



Land Use Petition

Project Number: 2015.083

Petitioner Information

Title: Ms. First Name: Susan Initial: Last Name: Bergdoll
Company: Duke Realty
Job Title: Address: 9377 W. Higgins Road, Suite 600
City: Rosemont State: IL Zip: 60018 Email: susan.bergdoll@dukerealty.com
Phone: 847-232-5420 Fax: 847-232-5690 Mobile:
Petitioner Relationship to Property Owner* Owner

*If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Subject Property Information

Address/Location: Ferry Road and Duke Parkway
Parcel Number(s): 07-04-200-006; 04-33-404-007; 04-33-404-009; 04-33-301-012; 04-33-400-001; 04-33-301-001

Petition Request

Requesting approval of a Final Plat for Butterfield East Subdivision Unit 3.
Requesting approval of a Final Plan for Lots 4, 6, 103, 104, 105 and 107 in Butterfield East Subdivision, Unit 3.

Attachments Required (hard copies and CD of digital files are required)

- One Copy of: Development Tables (excel doc 1-0), Filing Fee Worksheet (Form 1-6), Project Contact Info Sheet (Form 1-5), Letter of Authorization* (FG2-1), Qualifying Statement (FG2-1), Plat of Survey (FG2-1), Legal Description (FG2-1)
- Two Copies of: Final Engineering Plans (Checklist 1-4), Kane County Stormwater Management Permit Application (App 6-5), Stormwater Report (FG2-16), Soil Investigation Report for the Site, Wetland Determination Report
- Four Copies of: Final Plat (FG2-5), Final Plan (FG2-4), Address Plat (FG2-17), Fire Access Plan (FG2-6), Landscape Plan (FG2-7), Building and Signage Elevations (FG2-11), Proposed Covenants, Conditions & Restrictions (C, C & R's) OR Lease Restrictions

Petition Fee (Payable to "The City of Aurora")

Total Fee = \$7,605.55 (Planning and Zoning Fee \$6,355.55 + Engineering Filing Fee \$1,250.00)

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.

Authorized Signature: Susan Bergdoll Date 4.27.15

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 27th day of April

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

Christine R Berardi
Notary Signature





City of Aurora

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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APR 28 2015

CITY OF AURORA
PLANNING DIVISION

Project Contact Information Sheet

Project Number: 2015.083

Owner

Duke Realty

First Name: Wilfrid Initial: _____ Last Name: Freve Title: _____
Email Address: Wil.Freve@dukerealty Phone No.: 847-232-5400 Mobile No.: _____

Additional Contact #1

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

Additional Contact #2

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

Additional Contact #3

Relationship to Project: Surveyor
Company Name: Webster. McGrath & Ahlberg
First Name: Joel Initial: _____ Last Name: Vietti Title: VP/PLS
Job Title: Land Surveyor
Address: Webster. McGrath & Ahlberg
City: Wheaton State: IL Zip: 60187
Email Address: joelv@wmaltd.com Phone No.: 630-668-7603 Mobile No.: _____

Additional Contact #4

Relationship to Project: Owner
Company Name: Duke Realty
First Name: Wilfrid Initial: _____ Last Name: Freve Title: Sr. Deve
Job Title: Sr. Development Services Manager
Address: 9377 W. Higgins Suite 600
City: Rosemont State: IL Zip: 60018
Email Address: wil.freve@dukerealty.c Phone No.: 847-232-5400 Mobile No.: _____

Additional Contact #5

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #6

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____



9377 West Higgins Road
Suite 600
Rosemont, IL 60018

April 28, 2015

Mr. Edward Sieben
Zoning Administrator
City of Aurora Planning & Zoning Department
1 South Broadway
Aurora, IL 60505

**Re: Qualifying statement for Land Use Petitions
Butterfield East Unit 3 Final Plan and Plat**

Dear Mr. Sieben:

