

# Land Use Petition

Project Number: 2017.268

## Subject Property Information

Address/Location: west side of Deerpath Road and the north side of I-88

Parcel Number(s): 14-01-400-005, 14-01-400-014

## Petition Request(s)

Requesting approval of a Revision to the Preliminary Plan and Plat for Orchard Industrial Subdivision located on the west side of Deerpath Road and the north side of I-88 for Warehouse, Distribution and storage services (3300) use to elect the ORI(S) zoning classification as provided in the plan description

## Attachments Required

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

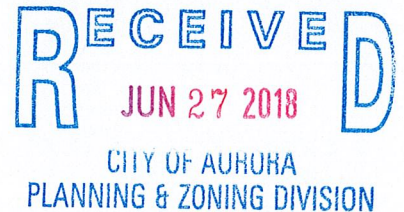
Development Tables Excel Worksheet - digital only (1-0)

Two Paper and One PDF Copy of:  
✓ Fire Access Plan (2-6)  
Preliminary Engineering Stormwater Report (2-10)

One Paper and PDF Copy of:  
Preliminary Plan (2-8)  
Preliminary Plat (2-9)

Word Document of: Legal Description (2-1)

- One Paper and PDF Copy of:
- Contact Worksheet (1-5)
- Filing Fee Worksheet (1-6)
- Parking Worksheet (1-8)
- Qualifying Statement (2-1)
- Plat of Survey (2-1)
- Legal Description (2-1)
- Letter of Authorization (2-2)



## Petition Fee: \$3,713.84 (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: \_\_\_\_\_ Date 6-22-18  
 Print Name and Company: TOM PAGLIARI PANATTONI DEVELOPMENT CO.

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 22<sup>nd</sup> day of June 2018.

State of Illinois )  
County of Cook ) SS

NOTARY PUBLIC SEAL

Mary McGrath  
Notary Signature





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

**Filing Fee Worksheet**

**Project Number:** 2017.268      **Linear Feet of New Roadway:** 1195  
**Petitioner:** PDC CHICAGO IPIV, LLC      **New Acres Subdivided (if applicable):** 53.97  
**Number of Acres:** 53.97      **Area of site disturbance (acres):** 52.19  
**Number of Street Frontages:** 2.00  
**Non-Profit** No

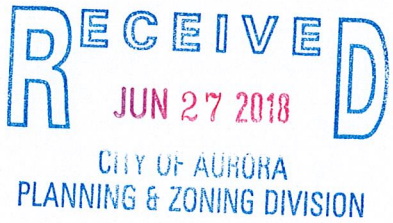
**Filing Fees Due at Land Use Petition:**

Request(s): Preliminary Plan & Plat Revision	\$ 2,463.84
Final Engineering Filing Fee	\$ 1,250.00
	\$ -
	\$ -
	\$ -
	\$ -

**Total:** **\$3,713.84**

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

Verified By: Steve Broadwell      Date: 6/18/2018





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### Project Contact Information Sheet

**Project Number:** 2017.268

**Petitioner Company (or Full Name of Petitioner):** PDC CHICAGO IPIV, LLC

**Owner**

First Name: Kim Initial: A. Last Name: Schmitt Title: \_\_\_\_\_  
Company Name: Bricks, Inc. & CDC Bricks, Inc.  
Job Title: President  
Address: 723 S. LaSalle St  
City: Aurora State: IL Zip: 60505  
Email Address: cboness@bricksinc.net Phone No.: 630-897-6926, ex Mobile No.: \_\_\_\_\_

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

Relationship to Project: Contract Purchaser  
Company Name: Panattoni Development Company, Inc.  
First Name: John Initial: \_\_\_\_\_ Last Name: Pagliari Title: \_\_\_\_\_  
Job Title: Partner  
Address: 620 N. River Rd., Suite 4050  
City: Rosemont State: IL Zip: 60018  
Email Address: jpagliari@panattoni.com Phone No.: 847-292-4510 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Contract Purchaser  
Company Name: Panattoni Development Company, Inc.  
First Name: Jason Initial: \_\_\_\_\_ Last Name: Rosenberg Title: \_\_\_\_\_  
Job Title: Partner  
Address: 620 N. River Rd., Suite 4050  
City: Rosemont State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: jrosenberg@panattoni.com Phone No.: 847-292-4523 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Engineer  
Company Name: Spaceco, Inc  
First Name: Dan Initial: C. Last Name: Stevens Title: \_\_\_\_\_  
Job Title: Vice President  
Address: 9575 W. Higgins Rd.  
City: Rosemont State: IL Zip: 60018  
Email Address: dstevens@spacecoinc.com Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #4**

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_



## QUALIFYING STATEMENT FOR LAND USE PETITION

Proposed development will consist of ± 764,500 S.F. speculative warehouse/office building. New parking lot and truck loading areas will be constructed to serve building. Access drives will be constructed. A new water main loop will be constructed to provide fire protection of the site and domestic water main service. Sanitary sewer from the building will connect to existing sanitary sewer located on Deerpath Road and Orchard Gateway. Storm sewer will be constructed to convey runoff from the proposed improvements to stormwater management facility to be constructed on the site.

