

# Land Use Petition

Project Number: 2016.161

## Subject Property Information

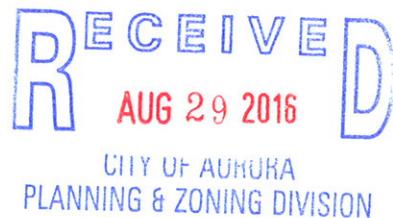
Address/Location: 2865 Duke Parkway / south and east of Duke Parkway north of Ferry Road

Parcel Number(s): 04-33-404-010

(attach separate  
sheet if necessary)

## Petition Request(s)

Requesting approval of a Final Plan Waiver for Lot 5 of Butterfield East Subdivision Unit Three at 2865 Duke Parkway located south and east of Duke Parkway north of Ferry Road for a(n) Warehouse, Distribution and storage services (3300) Use



## Attachments Required

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

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

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

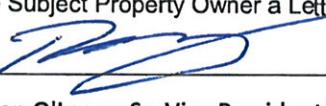
One Paper Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)

Two Paper Copies of:  
Fire Access Plan (2-6)

## Petition Fee: \$200.00 (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 Authorization with owner's Name and contact information is required.

Authorized Signature:  Date 8/26/2016

Print Name and Company: Ryan O'Leary, Sr. Vice President; Duke Realty Limited Partnership, an Indiana Limited Partnership

By: Duke Realty Corporation, an Indiana Corporation, its general partner

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 26<sup>th</sup> day of August, 2016.

State of IL)  
County of DuPage) SS

NOTARY PUBLIC SEAL

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

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## Filing Fee Worksheet

Project Number: 2016.161

Linear Feet of New Roadway: 0

Petitioner: Duke Realty Ltd Partnership

New Acres Subdivided (if applicable): 0.00

Number of Acres: 47.17

Area of site disturbance (acres): 47.17

Number of Street Frontages: 1.00

Non-Profit No

### Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Waiver	\$ 200.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

Total: \$200.00

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

Verified By:

Date:

## Project Contact Information Sheet

Project Number: 2016.161

**Owner**

First Name: Susan Initial: \_\_\_\_\_ Last Name: Bergdoll Title: Mrs.  
 Company Name: Duke Realty Ltd Partnership  
 Job Title: Vice President, Leasing and Development, Chicago  
 Address: 1301 West 22nd Street, Suite 800  
 City: Oak Brook State: IL Zip: 60523  
 Email Address: Susan.Bergdoll@dukerealty.com Phone No.: (847) 232-5420 Mobile No.: \_\_\_\_\_

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

Relationship to Project: Owner  
 Company Name: Duke Realty Corporation  
 First Name: Willfrid Initial: \_\_\_\_\_ Last Name: Freve Title: Mr.  
 Job Title: Sr. Development Services Manager  
 Address: 4225 Naperville Road Suite 150  
 City: Lisle State: IL Zip: 60,523.00  
 Email Address: Wil.Freve@dukerealty.com Phone No.: 630-577-7936 Mobile No.: 630-452-9516

**Additional Contact #1**

Relationship to Project: Engineer  
 Company Name: Webster, McGrath & Ahlberg  
 First Name: Benedict Initial: \_\_\_\_\_ Last Name: Bussman Title: Mr.  
 Job Title: Vice President  
 Address: 207 S. Naperville Road  
 City: Naperville State: IL Zip: 60,187.00  
 Email Address: benb@wmaltd.com Phone No.: 630-668-7620 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Engineer  
 Company Name: Webster, McGrath & Ahlberg  
 First Name: Joel Initial: \_\_\_\_\_ Last Name: Vietti Title: Mr.  
 Job Title: Vice President  
 Address: 207 S. Naperville Road  
 City: Naperville State: IL Zip: 60,187.00  
 Email Address: joelv@wmaltd.com Phone No.: 630-668-7603 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

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

**Additional Contact #4**

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



# Landscaping CTE Requirement Worksheet

**Project Number:** 2016.161

**Petitioner:** Duke Realty Ltd Partnership

**Street Frontage** 3,844 L.F.

Stormwater HWL - L.F. Wet Bottom

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Neighborhood Border - L.F.

## Dwelling Units

### Perimeter Yard

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Buffer Yard

## Surface Parking Spaces

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## Building Foundation

6,349 L.F.

- L.F.

1.045 spaces

4.712 LF.

## Standard Requirements

	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	
Total CTEs Required	1	3	3	20	20	CTE Equivant Value
Street Trees	114	114	0	0	0	
Wet Stormwater Facility	0	0	0	0	0	
Turf Stormwater Facility	0	0	0	0	0	
Neighborhood Border	0	0	0	0	0	
Dwelling Unit	0	0	0	0	0	
Perimeter Yard	189	95	84	84	380	380
Buffer Yard	0	0	0	0	0	0
Parking Lot Islands	78	52	0	0	260	260
Building Foundation	47	0	0	0	480	480
<b>Total:</b>	<b>428</b>	<b>261</b>	<b>84</b>	<b>84</b>	<b>1120</b>	<b>1120</b>

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Verified By:

Date:

Date:

## Verification



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

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## Parking and Stacking Requirement Worksheet

Project Number: 2016.161

Petitioner: Duke Realty Ltd Partnership

### Parking Requirement

<b>Total Parking Requirement</b>	<b>472</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	472

*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.

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### OFFICE USE ONLY

Verified By: \_\_\_\_\_

### Requirement Based On:

<u>Sq Ft</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 plus 1 space	150
804,720	Over additional over 150,000 sqft	per 2,500 SF in excess of 150,000 SF of GFA	322