Duke Realty Corporation herein submits the following qualifying statement regarding the above Land Use Petition:

- ***The public health, safety, morals, comfort, or general welfare.***
Approval of the proposed Plan and Plat will allow the development of Butterfield East as a first class business park. The proposed buildings will be constructed of quality materials, architecturally detailed, and consistently maintained. The park will be served with a variety of landscaped common areas and stormwater facilities containing native vegetation; all landscaping shall be maintained by a professional landscaping company. Finally, Duke Realty has established Covenants, Conditions, and Restrictions across the park to ensure that only uses consistent with a premier business park are permitted.
- ***The use and enjoyment of other property already established or permitted in the general area.***
The proposed business park will be consistent in use and design with the existing industrial park west and adjacent of the site. In areas where the proposed development abuts residential areas, Duke Realty is proposing a densely landscaped berm to mitigate this condition.
- ***The normal and orderly development and improvement of surrounding property for uses established or permitted within their existing zoning districts.***
The majority of the land around the park has been previously developed. Undeveloped lots exist south of the proposed park, across Ferry road. The proposed development will utilize existing access points and turn lanes previously located on Ferry Road as to not impair the access or development of these southern lots.
- ***Utilities, access roads, drainage, and/or other necessary facilities.***
In conjunction with the development of the park, Duke Realty will be installing sanitary sewer, storm sewer, water mains, and electrical / telecommunications spine to serve all



9377 West Higgins Road
Suite 600
Rosemont, IL 60018

of the lots within the park. Additionally, a master-planned stormwater detention system will be completed prior to the development of any of the lots.

- ***Ingress and egress as it relates to traffic congestion in the public streets.***
Access to the park shall be provided off of Ferry road, a five line arterial road rated for truck traffic. Additionally, the City has approved additional emergency access from the residential neighborhood to the north, ensuring that adequate emergency access is provided.

- ***The applicable regulations of the zoning district in which the subject property is proposed to be or is located.***
The underlying zoning of the proposed park is “PDD—Planned Development District”. Pursuant to the annexation agreement for Unit 3, the bulk regulations were assumed to be based on the Manufacturing District. However, when seeking approval of the existing Preliminary PDD, Duke Realty developed zoning standards based off of the “ORI—Office, Research, Light Industrial” district. Duke is again proposing to use the more restrictive standards of the ORI district. Additionally, all uses permitted within the park are permitted within the ORI zoning district.

The petitioner requested approval of the following deviations from the existing zoning standards during the Preliminary Plan and Plat Approval:

- ***Reduction in the Required Parking Ratio:***
The City of Aurora parking requirements for industrial properties has changed since the original PDD was approved. The Petitioner is proposing to maintain the parking standards in effect at the time of the originally approved PDD. Namely, we are requesting the parking ratio for Industrial / Warehouse space be 1 stall per 4 employees. Based on Duke Realty’s market experience, we will provide adequate parking to meet the needs of the market for this type of Industrial product.

- ***Increase in the Permitted Length of a Cul-de-Sac:***
The proposed site plan extends Duke Parkway to an ultimate length of approximately 4,200 feet (final length to be determined during the approval of the Final Plan); the City’s permitted maximum is 1,500 feet. The primary driver of this regulation is fire safety, and Duke is providing an additional fire/emergency vehicle access off of Estes Avenue. From this fire access point, the “dead end” portion of Duke Drive is approximately 1,000 feet, meeting the intent of the ordinance requirement.

- ***Reduction in the Landscape Setback Requirement Along Duke Drive:***
Given the change in the planned alignment of Duke Drive, and the fact that Duke no longer owns Lot 2, we are forced to ask for a reduction of the landscape setback at the northwest corner of the Lot 1 from 30 feet to 18.5 feet. The parking and drive aisle areas of Lot 1 were previously built assuming a different



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alignment of Duke Drive. As such, the relocation of Duke Drive further into this lot necessitates this deviation request.

