

Land Use Petition

Project Number: 2018.108

Subject Property Information

Address/Location: Northeast Corner of I-88 and Mitchell Road

Parcel Number(s): 15-02-300-021; 15-02-300-029

Petition Request(s)

Requesting approval of a Final Plat for Mitchell Road Industrial Park Subdivision located at the northeast corner of I-88 and Mitchell Road

Requesting approval of a Final Plan for Lot 1 and Lot 4 of Mitchell Road Industrial Park Subdivision located at the northeast corner of I-88 and Mitchell Road

Attachments Required

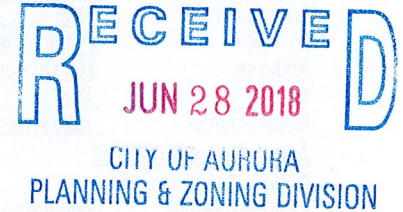
(a CD of digital files of all documents are also required)

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

Two Paper and One pdf Copy of:
Fire Access Plan (2-6)
Address Plat (2-17)
Final Engineering Plans (2-16)
Stormwater Permit Application (App 1-14)
Stormwater Report (2-10)
Soil Investigation Report
Wetland Determination Report / Letter by Design Professional

One Paper and pdf Copy of:
Final Plan (2-4)
Final Plat (2-5)
Landscape Plan (2-7)
Building and Signage Elevations (2-11)

One Paper and pdf Copy of:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Land Cash Worksheet (1-7)
Parking Worksheet (1-8)
Landscape Requirement Worksheet (1-22)
Landscape Materials Worksheet (1-23)
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)



Petition Fee: \$2,126.15 (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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: *John P. Pizzuti* Date 6-28-18

Print Name and Company: John P. Pizzuti Pizzuti's

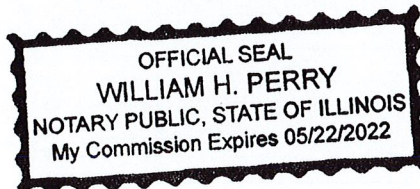
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 28th day of June 2018.

State of Illinois)
County of KANE) SS

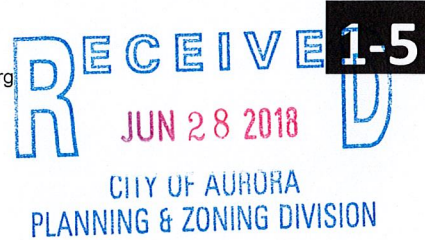
NOTARY PUBLIC SEAL

William H. Perry
Notary Signature





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



Project Contact Information Sheet

Project Number: 2018.108
Petitioner Company (or Full Name of Petitioner): The Pizzuti Companies

Owner

First Name: Daniel Initial: T Last Name: Dolan Title: Mr.
 Company Name: d/b/a Mitchell Road Property
 Job Title: _____
 Address: 765 Orchard Avenue
 City: Aurora State: IL Zip: 60506
 Email Address: dtdolan@dolanmurphy.com Phone No.: 630-801-8800 Mobile No.: _____

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

Relationship to Project: Land Developer / Builder
 Company Name: The Pizzuti Companies
 First Name: John Initial: P Last Name: Kenney Title: Mr.
 Job Title: Vice President of Construction
 Address: 2001 Butterfield Road, Suite 440
 City: Downers Grove State: IL Zip: 60515
 Email Address: jkenney@pizzuti.com Phone No.: 630-981-3810 Mobile No.: _____

Additional Contact #1

Relationship to Project: Real Estate Broker
 Company Name: Dolan & Murphy Inc.
 First Name: Dan Initial: T Last Name: Dolan Title: Mr.
 Job Title: Commercial real estate broker
 Address: 765 Orchard Avenue
 City: Aurora State: IL Zip: 60506
 Email Address: dtdolan@dolanmurphy.com Phone No.: 630-801-8800 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Watermark Engineering Resources, Ltd.
 First Name: Bill Initial: _____ Last Name: Perry Title: Mr.
 Job Title: Vice President
 Address: 2631 Ginger Woods Parkway
 City: Aurora State: IL Zip: 60502
 Email Address: bperry@watermark-engineering.com Phone No.: 630-375-1800 Mobile No.: _____

