_ Last Name: Gibbons Title: Mr.  
Job Title: VP of Design  
Address: 950 Walnut Ridge Drive  
City: Hartland State: WI Zip: 53029  
Email Address: tgibbons@esigroupusa.com Phone No.: 262-369-3543 Mobile No.: 262-510-3086

### **Additional Contact #2**

Relationship to Project: Engineer  
Company Name: Webster, McGrath & Ahlberg  
First Name: Mark Initial: \_\_\_\_\_ Last Name: Richards Title: Mr.  
Job Title: PE  
Address: 2100 Manchester Rd, Building A, Suite 203  
City: Wheaton State: IL Zip: 60187  
Email Address: markr@wmaltd.com Phone No.: 630-668-7619 Mobile No.: \_\_\_\_\_

### **Additional Contact #3**

Relationship to Project: Landscape Architect  
Company Name: Webster, McGrath & Ahlberg  
First Name: Benedict Initial: \_\_\_\_\_ Last Name: Bussman Title: Mr.  
Job Title: Landscape Architect and Project Manager  
Address: 2100 Manchester Rd. Building A, Suite 203  
City: Wheaton State: IL Zip: 60187  
Email Address: benb@wmaltd.com Phone No.: 630-668-7620 Mobile No.: \_\_\_\_\_

### **Additional Contact #4**

Relationship to Project: Surveyor  
Company Name: Webster, McGrath & Ahlberg  
First Name: Joel Initial: \_\_\_\_\_ Last Name: Vietti Title: Mr.  
Job Title: PLS  
Address: 2100 Manchester Rd, Building A, Suite 203  
City: Wheaton State: IL Zip: 60187  
Email Address: joelv@wmaltd.com Phone No.: 630-668-7603 Mobile No.: 6,305,140,321.00

## Filing Fee Worksheet

**Project Number:** 2022.037

**Petitioner:** Atlanta Land

**Number of Acres:** 49.80

**Number of Street Frontages:** 1.00

**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	\$ 2,318.00
	Final Engineering Filing Fee	\$ 1,250.00
	Vacations	\$ 200.00
	Dedications	\$ 400.00

**Total:** **\$4,168.00**

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

Verified By: Steve Broadwell

Date:

## Parking and Stacking Requirement Worksheet

**Project Number:** 2022.037

**Petitioner:** Atlanta Land

### Parking Requirement

<b>Total Parking Requirement</b>	<b>260</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	260

*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>	<b>-</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: Steve Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
18,737	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	62
270,657	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	198
	Over additional over 150,000 sqft		

## Landscaping CTE Requirement Worksheet

**Project Number:** 2022.037

**Petitioner:** Atlanta Land

**Street Frontage** 1,772 L.F.

**Stormwater HWL**

- L.F. Wet Bottom
- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** Butterfield East

**Unit/Phase:** Unit 1

**Lot Number** Lot 2A

**Perimeter Yard** 6,591 L.F.

**Buffer Yard** - L.F.

**Surface Parking Spaces** 224 spaces

**Parking Lot Islands** - Number

**Building Foundation** 1,722 L.F.

### Standard Requirements

		Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equilivant Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	53.0	53	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	198.0	99	89	89	396	396
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	17.0	11	0	0	57	57
Building Foundation	17.0	0	0	0	170	170
<b>Total:</b>	<b>285.0</b>	<b>163</b>	<b>89</b>	<b>89</b>	<b>623</b>	<b>623</b>

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Verified By:

Steve Broadwell

Date:

# **ATLANTA LAND**

## **QUALIFYING STATEMENT**

In 2010, Atlanta Land acquired 49.84 acres of property on the West side of Duke Parkway from the Duke Realty firm.

The property had been annexed to the City of Aurora and is zoned PDD under the Butterfield Planned Development District.

The intended use of the property is for the construction of a 280,735 square foot Warehouse and Office area, a 19,622 square foot Office Mezzanine, a 12,650 square foot Truck Maintenance Facility, along with ancillary automobile, truck, and trailer parking areas.

The development will follow the standards and requirements set forth in the Butterfield Planned Development documents.

This proposed development will address the following standards:

1. The original Butterfield Development was planned and designed to accommodate uses such as the one proposed. This development will continue to be designed and operated to compliment the existing safety and general welfare of the citizens of Aurora and the adjacent unincorporated areas.
2. Significant Industrial, Warehouse and Manufacturing uses exist in the general area consistent with the dictates of the Butterfield Planned Development. Where interfacing exists with County Residential properties, design standards, landscaping and traffic planning will be implemented to protect those areas.
3. Property values have continued to remain stable in the area, including those of the non-industrial areas of the County as the Industrial uses have expanded over the years.
4. The development of this property will continue to offer the quality standards of the Butterfield Planned Development District both in design of the structures, site planning and landscaping details. Specific areas of attention will be given to adjacent properties and their respective zoning districts.
5. All necessary utilities are existing or being extended to serve the subject property. Drainage patterns will continue to be honored and enhanced. Roads serving the development have been expanded and improved to provide for the site and area traffic needs.
6. This property is being designed to provide for special access drives serving truck movements separate from automobiles. Two different access points from the site to the public streets will be provided to minimize congestion in these streets.
7. The property will be subject to the regulations established in the Butterfield Planned Development District zoning.