If you require any additional information regarding this land use petition, please do not hesitate to contact me at (847) 232-5510, or wil.freve@dukerealty.com. Thank you for your assistance with this project.

Best Regards,

DUKE REALTY CORPORATION

A handwritten signature in black ink that reads "Wilfrid W. Freve".

Wilfrid Freve
Senior Development Services Manager



9377 West Higgins Road
Suite 600
Rosemont, IL 60018

Realty Limited Partnership, an Indiana limited partnership, who acknowledged the execution of the foregoing "Authorization Letter: Butterfield East Business Park—Unit 3" on behalf of said partnership.

WITNESS my hand and Notarial Seal this 28th day of April, 2015.

Notary Public

Christine Berardi

(Printed Signature)

My Commission Expires: 2/2/17

My County of Residence: Will



Butterfield East Unit 3 Legal Description

THAT PART OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST, AND SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT 1 AND PART DUKE PARKWAY IN BUTTERFIELD EAST UNIT 1, RECORDED AS DOCUMENT NO. R2008-170837 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BARTLETT'S GREEN ACRES (DOCUMENT 454884); THENCE SOUTH 83 DEGREES 37 MINUTES 28 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, 1201.01 FEET (MEASURES SOUTH 83 DEGREES 37 MINUTES 47 SECONDS EAST, 1200.89 FEET) TO AN ANGLE POINT; THENCE SOUTH 84 DEGREES 13 MINUTES 29 SECONDS EAST, ALONG SAID SOUTH LINE, 456.30 FEET (MEASURES SOUTH 84 DEGREES 13 MINUTES 02 SECONDS EAST, 1291.20 FEET) TO THE NORTHERLY EXTENSION OF THE WEST LINE OF ANTHONY PACELLI'S ASSESSMENT PLAT RECORDED AS DOCUMENT 540223; THENCE SOUTH 01 DEGREES 56 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID ASSESSMENT PLAT, AND SAID LINE EXTENDED SOUTHERLY, 2020.91 FEET (MEASURES SOUTH 01 DEGREES 57 MINUTES 33 SECONDS WEST) TO THE NORTH LINE OF NEW FERRY ROAD; THENCE SOUTH 89 DEGREES 36 MINUTES 08 SECONDS WEST ALONG SAID NORTH LINE, 321.91 FEET (MEASURES SOUTH 89 DEGREES 36 MINUTES 24 SECONDS WEST, 322.12 FEET) TO THE EAST LINE OF PROPERTY OF THE STATE OF ILLINOIS DEPARTMENT OF CORRECTION; THENCE NORTH 02 DEGREES 06 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE, 884.66 FEET (MEASURES NORTH 01 DEGREES 57 MINUTES 33 SECONDS EAST, 884.14 FEET) TO THE SOUTH LINE OF LOT 1 OF CITY OF WARRENVILLE ASSESSMENT PLAT NUMBER 1 (DOCUMENT R75-71562); THENCE SOUTH 87 DEGREES 26 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE, 119.78 FEET (MEASURES SOUTH 88 DEGREES 02 MINUTES 27 SECONDS EAST, 119.83 FEET) TO THE EAST LINE OF SAID LOT; THENCE NORTH 02 DEGREES 03 MINUTES 06 SECONDS EAST ALONG SAID EAST LINE, 183.77 FEET (MEASURES NORTH 01 DEGREES 57 MINUTES 33 SECONDS EAST, 183.70 FEET) TO THE NORTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 52 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF SAID STATE OF ILLINOIS PROPERTY, 1266.23 FEET (MEASURES NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, 1262.17 FEET) TO A NORTHEAST CORNER OF SAID LOT 1 IN BUTTERFIELD EAST - UNIT 1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID STATE OF ILLINOIS PROPERTY; THENCE SOUTH 89 DEGREES 07 MINUTES 28 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 1, 38.06 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 43 DEGREES 38 MINUTES 35 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 1, 202.59 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST, 688.00 FEET; THENCE SOUTH 13 DEGREES 03 MINUTES 13 SECONDS WEST 192.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 242.00 FEET, AN ARC DISTANCE OF 57.16 FEET (CHORD 57.03 FEET, BEARING SOUTH 06 DEGREES 17 MINUTES 13 SECONDS WEST) TO A POINT ON THE EAST LINE OF DUKE PARKWAY, IN SAID BUTTERFIELD EAST UNIT ONE; THENCE SOUTH 89 DEGREES 31 MINUTES 13 SECONDS WEST A DISTANCE OF 66.00 FEET TO A POINT ON THE WEST LINE OF SAID DUKE PARKWAY; THENCE NORTH 00 DEGREES 28 MINUTES 47 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 86.87 FEET TO POINT OF CURVATURE; THENCE NORTHERLY ALONG SAID WEST LINE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 233.00 FEET, AN ARC DISTANCE OF 174.07 FEET (CHORD 170.06 FEET, BEARING NORTH 20 DEGREES 55 MINUTES 24 SECONDS EAST TO A CORNER OF LOT 2A OF BUTTERFIELD EAST UNIT 1

