

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

2021.326



Land Use Petition

Subject Property Information

Address / Location: southwest corner of Ferry Road and Meridian Road

Parcel Number(s): 07-04-102-016; 07-04-102-003; 07-04-102-007; 07-04-102-008; 07-04-102-021

Petition Request

Requesting approval of a Final Plat for Butterfield Phase II Unit 4C Subdivision, located at the southwest corner of Ferry Road and Meridian Road

Requesting approval of a Final Plan for Butterfield Phase II Unit 4C Subdivision, located at the southwest of Ferry Road and Meridian Road, for a Warehouse, Distribution and storage services (3300) Use;

Requesting the Vacation of a Watermain easement for the property at the southwest corner of Ferry Road and Meridian Road

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)
Word Document of: Legal Description (2-1)

Two Paper and pdf Copy of:

Address Plat
Fire Access Plan
Final Engineering Plans (2-16)
Stormwater Permit Application (App 6-5)
Stormwater Report (2-10)
Wetland Determination
Traffic Impact Study

Two Paper and pdf Copy of:

Final Plan (2-4)
Final Plat (2-5)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)
Plat of Vacation (2-15)

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 or Proposed CC&Rs

Executed Mylars and Recording Fee
will be requested upon approval:
Final Plat, Plat of Vacation,

Petition Fee: \$2,392.25

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: Caron Martell

Date 11-1-21

Print Name and Company: MARK DA MARTON

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 1st day of November, 2021.

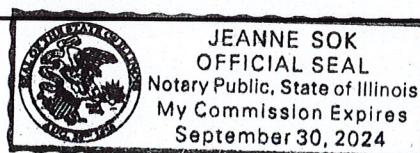
State of IL

) SS

NOTARY PUBLIC SEAL

County of Cook

Notary Signature Jeanne Sok



Filing Fee Worksheet

Project Number: 2021.205

Petitioner: Logistics Property Co.

Number of Acres: 17.64

Number of Street Frontages: 4.00

Non-Profit 0

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 17.64

Area of site disturbance (acres): 17.64

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 1,192.25
	Vacations	\$ 200.00
	Final Engineering Filing Fee	\$ 1,000.00
	Sub Total:	\$ 2,392.25

Total: **\$2,392.25**

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

Verified By: Jill N Morgan

Date: 10/29/2021

Project Contact Information Sheet

Project Number: 2021.205

Petitioner Company (or Full Name of Petitioner): Logistics Property Co.

Owner

First Name: Craig Initial: _____ Last Name: Kiser Title: Mr.
Company Name: Old Dominion Freight Line, Inc.
Job Title: _____
Address: 500 Old Dominion Way
City: Thomasville State: NC Zip: 27360
Email Address: craig.kiser@odfl.com Phone No.: 336-822-1291 Mobile No.: _____

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

Relationship to Project: Contract Purchaser
Company Name: Logistics Property Co.
First Name: Ben Initial: _____ Last Name: Fish Title: Mr.
Job Title: Vice President
Address: One North Wacker, Suite 1925
City: Chciago State: IL Zip: 60606
Email Address: bfish@logisticspropco.com Phone No.: 708-667-6966 Mobile No.: _____

Additional Contact #1

Relationship to Project: Engineer
Company Name: Webster, McGrath & Ahlberg
First Name: Benedict Initial: _____ Last Name: Bussman Title: Mr.
Job Title: Project Manager
Address: 207 S. Naperville Road
City: Wheaton State: IL Zip: 60187
Email Address: benb@wmaltd.com Phone No.: 630-668-7620 Mobile No.: 630-417-3611

Additional Contact #2

Relationship to Project: Landscape Architect
Company Name: Webster, McGrath & Ahlberg
First Name: Benedict Initial: _____ Last Name: Bussman Title: Mr.
Job Title: Project Manager
Address: 207 S. Naperville Road
City: Wheaton State: IL Zip: 60187
Email Address: benb@wmaltd.com Phone No.: 630-668-7620 Mobile No.: 630-147-3611

Additional Contact #3

Relationship to Project: Architect
Company Name: Partners in Design
First Name: Werner Initial: _____ Last Name: Briske Title: Mr.
Job Title: Architect
Address: 2610 Lake Cook Road, Suite 280
City: Riverwoods State: IL Zip: 60015
Email Address: wernerb@pidarchitects.com Phone No.: 847-940-0300 Mobile No.: _____

Additional Contact #4

Relationship to Project: Surveyor
Company Name: Compass
First Name: Mike Initial: _____ Last Name: Pope Title: Mr.
Job Title: Survey Project Manager
Address: 2631 Ginger Roads Parkway, Suite 100
City: Aurora State: IL Zip: 60502
Email Address: mpope@clsurveying.com Phone No.: 630-820-7030 Mobile No.: _____

LPC ACQUISITION COMPANY, LLC

QUALIFYING STATEMENT

LPC Acquisition Company, LLC ("LPC") is acquiring approximately 18 acres of property at the NWC of Sunrise Road and Meridian Road in DuPage County from Old Dominion Freight Line, LLC.

Approximately 15 acres of the property is annexed to the City of Aurora and is zoned PDD under the Butterfield Planned Development District. LPC is annexing 3.4 acres and adding it to the Butterfield Planned Development District.