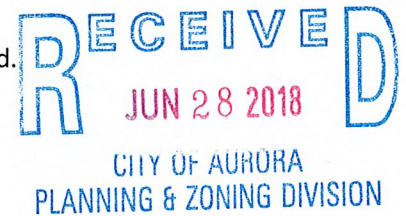
Additional Contact #3

Relationship to Project: Architect
 Company Name: Ware Malcomb
 First Name: Iglika Initial: _____ Last Name: Georgieva Title: Ms.
 Job Title: Project Manager
 Address: 1900 Spring Road, Suite 210
 City: Oak Brook State: IL Zip: 60523
 Email Address: igeorgieva@waremalcomb.com Phone No.: 630-218-0063 Mobile No.: _____

Additional Contact #4

Relationship to Project: Owner
 Company Name: d/ba/ Corporate West
 First Name: Daniel Initial: D Last Name: Dolan Title: Mr.
 Job Title: _____
 Address: 765 Orchard Avenue
 City: Aurora State: IL Zip: 60506
 Email Address: danddolansr@gmail.com Phone No.: 630-801-8800 Mobile No.: _____

Mitchell Road Industrial Park
Southeast corner of Mitchell Road and Corporate Blvd.
Proposed Lot 1
City of Aurora
Qualifying Statement 2-1
WER Job No. 17-062
Date: May 2, 2018



Mitchell Road Industrial Park is located east of Mitchell Road, just north of the East/West Tollway (I-88). Mitchell Road and the properties to the west are in the Village of North Aurora.

Given the proximity to the Tollway, this area consists of large box warehouse/distribution developments. The area has previously established utilities, access, and drainage, designed to house individual businesses that are industrial in nature. This includes wider streets to accommodate large truck traffic. Mitchell Road Industrial Park intends on improving the parcel in a similar manner to the adjoining sites.

The majority of this site is within the Plan Description titled "The Ridge Property Trust – West Corporate Center Phase III", specifically Parcel C. This is the area that is currently zoned ORI.

A portion of this site which is directly adjacent to the I-88 Tollway, is currently zoned M-1. This portion of the site will be rezoned to ORI and included in "The Ridge Property Trust – West Corporate Center Phase III". By rezoning this piece, it will match the remaining portion of the proposed development, as well as the current zoning of the adjacent parcels.

The project includes extending Corporate Boulevard to Mitchell Road which will eliminate the existing dead end street and provide the much needed traffic circulation and emergency vehicle access to the existing parcels along Corporate Boulevard. Improvements to the site will consist of extending and completing the loop of the watermain, extension of sanitary sewer mains to service Lots 1, 2 and 3, and construction of a detention basin.

This development request consists of subdividing the parcel into 5 lots and dedicating right of way for the extension of Corporate Boulevard. Three of the newly created lots will be available for new development. The remaining 2 lots will consist of stormwater detention and open space to preserve existing wetland. At this time, Lot 1 is proposed to be developed with a warehouse/distribution development. The stormwater basin, which will sit on Lot 4, will also be constructed, and will serve lots 1, 2 and 3 of the plat, as well as the public right of way for Corporate Boulevard.

As this proposal is currently surrounded by Industrial/Distribution/Light Manufacturing development, it will not negatively impact the adjoining properties.

Mitchell Road Industrial Park is not requesting any variances, modifications or exceptions to the City's Codes and Ordinances.



April 30, 2018



From: Chicago Title Land Trust #1682
d/b/a Mitchell Road Property
765 Orchard Avenue
Aurora, IL 60506
Phone: 630-801-8800
Email: danddolansr@gmail.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: Mitchell Road Project

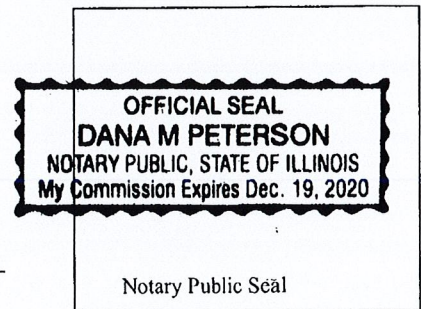
To whom it may concern:

As having the power of direction for the above stated property, I hereby affirm that I have full legal capacity to authorize The Pizzuti Companies, and its representatives, to act as the owner's agent through the Petition process with the City of Aurora for said property.