RESUBDIVISION OF LOT 2A, RECORDED AS DOCUMENT R2010-080281; THENCE NORTH 00 DEGREES 23 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2A, 898.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 31 MINUTES 13 WEST ALONG THE NORTH LINE OF SAID LOT 2A; 305.72 FEET TO A CORNER OF SAID LOT 2A; THENCE NORTH 00 DEGREES 28 MINUTES 47 SECONDS WEST ALONG A EAST LINE OF SAID LOT 2A; 35.00 FEET TO A CORNER OF SAID LOT 2A; THENCE SOUTH 89 DEGREES 31 MINUTES 13 WEST ALONG THE NORTH LINE OF SAID LOT 2A, 442.47 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE NORTH 38 DEGREES 53 MINUTES 03 SECONDS EAST (MEASURE NORTH 38 DEGREES 53 MINUTES 00 SECONDS EAST) ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE; 1832.49 FEET TO A POINT OF CURVATURE IN SAID RIGHT OF WAY; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 2907.93 FEET FOR AN ARC DISTANCE OF 251.92 FEET (251.86 FEET MEASURED, CHORD MEASURES 251.78 FEET, NORTH 36 DEGREES 24 MINUTES 07 SECONDS EAST) TO THE FORMER CENTERLINE OF BUTTERFIELD ROAD; THENCE NORTH 88 DEGREES 59 MINUTES 23 SECONDS EAST, ALONG THE SAID CENTERLINE, 387.00 FEET(MEASURED NORTH 88 DEGREES 58 MINUTES 27 SECONDS EAST, 386.95 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE SAID BARTLETT'S GREEN ACRES; THENCE SOUTH 05 DEGREES 50 MINUTES 53 SECONDS WEST, ALONG SAID EXTENSION AND SAID WEST LINE, 1577.59 FEET (MEASURED SOUTH 05 DEGREES 50 MINUTES 40 SECONDS WEST, 1577.55 FEET) TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



City of Aurora

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

Development Tables and Calculators

Index to Tables and Calculators

Data Entry (these tables must be filled in prior to proceeding to the calculators)

[Qualifying Statement Table](#)

[Use Detail Table](#)

Calculators (Print for Application)

[Project Contact Information Sheet \(Form 1-5\)](#)

[Filling Fees Worksheet \(Form 1-6\)](#)

[Land Cash Worksheet \(Form 1-7\)](#)

Coming Soon. Parking Requirement Worksheet (Form 1-8)

Tables (to be added to plans)

[Preliminary/Final Plan Table](#)

[Preliminary / Final Plat Table](#)

[Landscape Plan Table 1](#)

[Landscape Plan Table 2](#)

For Office Use Only

[Land Use Petition Database Entry](#)

