

Filing Fee Worksheet

Project Number: 2017.150

Petitioner: DuPage Properties Venture

Number of Acres: 50.71

Number of Street Frontages: 1.00

Non-Profit: No

Linear Feet of New Roadway: 878.27

New Acres Subdivided (if applicable): 47.37

Area of site disturbance (acres): 35.90

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$	2,349.81
	Final Engineering Filing Fee	\$	1,250.00
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$3,599.81**

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

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Date:

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PLANNING & ZONING DIVISION



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: 2017.150

Petitioner Company (or Full Name of Petitioner): DuPage Properties Venture

Owner

First Name: Michele Initial: _____ Last Name: Keller Title: Mr.
 Company Name: Chicago Title Land Trust 43123 dated 10/8/71, by its beneficiary DuPage Properties Venture
 Job Title: Senior Vice President
 Address: 400 East Ohio St., Suite 1004
 City: Chicago State: IL Zip: 60611
 Email Address: mkeller@leyorganization.com Phone No.: 312-208-3612 Mobile No.: 312-208-3612

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

Relationship to Project: Owner
 Company Name: DuPage Properties Venture
 First Name: Michele Initial: _____ Last Name: Keller Title: Mr.
 Job Title: Senior Vice President
 Address: 400 East Ohio St., Suite 1004
 City: Chicago State: IL Zip: 60611
 Email Address: mkeller@levyorganization.com Phone No.: 312-208-3612 Mobile No.: 312-208-3612

Additional Contact #1

Relationship to Project: Engineer
 Company Name: Manhard Consulting LTD
 First Name: Jim Initial: P Last Name: D'Alexander Title: Mr.
 Job Title: Project Engineer
 Address: 700 Springer Drive
 City: Lombard State: IL Zip: 80148
 Email Address: jdalexander@manhard.com Phone No.: 630-925-1114 Mobile No.: _____

Additional Contact #2

Relationship to Project: Architect
 Company Name: Cornerstone Architects, LTD
 First Name: Michael Initial: _____ Last Name: Baumstark Title: Mr.
 Job Title: Architect
 Address: 1152 Spring Lake Drive
 City: Itasca State: IL Zip: 60143
 Email Address: mjb@cstonearchitects.com Phone No.: 630-773-8363, x Mobile No.: 630-841-2528

Additional Contact #3

Relationship to Project: Attorney
 Company Name: Dykema
 First Name: Bruce Initial: _____ Last Name: Goldsmith Title: Mr.
 Job Title: Attorney
 Address: 2300 Cabot Drive, Suite 505
 City: Lisle State: IL Zip: 60532
 Email Address: bgoldsmith@dykema.com Phone No.: 630-577-2811 Mobile No.: 630-732-8409

Additional Contact #4

Relationship to Project: Consultant
 Company Name: Compass Surveying Ltd.
 First Name: Dan Initial: _____ Last Name: Walter Title: Mr.
 Job Title: Surveyor
 Address: 2631 Ginger Woods Parkway, Suite 100
 City: Aurora State: IL Zip: 60502
 Email Address: dwalter@clsurveying.com Phone No.: 630-820-9100 Mobile No.: _____



Attachment "A"

Qualifying Statement of Petition

Development of the Subject Property and approval of the proposed Final Plat and Plan will relate to the following:

1. *The public health, safety, morals, comfort and general welfare:* The Subject Property will be developed as an office/research/industrial use as allowed under the Butterfield Planned Development District (the "P.P.D."), adding to the tax base for the City of Aurora and greatly benefiting its residents. Stormwater detention and run-off will be improved, minimizing any impact to downstream residents.

2. *The use and enjoyment of other property already established or permitted in the general area:* Adjacent properties to the east are zoned ORI as part of the Butterfield P.D.D. and residential in DuPage County. Properties to the west are generally zoned I-1 light industrial for the Commonwealth Edison ROW and CN railroad tracks. The Ronald Regan Memorial Tollway (I-88) is south of the Subject Property. North of the Subject Property is open space. The Subject Property is already zoned P.D.D. pursuant to the Butterfield P.D.D. and its adopted Plan Description.