Signature: *Daniel D. Dolan* Date: *April 30, 2018*
Daniel D. Dolan

Subscribed And Sworn To Before Me This *30th* Day
Of *April*, 2018

Notary Signature: *Dana M. Peterson*



April 30, 2018



From: Old Second National Bank Trust #9199
d/b/a Corporate West
765 Orchard Avenue
Aurora, IL 60506
Phone: 630-801-8800
Email: danddolansr@gmail.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: Mitchell Road Project

To whom it may concern:

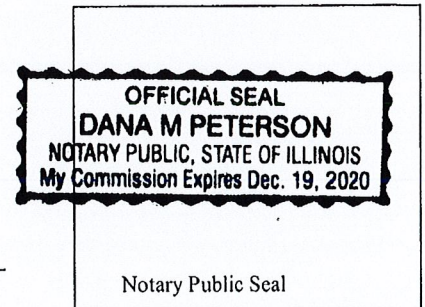
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Signature: Daniel D. Dolan
Daniel D. Dolan

Date: April 30, 2018

Subscribed And Sworn To Before Me This 30th Day
Of April, 2018

Notary Signature: Dana M Peterson



THAT PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION, 100.00 FEET TO THE SOUTHERLY LINE OF LAND CONVEYED TO NIGAS PER DOCUMENT 892413, FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, ALONG SAID LINE 1561.66* FEET; THENCE SOUTH 89 DEGREES 45 MINUTES EAST (SOUTH 89 DEGREES 44 MINUTES 53 SECONDS EAST, MEASURED), 1101.54 FEET (1101.62 FEET MEASURED) TO AN IRON PIPE MONUMENT FOUND ON THE WEST LINE OF LAND DESCRIBED IN DOCUMENT 1752152; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST (MEASURED ALONG THE WEST LINE OF LAND DESCRIBED IN SAID DOCUMENT 1752152 AND IN DOCUMENT 97K006594, 988.68 FEET (988.63 FEET MEASURED) TO A FOUND IRON PIPE MONUMENT AT THE NORTHWEST CORNER THEREOF; SAID POINT ALSO BEING AN ANGLE POINT OF THE LAND CONVEYED TO NIGAS PER SAID DOCUMENT 892413; THENCE NORTH 62 DEGREES 20 MINUTES 11 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LAND, 1245.74 FEET (1244.66 FEET MEASURED) TO THE POINT OF BEGINNING; EXCEPT THAT PART CONVEYED TO ILLINOIS TOLLWAY AUTHORITY BY DEED RECORDED APRIL 2, 1957 AS DOCUMENT 831378, IN BOOK 1840, PAGE 385, ALL IN KANE COUNTY, ILLINOIS.

*TYPOGRAPHICAL ERROR CORRECTED BY SURVEYOR

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JUN 28 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE NORTH 0 DEGREES 35 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER 967.56 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 54.43 FEET TO THE EASTERLY LINE OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION FOR A POINT OF BEGINNING; THENCE CONTAINING SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 1843.07 FEET TO A POINT THAT IS 1897.50 FEET SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST OF SAID WEST LINE; THENCE SOUTH 0 DEGREES 35 MINUTES 42 SECONDS WEST PARALLEL WITH SAID WEST LINE 431.57 FEET TO THE NORTHERLY LINE OF PREMISES ACQUIRED BY SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION; THENCE SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST ALONG SAID NORTHERLY LINE 1822.73 FEET TO A POINT ON SAID EASTERLY LINE OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THAT IS 78.06 FEET NORTH 87 DEGREES 12 MINUTES 31 SECONDS EAST OF SAID WEST LINE, THENCE NORTH 1 DEGREES 51 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY LINE 550.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 2; THENCE SOUTH 1 DEGREES 05 MINUTES 50 SECONDS WEST 2088.56 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE EAST-WEST TOLLWAY/STATE TOLL HIGHWAY COMMISSION (PARCEL NO. E-1C-352 AND 353); THENCE SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST 738.44 FEET (750.67 FEET AS MEASURED) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 12 MINUTES 31 SECONDS WEST, 797.34 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 0 DEGREES 35 MINUTES 42 SECONDS EAST 483.14 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 55 SECONDS EAST 795.96 FEET; THENCE SOUTH 0 DEGREES 35 MINUTES 42 SECONDS WEST 431.57 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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Parking and Stacking Requirement Worksheet