[Contacts Database Entry](#)

[Land Cash Database Entry](#)

[Back to Index](#)

Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2015.083		m) Total High-water Line for all Stormwater Detention/Retention Facilities	8484	Linear Footage of Wet Bottom
Petitioner	Duke Realty				Linear Footage of Dry Bottom
Subdivision Name	Butterfield East		n) Number of parking spaces provided (individually accessible)	116	spaces
Subdivision Unit/Phase	Unit 3		i. surface parking lot	116	spaces
Sudivision Lot Number	Lot 4, 5,6, 103, 104, 105, 107		<i>perpendicular</i>		spaces
a) Tax/Parcel Identification Number(s) (PINs): TAX PARCEL NUMBERS:			<i>parallel</i>		spaces
b) Proposed land use(s):			<i>angled</i>		spaces
			<i>handicapped</i>		spaces
			ii. enclosed		spaces
c) Total Property Size	121.97	Acres	iii. bike		racks
	5312823.00	Square Feet	o) Number of buildings	1	
d) Total Lot Coverage (buildings and pavement)	844,227	Square Feet	i. Number of stories	1	stories
	84%	Percent	ii. Building Square Footage (average)	49914	square feet
e) open space / landscaping	1,072,932	Square Feet	iii. Gross Floor Area of commercial use		GFA
	16%	Percent	iv. Building Foundation perimeter (Typical)		Linear Footage
f) Proposed New Right-of-way	5.37	Acres	p) Total Number of Residential Dwelling Units		units
	234012	Square Feet	i. Gross Density		du/acre
	2362	Linear Feet of Centerline	ii. Net Density		Net Density
g) Proposed New Easements	8.79	Acres	q) Land to be dedicated to the School District		Acres
	381509	Square Feet	r) Land to be dedicated to the Park District		Acres
h) Total Street Frontage (existing and proposed)	4,714	Linear Footage	s) Construction Value		Dollars
i) Building Foundation perimeter (Typical)	3,060.00	Linear Footage	t) New Jobs Created		FTE
j) Total Perimeter Yard	4,183.00	Linear Footage	u) Site Distrubance	121.97	Acres
k) Buffer Yard	2,518.00	Linear Footage	v) School District		
l) Neighborhood Border		Linear Footage	w) Park District		

[Back to Index](#)

Proposed Use Detailed Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units		units	j) Gasoline station, vehicle repair and service structures		GFA
i. Gross Density		du/acre			No. of Service Bays
ii. Net Density		Net Density	k) Car wash facilities		No. of Bays
b) Number of Single Family Dwelling Units		units	l) Personal service establishments		GFA
i. Gross Density		du/acre	m) Retail sales and services - Single-tenant Building		GFA
ii. Net Density		Net Density	n) Retail sales and services - Multi-tenant Building		GFA
iii. Unit Square Footage (average)		square feet	o) Retail, sale of bulky items		GFA
iv. Bedroom Mix		% 1 bdr	p) Retail with outdoor display/sales		GFA
		% 2 bdr	q) Malls or shopping center		GFA
		% 3 bdr (20% std)	r) Recreational Facilities		GFA
		%4 bdr (80% std)	s) Manufacturing and Industrial		GFA
v. Number of Single Family Corner Lots		units	t) Warehouse, storage or distribution facility	499140	GFA
c) Number of Single Family Attached Dwelling Units		units	u) Electronic Data Storage Center		GFA
i. Gross Density		du/acre	v) Theater		Seats
ii. Net Density		Net Density	w) Sports stadium or arena, auditoriums.		GFA
iii. Unit Square Footage (average)		square feet			Fixed Seats
iv. Bedroom Mix		% 1 bdr	x) Exhibition, convention, or conference center		GFA
		% 2 bdr (90% std)	y) Religious Institutions		Seats in Principal Sanctuary
		% 3 bdr (10% std)	z) Amusement park		GFA
		% 4 bdr	w) Hospital building		GFA
d) Number of Multifamily Dwelling Units		units	x) Medical clinic building		GFA
i. Gross Density		du/acre	y) Community facility		GFA
ii. Net Density		Net Density	z) Grade school / middle schools		Classroom
iii. Unit Square Footage (average)		square feet		Auditoriums	Fixed Seats
iv. Bedroom Mix		Efficiency	aa) High School		Classroom
		% 1 bdr (40% std)		Auditoriums	No. of Admin Offices
		% 2 bdr (50% std)		Auditoriums	Fixed Seats
		% 3 bdr (10% std)	bb) College or university facility		Classroom
e) Number of Dormitories		GFA		Residential	GFA
f) Hotels and motels		Guestrooms		Auditoriums	GFA
Single room occupancy units		Guestrooms		Auditoriums	Fixed Seats
Bed and breakfast		Guestrooms	cc) Business, trade or specialty school facility		GFA
Lodging house rooming house or boarding house		Guestrooms	dd) Preschool or daycare		GFA
g) Housing services for the elderly		du	ee) Library building		GFA
h) Business or professional offices, including financial institutions		GFA	ff) Museum, exhibition, or similar facility		GFA
i) Food and beverage establishments		Seats	gg) Funeral homes, mortuaries, and cremation facilities		GFA