3. The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts: The proposed uses are consistent with the nature and character of surrounding land uses, the Butterfield P.D.D., and the comprehensive land use plan of the City of Aurora.

4. *Utilities, access roads, drainage and/or other necessary facilities:* City water is already extended to the Subject Property and sanitary service is available from the nearby liftg station. All other utilities are present or readily available to the Subject Property. Access to the Subject Property will be obtained via a full access intersection from Ferry Road.

5. *Ingress and egress as it relates to traffic congestion in the public streets:* Development of the Subject Property will not significantly impair ingress and egress, nor significantly affect traffic congestion in the public streets.

6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned P.D.D. pursuant to the Butterfield P.D.D. and adopted Plan Description.

Attachment "B"

Disclosure of Beneficiaries to Land Trust

DuPage Properties Venture

4822-1974-3274.2
090893\000012

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PLANNING & ZONING DIVISION



April 25, 2017

From: Chicago Title Land Trust Company,
Successor Trustee to LaSalle Bank National Association,
Under Trust Agreement dated October 8, 1971,
Known as Trust No. 43123, by its beneficiary,
DuPage Properties Venture

c/o Bruce Goldsmith
Dykema Gossett PLLC
2300 Cabot Drive, Suite 505
Lisle, IL 60532
Phone: 630-577-2811
Email:

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
Phone: 630-256-3080
Email: coaplaning@aurora-il-org

Re: Authorization Letter for Vacant Land in Aurora, Illinois; Parcel Nos. 07-04-102-018, 07-04-300-021, 07-05-203-007, 07-05-403-003, 07-05-403-008, 07-05-403-009 and 07-05-403-010 ("Subject Property")

To whom it may concern:

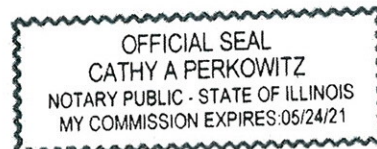
As an authorized representative DuPage Properties Venture, the beneficiary of Chicago Title Land Trust Company, as Successor Trustee to LaSalle Bank National Association, as Trustee under Trust Agreement dated October 8, 1971 known as Trust No. 43123, the Owner of the Subject Property, I hereby affirm that I have full legal capacity to authorize Bruce Goldsmith and other attorneys at Dykema Gossett PLLC, 2300 Cabot Drive, Suite 505, Lisle, and its representatives, to act as the owner's agent through Preliminary Plan and Preliminary Plat and Final Plan and Final Plat Land Use Petition processes with the City of Aurora for said property.

DuPage Properties Venture, as beneficiary
of Chicago Title Land Trust Company, Successor
Trustee to LaSalle Bank National Association,
as Trustee under Trust Agreement dated
October 8, 1971, known as Trust Number 43123

By: Michele Keller
Michele Keller, Authorized Representative

Subscribed and Sworn to before me this 27th day of
April, 2017

Notary Signature: Cathy A. Perkwitz



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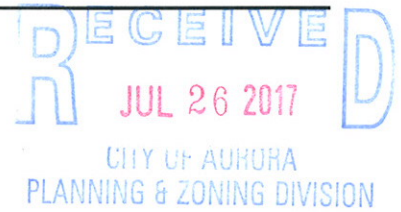
LEGAL DESCRIPTION FOR BUTTERFIELD PHASE II UNIT 4B

