

Land Use Petition

Project Number: 2017.259

Subject Property Information

Address/Location: 2801 Beverly Drive

Parcel Number(s): 12-36-452-016; 12-36-452-004; 12-36-452-006; 15-01-202-001; 15-01-202-002; 15-01-202-003

Petition Request(s)

Requesting approval of a Final Plan Revision for Lot 1, Lot 14, Lot 15, and Lot 16 of Fermi Corporate Park Subdivision Phase Two at 2801 Beverly Drive for a Business and professional, office (2400) and 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)

Word Document of: Legal Description (2-1)

One Paper and PDF Copy of: Qualifying Statement (2-1)

Plat of Survey (2-1)

Legal Description (2-1)

Letter of Authorization (2-2)

Two Paper and One PDF Copy of:

Fire Access Plan (2-6)

Final Engineering Plans (2-16)

Stormwater Permit Application (App 6-5)

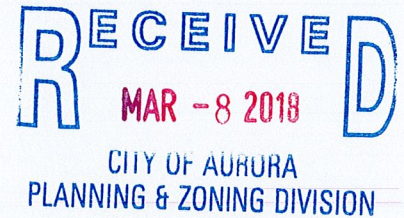
Stormwater Report (2-10)

One Paper and PDF Copy of:

Final Plan (2-4)

Landscape Plan (2-7)

Building and Signage Elevations (2-11)



Petition Fee: \$899.42 (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: [Signature] Date: 3/1/18

Print Name and Company: VERMEER MIDWEST

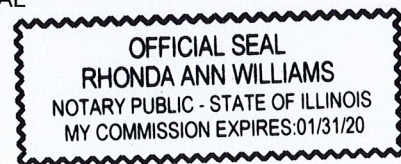
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 1 day of MARCH

State of IL)
County of WILL) SS

NOTARY PUBLIC SEAL

Rhonda Ann Williams
Notary Signature



Filing Fee Worksheet

Project Number: 2017.259

Petitioner: Vermeer Midwest

Number of Acres: 9.27

Number of Street Frontages: 2.00

Non-Profit: No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 3.21

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan Revision	\$	899.42
		\$	-
		\$	-
		\$	-
		\$	-
	Final Engineering Filing Fee	\$	650.00

Total: **\$1,549.42**

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

Verified By: Steve Broadwell

Date:

RECEIVED
MAR -8 2018
CITY OF AURORA
PLANNING & ZONING DIVISION



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



Project Contact Information Sheet

Project Number: 2017.259

Petitioner Company (or Full Name of Petitioner): Vermeer Midwest

CITY OF AURORA
 PLANNING & ZONING DIVISION

Owner

First Name: Mitch Initial: _____ Last Name: Smith Title: Mr.
 Company Name: Vermeer Midwest
 Job Title: Owner
 Address: 2801 Beverly Drive
 City: Aurora State: Illinois Zip: 60502
 Email Address: mitch.smith@vermeermidwest.com Phone No.: 630-820-3030 Mobile No.: _____

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

Relationship to Project: Owner
 Company Name: Vermeer Midwest
 First Name: Mitch Initial: _____ Last Name: Smith Title: Mr.
 Job Title: Owner
 Address: 2801 Beverly Drive
 City: Aurora State: Illinois Zip: 60502
 Email Address: mitch.smith@vermeermidwest.com Phone No.: 630-820-3030 Mobile No.: _____

Additional Contact #1

Relationship to Project: Land Developer / Builder
 Company Name: Keeley Construction
 First Name: Mark Initial: _____ Last Name: Pierski Title: Mr.
 Job Title: Vice President
 Address: 245 East Sidney Court
 City: Villa Park State: Illinois Zip: 60181
 Email Address: mark@keeley.com Phone No.: 630-833-8600 Mobile No.: 773-447-5925

Additional Contact #2

Relationship to Project: Architect
 Company Name: Cornerstone Architects Ltd.
 First Name: Lisa Initial: _____ Last Name: Aiken Title: Ms.
 Job Title: Senior Project Coordinator/Director of Interiors
 Address: 1152 Spring Lake Drive
 City: Itasca State: Illinois Zip: 60143
 Email Address: laa@cstonearchitects.com Phone No.: 630-773-8363x1 Mobile No.: _____

Additional Contact #3

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

Vermeer Midwest
City of Aurora
Qualifying Statement 2-1

Vermeer Midwest is located within the development known as "Fermi Corporate Park", bound by Butterfield Road (Route 56) on the north and Bilter Road to the south. This is a planned Industrial Park, currently comprised of commercial, light manufacturing and industrial uses. Vermeer Midwest, operates a machinery rental, storage and maintenance facility, which conforms to the uses predetermined for this development.