Development Data Table: Preliminary/Final Plan

<u>Description</u>	<u>Value</u>	<u>Unit</u>	<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): TAX PARCEL NUMBERS:04-33-102-001 0			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0	du/acre
b) Proposed land use(s):			ii. Net Density	0	Net Density
			k) Number of Single Family Dwelling Units	0	units
c) Total Property Size	121.97	Acres	i. Gross Density	0	du/acre
	5,312,823	Square Feet	ii. Net Density	0	Net Density
d) Total Lot Coverage <i>(buildings and pavement)</i>	844,227	Square Feet	iii. Unit Square Footage (average)	-	square feet
	84%	Percent	iv. Bedroom Mix	0%	% 1 bdr
e) Open space / landscaping	1,072,932	Square Feet		0%	% 2 bdr
	16%	Percent		0%	% 3 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 4 bdr
g) Land to be dedicated to the Park District	0	Acres	v. Number of Single Family Corner Lots	0	units
h) Number of parking spaces provided (individually accessible)	116	spaces	l) Number of Single Family Attached Dwelling Units	0	units
i. surface parking lot	116	spaces	i. Gross Density	0	du/acre
<i>perpendicular</i>	0	spaces	ii. Net Density	0	Net Density
<i>parallel</i>	0	spaces	iii. Unit Square Footage (average)	-	square feet
<i>angled</i>	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
<i>handicapped</i>	0	spaces		0%	% 2 bdr
ii. enclosed	0	spaces		0%	% 3 bdr
iii. bike	0	racks		0%	% 4 bdr
i) Number of buildings	1		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	1	stories	i. Gross Density	0	du/acre
ii. Building Square Footage (average)	49,914	square feet	ii. Net Density	0	Net Density
iii. Gross Floor Area of commercial use	0	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	0	Linear Footage	iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr

[Back to Index](#)

Development Data Table: Preliminary/Final Plat		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): TAX PARCEL NUMBERS:04-33-102-001 04-33-3		
b) Subject Property Area	121.97	Acres
	5,312,823	Square Feet
c) Proposed New Right-of-way	5.37	Acres
	234,012	Square Feet
	2362	Linear Feet of Centerline
D) Proposed New Easements	8.79	Acres
	381,509	Square Feet