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# BRICKS INCORPORATED

723 S. LaSalle Street  
Aurora, Illinois 60505  
(630) 897-6926  
Fax: (630) 897-7057

June 1, 2018

From: Kim A Schmitt, President  
Bricks Inc. and CBC Bricks Inc.  
723 S. LaSalle Street, Aurora Il 60505  
Phone: 630-897-6926 Ext 200  
Email: cboness@bricksinc.net

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

Re: Authorization Letter for: 2124 Deerpath Road, Aurora Il

To Whom It May Concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Panattoni Development Company, Inc., and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property. Notwithstanding any other provision contained herein, the authorization referenced herein shall be subject to Agreement entered between the owner of record, and PDC Chicago LPIV, LLC, A Delaware Limited Liability Company dated on or about March 5, 2018 and ultimate owner's acceptance of zoning, land use, etc. are contingent upon closing of the referenced real estate contract.

Signature: [Signature]  
Bricks Inc., Kim A Schmitt, President

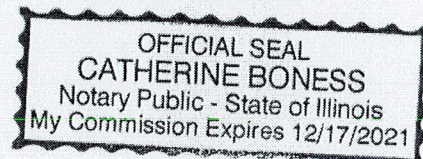
Date: 6/4/18

Signature: [Signature]  
CBC Bricks Inc., Kim A Schmitt, President

Date: 6/4/18

Subscribed and Sworn to Before Me this 4th day of June, 2018

Notary Signature: [Signature]



*Build on a foundation of heritage and quality*

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PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 1 FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1322.57 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LOUIS WARMES BY DEED RECORDED DECEMBER 25, 1874 IN BOOK 148, PAGE 574 AS DOCUMENT 7152; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 33.00 FEET; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 33.00 FEET TO AN OLD CLAIM LINE; THENCE EASTERLY ALONG SAID CLAIM LINE FORMING AN ANGLE OF 82 DEGREES 46 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 2154.13 FEET TO A POINT OF AN ANGLE IN SAID CLAIM LINE, BEING ALSO ON THE ORIGINAL CENTER LINE OF DEERPATH ROAD; THENCE CONTINUING EASTERLY ALONG SAID CLAIM LINE FORMING AN ANGLE OF 178 DEGREES 47 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 42.20 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID DEERPATH ROAD AS MONUMENTED AND OCCUPIED; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE FORMING AN ANGLE OF 71 DEGREES 25 MINUTES 21 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 421.81 FEET TO A POINT OF AN ANGLE IN SAID RIGHT OF WAY LINE; THENCE CONTINUING SOUTHERLY ALONG THE EASTERLY LINE OF PARCEL NUMBER E-1A-280.2 AS MONUMENTED AND OCCUPIED BY ILLINOIS STATE TOLL HIGHWAY COMMISSION FORMING AN ANGLE OF 176 DEGREES 11 MINUTES 05 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 740.63 FEET TO THE NORTH LINE, AS MONUMENTED AND OCCUPIED BY PARCEL NUMBER E-1A-280 OF A TRACT OF LAND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS IN THE CIRCUIT COURT OF KANE COUNTY KNOWN AS CASE NUMBER 57-795; THENCE WESTERLY ALONG SAID NORTH LINE FORMING AN ANGLE OF 111 DEGREES 36 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 93.49 FEET TO THE CENTER LINE OF DEERPATH ROAD AS SHOWN ON THE RIGHT OF WAY MAPS OF SAID TOLL HIGHWAY COMMISSION PREMISES IN 1957; THENCE NORTHERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 65 DEGREES 22 MINUTES 55 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 29.27 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE WESTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE 65 DEGREES 11 MINUTES 46 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 1692.44 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN PARCEL NUMBER E-1A-208.2 AS MONUMENTED AND OCCUPIED OF SAID TOLL HIGHWAY COMMISSION PREMISES AND ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1322.57 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LOUIS WARMES BY DEED RECORDED DECEMBER 25, 1874 IN BOOK 148, PAGE 574 AS DOCUMENT 7152; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 33.00 FEET; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 33.00 FEET; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 33.00 FEET TO AN OLD CLAIM LINE; THENCE EASTERLY ALONG SAID CLAIM LINE FORMING AN ANGLE OF 82 DEGREES 46 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 33.00 FEET TO AN OLD CLAIM LINE; THENCE EASTERLY ALONG SAID CLAIM LINE FORMING AN ANGLE OF 82 DEGREES 46 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 2154.13 FEET TO A POINT OF AN ANGLE IN SAID CLAIM LINE, BEING ALSO ON THE ORIGINAL CENTER LINE OF DEERPATH ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 72 DEGREES 38 MINUTES 06 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 210.00 FEET FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE 330.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 132.00 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 330.00 FEET TO THE CENTER LINE OF DEERPATH ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 132.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CORPORATE LIMITS OF THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



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**1-8**

## Parking and Stacking Requirement Worksheet

**Project Number:** 2017.268  
**Petitioner:** PDC CHICAGO IPIV, LLC

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>429</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	429

*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.

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

**OFFICE USE ONLY**

Verified By: Steve Broadwell

**Requirement Based On:**

Sq Ft / Units	Use	Needed	Number Required
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 per 2,500 SF in excess of 150,000 SF of GFA	150
603,033	Over additional over 150,000 sqft		241
11,467	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	38

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