THAT PART OF THE WEST HALF OF SECTION 4 AND PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1, RECORDED AS DOCUMENT R64-27940 WITH THE EAST LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT 998841; THENCE NORTH 03 DEGREES 10 MINUTES 54 SECONDS EAST, ALONG SAID EAST LINE, SAID EAST LINE BEING A LINE DRAWN 130 FEET EAST OF THE WEST LINE OF LOT 8 OF THE ASSESSMENT PLAT OF THE LANDS OF JAMES J. NICHOLS ESTATE, RECORDED AS DOCUMENT 563662, A DISTANCE OF 572.94 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE NORTH 88 DEGREES 07 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 47.16 FEET TO THE EAST LINE OF LANDS OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE NORTH 06 DEGREES 43 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, 662.03 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BUTTERFIELD PHASE II UNIT 4A, RECORDED AS DOCUMENT NUMBER R2003-203000; THENCE NORTH 87 DEGREES 57 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 1027.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16, SAID SOUTHEAST CORNER BEING ON THE EASTERLY LINE OF SAID BUTTERFIELD PHASE II UNIT 4A; THENCE NORTH 49 DEGREES 31 MINUTES 40 SECONDS EAST ALONG SAID EASTERLY LINE, 150.58 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 32 DEGREES 49 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY LINE, 147.14 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 06 DEGREES 39 MINUTES 01 SECONDS EAST ALONG SAID EASTERLY LINE, 55.18 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 73 DEGREES 41 MINUTES 13 SECONDS WEST ALONG SAID EASTERLY LINE, 103.90 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 56 DEGREES 48 MINUTES 24 SECONDS WEST ALONG SAID EASTERLY LINE, 65.86 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 31 DEGREES 36 MINUTES 17 SECONDS WEST ALONG SAID EASTERLY LINE, 60.52 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 42 DEGREES 50 MINUTES 39 SECONDS WEST ALONG SAID EASTERLY LINE, 106.05 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 52 DEGREES 12 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE, 222.13 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 80 DEGREES 09 MINUTES 42 SECONDS EAST ALONG SAID EASTERLY LINE, 87.89 FEET TO THE WESTERLY LINE OF LOT 15 IN SAID BUTTERFIELD PHASE II UNIT 4A; THENCE SOUTH 09 DEGREES 46 MINUTES 02 SECONDS EAST ALONG SAID WESTERLY LINE, 57.00

FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 85 DEGREES 27 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 48.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF FRIEDER LANE AS DEDICATED BY SAID BUTTERFIELD PHASE II UNIT 4A; THENCE NORTH 84 DEGREES 32 MINUTES 59 SECONDS EAST ALONG THE SOUTH LINE OF SAID FRIEDER LANE AS DEDICATED BY SAID BUTTERFIELD PHASE II UNIT 4A, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF SAID FRIEDER LANE AS DEDICATED BY SAID BUTTERFIELD PHASE II UNIT 4A; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID FRIEDER LANE AS DEDICATED BY SAID BUTTERFIELD PHASE II UNIT 4A, BEING A CURVE CONCAVE WESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 983.00 FEET, A CHORD BEARING OF SOUTH 00 DEGREES 46 MINUTES 11 SECONDS WEST, A CHORD LENGTH OF 213.01 FEET, AN ARC LENGTH OF 213.43 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 283.00 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 54 MINUTES 27 SECONDS WEST, A CHORD LENGTH OF 126.53 FEET, AN ARC LENGTH OF 127.61 FEET TO A POINT OF TANGENCY; THENCE SOUTH 32 DEGREES 49 MINUTES 30 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 260.54 FEET; THENCE SOUTH 66 DEGREES 28 MINUTES 09 SECONDS EAST, 187.95 FEET TO THE SOUTHWEST CORNER OF LOT 14 IN ARTHUR T. MCINTOSH AND CO.'S FERRY ROAD FARMS, RECORDED AS DOCUMENT NUMBER 455751; THENCE SOUTH 06 DEGREES 30 MINUTES 06 SECONDS WEST ALONG THE WESTERLY LINE OF SAID ARTHUR T. MCINTOSH AND CO.'S FERRY ROAD FARMS, 591.95 FEET TO THE SOUTHWEST CORNER OF LOT 13 IN SAID ARTHUR T. MCINTOSH AND CO.'S FERRY ROAD FARMS; THENCE SOUTH 87 DEGREES 51 MINUTES 45 SECONDS WEST, 107.10 FEET TO THE NORTHEAST CORNER OF LOT 8 OF THE ASSESSMENT PLAT OF THE LANDS OF JAMES J. NICHOLS ESTATE, RECORDED AS DOCUMENT 563662; THENCE SOUTH 01 DEGREE 49 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 505.28 FEET TO THE NORTH LINE OF THE NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1, RECORDED AS DOCUMENT R64-27940; THENCE SOUTH 85 DEGREES 04 MINUTES 11 SECONDS WEST ALONG SAID NORTH LINE, 1311.55 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2017.150
Petitioner: DuPage Properties Venture