Landscape Material Data Table: Landscape Plan			
Symbol	Description	Value	Unit
	a) Total Canopy Trees		Count
	genus #1: List Potential Species		Percent of Canopy Trees
			Caliper at Installation (inches)
	genus #2: List Potential Species		Percent of Canopy Trees
			Caliper at Installation (inches)
	genus #3: List Potential Species		Percent of Canopy Trees
			Caliper at Installation (inches)
	b) Total Evergreens		Count
	genus #1: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	genus #2: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	genus #3: List Potential Species		Percent of Evergreens
			Height at Installation (feet)
	c) Total Understory Trees		Count
	genus #1: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	genus #2: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	genus #3: List Potential Species		Percent of Understory Trees
			Caliper at Installation (inches)
			Or Multi-stemmed Height at Installation (feet)
	d) Total Deciduous Shrubs		Count
	<i>genus #1: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	<i>genus #2: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	<i>genus #3: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	e) Total Evergreen Shrubs		Count
	<i>genus #1: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	<i>genus #2: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	<i>genus #3: List Potential Species</i>		Percent of Shrubs
			Height at Installation (inches)
	f) Ornamental Grasses		Count
	<i>genus #1: List Potential Species</i>		Size
	<i>genus #2: List Potential Species</i>		Size
	<i>genus #3: List Potential Species</i>		Size
	f) Perennials		Count
	<i>genus #1: List Potential Species</i>		Size
	<i>genus #2: List Potential Species</i>		Size
	<i>genus #3: List Potential Species</i>		Size
	g) Annuals		Count
	<i>genus #1: List Potential Species</i>		Size
	<i>genus #2: List Potential Species</i>		Size
	<i>genus #3: List Potential Species</i>		Size
	h) Groundcover		Count
	<i>genus #1: List Potential Species</i>		Size
	<i>genus #2: List Potential Species</i>		Size
	<i>genus #3: List Potential Species</i>		Size

Landscape Data Table: Landscape Plan

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): TAX PARCEL NUMBERS:04-33-102-001 04-33-301-		
b) Total Property Size	121.97	Acres
	5,312,823	Square Feet
c) Total Lot Coverage <i>(buildings and pavement)</i>	844,227	Square Feet
	84%	Percent
d) open space / landscaping	1,072,932	Square Feet
	16%	Percent
e) Total Street Frontage (existing and proposed)	4,714	Linear Footage
f) Building Foundation perimeter (Typical)	3,060	Linear Footage
g) Total Perimeter Yard	4,183	Linear Footage
h) Buffer Yard	2,518	Linear Footage
i) Neighborhood Border	-	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	8,484.00	Linear Footage of Wet Bottom
	-	Linear Footage of Dry Bottom
k) Number of Surface Parking Lot Spaces	116	spaces
l) Total Number of Residential Dwelling Units	-	units
m) Total Number Single Family Corner Lots	-	units

Landscape Requirement Calculation			Planner Count				
Description	Value	Unit	Deficient	CTE	Canopy	Understory /Evergreen	Shrubs
Stormwater Facility - Wetbottom	254.52	CTEs	-254.52	0			
<i>Canopy</i>	190.89						
<i>Non-Canopy</i>	63.63						
Stormwater Facility - Dry Bottom	0	CTEs	0	0			
<i>Canopy</i>	-						
<i>Non-Canopy</i>	-						
Street Trees	#REF!	CTEs	#REF!	0			
Perimeter Yard	#REF!	CTEs	#REF!	0			
<i>Parking Lot CTE</i>	8.70						
<i>Parking Lot Islands</i>	5.80						
<i>Parking Lot Screening</i>							
<i>Storage Areas</i>							
Foundation	#REF!	CTEs	#REF!	0			
<i>Non-Canopy (100%)</i>	<i>#REF!</i>				<i>Non-Canopy:</i>	0.00	
<i>Dumpster Enclosure</i>							
Buffer Yard	#REF!	CTEs	#REF!	0			
<i>Non-Canopy (50%)</i>	<i>#REF!</i>				<i>Non-Canopy:</i>	0.00	
Dwelling Unit	-	CTEs	0	0			
<i>Addition for Corner Lots</i>	-						
Neighborhood Border	#REF!	CTEs	#REF!	0			
<i>Non-Canopy (50%)</i>	<i>#REF!</i>				<i>Non-Canopy:</i>	0	
<i>Non-Canopy (50%)</i>	<i>#REF!</i>						
Total CTEs	#REF!	Total Counted CTEs	#REF!	0.00			
Data Table - Provided	0						
Planner Count - Provided	0						
Difference (Req - Count)	#REF!						



