

# 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)



2021.325

## Land Use Petition

### Subject Property Information

Address / Location: Northwest corner of Sunrise Road and Meridian Road

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

### Petition Request

Requesting approval of an Annexation Agreement for 4.84 acres located at the northwest corner of Sunrise Road and Meridian Road;

Requesting the Annexation, pursuant to an Annexation Agreement, of 4.84 acres at the northwest corner of Sunrise Road and Meridian Rd;

Requesting to rezone the property located at the northwest corner of Sunrise Road and Meridian Road to PDD Planned Development District pursuant to an Annexation Agreement;

### 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)

One Paper and pdf Copy of:  
Annexation Plat (2-3)  
Annexation Agreement (2-18)

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 and Rs OR Lease Restrictions (2-1)

Executed Mylars and Recording Fee  
will be requested upon approval:  
Annexation Plat; Annexation  
Ordinance; Annexation Agreement  
Ordinance

**Petition Fee: \$2,550.00**

**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: Caron Martell Date 11.1.21

Print Name and Company: CARON MARTELL

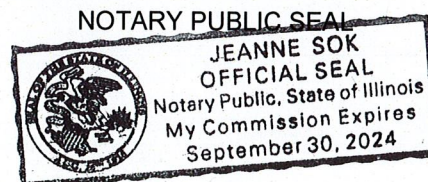
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a 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

County of Cook ) SS

Notary Signature [Signature]



## Filing Fee Worksheet

**Project Number:** 2021.205

**Petitioner:** Logistics Property Co.

**Number of Acres:** 4.84

**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

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

|             |                      |             |
|-------------|----------------------|-------------|
| Request(s): | Annexation Agreement | \$ 1,000.00 |
|             | Annexation           | \$ 750.00   |
|             | Rezoning             | \$ 800.00   |
|             |                      |             |
|             |                      |             |
|             |                      |             |

**Total:** **\$2,550.00**

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](mailto:craig.kiser@odfl.com)

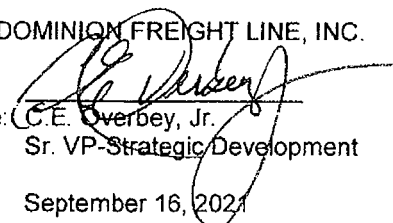
To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place, Aurora, IL 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

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.

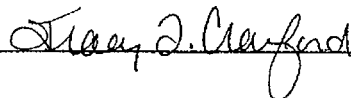
OLD DOMINION FREIGHT LINE, INC.

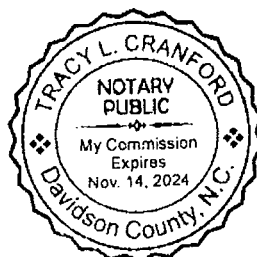
By:   
Name: C.E. Overbey, Jr.  
Title: Sr. VP-Strategic Development

Date: September 16, 2021

Subscribed and Sworn to before me  
This 16<sup>th</sup> Day of September, 2021.

Notary Signature





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.