Project Number: 2018.108
Petitioner: The Pizzuti Companies

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Parking Requirement

Total Parking Requirement	224
Enclosed Parking Spaces	-
Surface Parking Spaces	224

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: Tracey M. Vacek

<u>Sq Ft / Units</u>	<u>Requirement Based On:</u>	<u>Needed</u>	<u>Number Required</u>
11,024	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	37
2,000	"Excluded Square Footage": storage, processing, mechanical rooms and restrooms		-7
150,000	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up	150
111,016		Over additional over 150,000 sqft	44
		TOTAL	224

Landscaping CTE Requirement Worksheet

Project Number: 2018.108

Petitioner: The Pizzuti Companies

1,770 L.F.

Street Frontage
 - L.F. Wet Bottom

1,480.00 L.F. Dry Bottom

- L.F.

Neighborhood Border
 Dwelling Units

- units

Subdivision Name: Mitchell Road Industrial Park

Unit/Phase:

Lot Number

Lot 1 and Lot 4

3,451 L.F.
 - L.F.
 238 spaces
 - Number
 2,400 L.F.

Perimeter Yard
Buffer Yard
Surface Parking Spaces
Parking Lot Islands
Building Foundation



CITY OF AURORA
 PLANNING & ZONING DIVISION

Standard Requirements

	Total CTEs Required	Plant Mix Guidelines			
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs
		1	1/3	1/3	1/20
Street Trees	53.0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0
Dry/Turf Stormwater Facility	74.0	29	27	192	178
Neighborhood Border	0.0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0
Perimeter Yard	104.0	47	47	208	208
Buffer Yard	0.0	0	0	0	0
Parking Lot Islands	18.0	0	0	60	60
Building Foundation	24.0	0	0	240	240
Total:	273.0	76	74	700	686

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

Verified By:

Tracey M. Vacek

Date:

6/27/2018



CITY OF AURORA
 PLANNING & ZONING DIVISION

Landscape Material Worksheet

Project Number: 2017.202
Petitioner: The Pizzuti Companies

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gleditsia	triacanthos	Honeylocust Tree
Aceraceae	Acer	fremanii 'Jeffersred'	Autumn Blaze Maple
Ulmaceae	Ulmus	Triumph	Triumph Elm
Ginkgoaceae	Ginkgo	biloba	Ginkgo Tree (male only)
Fagaceae	Quercus	bicolor	Swamp White Oak

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gleditsia	triacanthos	Honeylocust Tree
Aceraceae	Acer	fremanii 'Jeffersred'	Autumn Blaze Maple
Ulmaceae	Ulmus	Frontier'	Frontier Hybrid Elm
Ginkgoaceae	Ginkgo	biloba	Ginkgo Tree (male only)
Magnoliaceae	Liliodendron	tulipifera	Tulip Tree

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Piceaceae	Picea	glauca	Black Hills Spruce
Cupressaceae	Juniperus	virginiana	Canaertii Juniper
Pinaceae	Pinus	strobus	Eastern White Pine
Piceaceae	Picea	pungens	Baby Blue Eyes Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Adoxaceae	Viburnum	lentago	Nannyberry Viburnum
Rosaceae	Amelanchier	grandiflora	Autum Brilliance Serviceberry
Anacardiaceae	Continus	coggygria	Purple Smoketree
Rosaceae	Malus	Red Jewel'	Red Jewel Crabapple Tree

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Adoxaceae	Viburnum	x Judd	Judd Viburnum
Anacardiaceae	Rhus	aromatica	Gro-Low Sumac
Rosaceae	Syringa	patula	Miss Kim Lilac
Adoxaceae	Viburnum	dentatum	Arrowwood Viburnum

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	pfitzeriana	Kallay's Compact Juniper
Taxacea	Taxus	media	Dense Yew
Cupressaceae	Thuja	occidentalis	Techny Arborvitae
Aquifoliaceae	Ilex	meserveae	Blue Prince Holly

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.

Verified By: _____ Date: _____