Parking Requirement

Total Parking Requirement	341
Enclosed Parking Spaces	-
Surface Parking Spaces	341

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: Jill N. Morgan

<u>Sq Ft / Units</u>	<u>Requirement Based On:</u> <u>Use</u>	<u>Needed</u>	<u>Number Required</u>
15050 sq. ft.	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA 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	50
150000 sq. ft.	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	150
351,696 sq. ft.	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	141
		Total	341



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

Landscaping CTE Requirement Worksheet

Project Number: 2017.150
Petitioner: DuPage Properties Venture
Street Frontage: 1,666 L.F.
Stormwater HWL: 2,247.80 L.F. Wet Bottom
 - L.F. Dry Bottom
Neighborhood Border: - L.F.
Dwelling Units: - units
Subdivision Name: Butterfield
Unit/Phase: Phase II Unit 4E **Lot Number:** 401 & 19

Perimeter Yard: 5,284 L.F.
Buffer Yard: 592 L.F.
Surface Parking Spaces: 341 spaces
Building Foundation: 2,944 L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
		1	3	3	20	20	CTE Equivalent Value
Street Trees	51.0	51	0	0	0	0	
Wet Stormwater Facility	66.0	33	27	24	180	160	
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	159.0	80	72	72	320	320	
Buffer Yard	12.0	6	6	6	20	20	
Parking Lot Islands	25.5	17	0	0	85	85	# of Islands: 17
Building Foundation	29.0	0	0	0	300	300	
Total:	342.5	187	105	102	905	885	

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Date:



Landscape Material Worksheet

Project Number: 2017.150
Petitioner: DuPage Properties Venture

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Tiliaceae	Tilia	americana 'McKSentr	American Sentry Linden
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Sapindaceae	Acer	Freemanii	Marmo Freeman Maple
Aceraceae	Acer	Miyabei	State Street Maple
Cannabaceae	Celtis	Occidentalis	Common Hackberry
Fabaceae	Gleditsia	Triacanthos Inermis	Skyline Honeylocust
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Platanaceae	Platanus	X Acerifolia	Exclamation London Planetree
Fagaceae	Quercus	bicolor	Swamp White Oak
Fagaceae	Quercus	Macrocarpa	Burr Oak
Malvaceae	Tilia	Americana	Redmond American Linden
Ulmaceae	Ulmus	Carpinifolia	New Horizon Smoothleaf Elm
Ulmaceae	Ulmus	Morton	Accolade Elm

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Thuja	plicata	Giant Arborvitae
Pinaceae	Picea	abies	Norway Spruce
Pinaceae	Pinus	strobus	Eastern White Pine
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier X	Grandiflora	Autumn Brilliance Serviceberry
Betulaceae	Betula	Nigra	Heritage Improved River Birch
Fabaceae	Cercis	Canadensis	Eastern Redbud
Cornaceae	Comus	Mas	Comelian Cherry Dogwood
Rosaceae	Malus	Prairifire	Prairifire Crabapple
Rosaceae	Malus	Jewelcole	Red Jewel Crabapple

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cornaceae	Comus	Sericea	Isanti Red-Osier Dogwood
Anacardiaceae	Rhus	Aromatica	Gro-Low Fragrant Sumac
Oleaceae	Syringa	Patula	Miss Kim Lilac
Adoxaceae	Viburnum x	Juddii	Judd Viburnum
Adoxaceae	Viburnum x	Trilobum	Compact Cranberrybush Viburnum

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
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.