City of Aurora

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

Land Cash Calculator

Project Number: 2015.083

Land Cash Agreement Number: 2015.083

Petitioner: Duke Realty

Subdivision Name: Butterfield East

Unit/Phase: Unit 3

School District: 0

Park District: 0

Population Estimates

Estimated Population for the Development:	-
Estimated Elementary Population:	-
Estimated Junior High Population:	-
Estimated High School Population:	-

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Amount of School Land To Be Donated	Net School Land Due
Elementary	0.01833	0.00	0.00	0.000
Junior High	0.03222	0.00		
High School	0.02304	0.00		
Total		0.000		

	Park Acres per Person	Park Land Donation Required	Amount of Park Land To Be Donated	Net Park Land Due
	0.0100	0.000	0.00	0.000

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
SFD	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
SFA	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
APT	0	0	0	0	0	
	School Ac Req:	0.00		Park Ac Req:	0.00	
		0.000			0.000	

Cash Equivalents

2014 Raw Land Value per Acre	\$ 78,449.46	2014 Improved Land Value (1.5 times)	\$ 117,674.19
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School Land Cash Equilant Owed	\$ -	Improved Value
School Dedication Credit	\$ -	Raw Land Value
School Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

Park Land Cash Equilant Owed	\$ -	Improved Value
Park Dedication Credit	\$ -	Raw Land Value
Park Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

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



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Parking Requirement Worksheet

Project Number: 2015.083

Land Cash Agreement Number: 2015.083

Petitioner: Duke Realty

Subdivision Name: Butterfield East

Unit/Phase: Unit 3

School District: 0

Park District: 0

Population Estimates

Estimated Population for the Development:	-
Estimated Elementary Population:	-
Estimated Junior High Population:	-
Estimated High School Population:	-

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Amount of School Land To Be Donated	Net School Land Due
Elementary	0.01833	0.00	0.00	0.000
Junior High	0.03222	0.00		
High School	0.02304	0.00		
Total		0.000		

	Park Acres per Person	Park Land Donation Required	Amount of Park Land To Be Donated	Net Park Land Due
	0.0100	0.000	0.00	0.000

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
SFD	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
SFA	0		0	0	0	0
	School Ac Req:	0.00		Park Ac Req:	0.00	
APT	0	0	0	0	0	
	School Ac Req:	0.00		Park Ac Req:	0.00	
		0.000			0.000	

Cash Equivalents

2014 Raw Land Value per Acre	\$ 78,449.46	2014 Improved Land Value (1.5 times)	\$ 117,674.19
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School Land Cash Equilivant Owed	\$ -	Improved Value
School Dedication Credit	\$ -	Raw Land Value
School Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

Park Land Cash Equilivant Owed	\$ -	Improved Value
Park Dedication Credit	\$ -	Raw Land Value
Park Lum Sum Payment Credit	\$ -	
	% Owed	#DIV/0!

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

Verified By:



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Filing Fee Worksheet

Project Number: 2015.083

Petitioner: Duke Realty

Number of Acres: 121.97

Number of Signs: 0

Linear Feet of New Roadway: Unit 3

New Acres Subdivided (if applicable): 0

Area of site disturbance: 121.97

Filing Fees Due at Land Use Petition:

Select One	0.00

Sub Total: \$0.00

Fees Due at Final Engineering Approval:

Select One	0.00

Sub Total: \$0.00

Other Fees As Applicable

Sub Total: \$0.00

Total: \$0.00