The intended use of the property is for the construction of a 270,953 square foot warehouse structure with ancillary automobile, truck and trailer parking.

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

This proposed development will address the following standards:

- a) 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.
- b) 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.
- c) 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.
- d) 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.
- e) 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 will be expanded and improved to provide for the site and area traffic needs.
- f) This property is being designed to provide for special access drives serving truck movements separate from automobiles. Four different access points from the site to the public streets will be provided to minimize congestion in these streets.
- g) The property will be subject to the regulations established in the Butterfield Planned Development District zoning.

September 16, 2021

From: Old Dominion Freight Line, Inc.
500 Old Dominion Way
Thomasville, NC 27360
Attn: Craig Kiser
Telephone: 336-822-1291
Email: craig.kiser@odfl.com

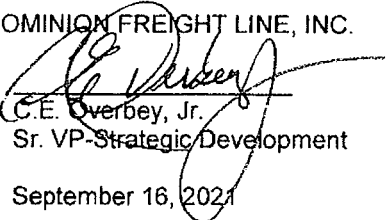
To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora, IL 60507
630-256-3080
coaplanning@aurora-il.org

RE: **AUTHORIZATION LETTER FOR: ANNEXATION AND ZONING APPROVAL PROCESS FOR THE 18 ACRE SITE LOCATED AT THE SWC OF FERRY ROAD AND MERIDIAN ROAD OWNED BY OLD DOMINION FREIGHT LINE, INC. (THE "PROPERTY")**

To whom it may concern:

Old Dominion Freight Line, Inc., a Virginia corporation ("ODFL"), the record owner of the above stated Property, authorizes LPC Acquisition Company, LLC (including its sole member and managing member Logistics Property Company, LLC ("LPC"), and its representatives), to act as ODFL's agent in LPC's pursuit of Annexation and Zoning Approval with the City of Aurora for said Property. Provided, no final changes to the annexation status, zoning, or other land use characteristics of the Property shall be made without ODFL's prior written consent for so long as ODFL is the record owner of the Property.

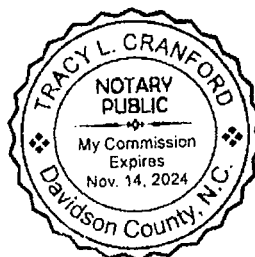
OLD DOMINION FREIGHT LINE, INC.

By: 
Name: C.E. Overbey, Jr.
Title: Sr. VP-Strategic Development

Date: September 16, 2021

Subscribed and Sworn to before me
This 16th Day of September, 2021.

Notary Signature Tracy L. Cranford



PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF LOT 14 AND PART OF LOT 27 IN ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1943 AS DOCUMENT 455751, ALL TAKEN AS ONE TRACT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 66 DEGREES 28 MINUTES 09 SECONDS WEST, 187.95 FEET; THENCE NORTH 32 DEGREES 49 MINUTES 30 SECONDS EAST, 260.54 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 283.00 FEET, A CHORD BEARING OF NORTH 19 DEGREES 54 MINUTES 27 SECONDS EAST, A CHORD LENGTH OF 126.53 FEET, AN ARC LENGTH OF 127.61 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY ALONG A CURVE CONCAVE WESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, SAID CURVE BEING BOTH THE SOUTHERLY EXTENSION AND THE EASTERLY LINE OF FRIEDER LANE AS DEDICATED BY DOCUMENT R2003- 203000, HAVING A RADIUS OF 983.00 FEET, A CHORD BEARING OF NORTH 01 DEGREE 23 MINUTES 23 SECONDS WEST, A CHORD LENGTH OF 286.51 FEET, AN ARC LENGTH OF 287.54 FEET TO A POINT OF TANGENCY IN SAID EASTERLY LINE; THENCE NORTH 09 DEGREES 46 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY LINE, 143.38 FEET TO THE SOUTHERLY LINE OF FERRY ROAD PER DOCUMENT R2007-090410; THENCE NORTH 80 DEGREES 14 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY LINE, 78.62 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE SOUTH 12 DEGREES 42 MINUTES 15 SECONDS EAST ALONG SAID SOUTHERLY LINE, 8.12 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 80 DEGREES 13 MINUTES 52 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 656.01 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE SOUTH 10 DEGREES 10 MINUTES 29 SECONDS EAST ALONG SAID SOUTHERLY LINE, 8.19 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 80 DEGREES 14 MINUTES 50 SECONDS EAST ALONG SAID SOUTHERLY LINE 132.26 FEET TO THE EAST LINE OF LOT 27 IN SAID ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS; THENCE SOUTH 01 DEGREE 37 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 449.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE SOUTH 89 DEGREES 09 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, 299.76 FEET TO THE NORTHEAST CORNER OF LOT 14 IN SAID ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS; THENCE SOUTH 01 DEGREE 37 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 510.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 09 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 511.44 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 15 IN ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1943 AS DOCUMENT 455751, IN DUPAGE COUNTY, ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2021.205

Petitioner: Logistics Property Co.

Parking Requirement

Total Parking Requirement	198
Enclosed Parking Spaces	-
Surface Parking Spaces	198

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.

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

OFFICE USE ONLY

Verified By: Jill N Morgan

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
150,000	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 150,000 sq ft	150
120,934	Over additional over 150,000 sqft	plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	48