The Park has previously established utilities, access, and drainage, designed to accommodate individual businesses that are industrial in nature. As such, no additional utilities, roads, drainage or infrastructure will be required.

As this proposal is primarily an expansion of an existing building and storage lot, it will not negatively impact the surrounding properties. The storage yard will be fenced and screened with landscaping and berms.

Vermeer Midwest is not requesting any variances, modifications or exceptions to the City's Codes and Ordinances.





Vermeer-Illinois, Inc.

2801 Beverly Dr., Aurora, IL 60502 Phone: (630) 820-3030

Website: www.vermeermidwest.com



February 5th, 2018

From: Mr. Mitch Smith, Principal
Vermeer Midwest
2801 Beverly Drive, Aurora IL 60505
630-860-3030
mitch.smith@vermeermidwest

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

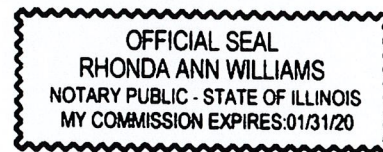
RE: Authorization Letter for: 2801 Beverly Drive

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 Watermark Engineering Resources, LTD. and Keeley Construction, and its representatives, to act as the owner's agent through the Vermeer Land Use Petition process with the City of Aurora for said property.

Signature: Mitchell Smith Date 2-7-2018

Subscribed And Sworn To Before Me This 7th Day
Of February 2018.



Notary Signature Rhonda Ann Williams

Legal Description
Vermeer Midwest
2801 Beverly Drive, Aurora, IL 60502

RECEIVED
MAR -8 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

PARCEL 1

LOT 1 OF THE RE-SUBDIVISION OF LOT 1 IN FERMI CORPORATE PARK, PHASE I AND LOT 13 IN FERMI CORPORATE PARK PHASE II, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RE-SUBDIVISION RECORDED MARCH 5, 2009 AS DOCUMENT 2009K016505, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2

LOTS 14, 15 AND 16 IN FERMI CORPORATE PARK PHASE II, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1998 AS DOCUMENT 98K044293, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



Parking and Stacking Requirement Worksheet

RECEIVED
MAR -8 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

Project Number: 2017.259
Petitioner: Vermeer Midwest

Parking Requirement

Total Parking Requirement	76
Enclosed Parking Spaces	-
Surface Parking Spaces	76

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: Steve Broadwell

<u>Sq Ft / Units</u>	<u>Requirement Based On:</u>	<u>Needed</u>	<u>Number Required</u>
13,625	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	45
31,046	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	31
		TOTAL	76



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

RECEIVED
 MAR - 8 2018
 CITY OF AURORA
 PLANNING & ZONING DIVISION

1-22

Landscaping CTE Requirement Worksheet

Project Number: 2017.259

Petitioner: Vermeer Midwest

Street Frontage: 898 L.F.

Stormwater HWL: - L.F. Wet Bottom

Neighborhood Border: - L.F. Dry Bottom

Dwelling Units: - L.F.

Subdivision Name: Fermi Corporate Park

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Parking Lot Islands

Building Foundation

1,056 L.F.
 - L.F.
 76 spaces
 4 Number
 152 L.F.

Unit/Phase: Phase I and Lot Number

Phase II

Ph I - Lot 1 Ph II
 - Lot 14,15,16

Standard Requirements

Plant Mix Guidelines

	Total CTEs Required	Canopy Trees	Evergreen Trees	Plant Mix Guidelines			Deciduous Shrubs
				Understory Trees	Evergreen Shrubs	CTE Equivalent Value	
Street Trees	18.0	18	0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0	0
Perimeter Yard	32.0	16	14	14	64	64	64
Buffer Yard	0.0	0	0	0	0	0	0
Parking Lot Islands	6.0	4	0	0	0	20	20
Building Foundation	2.0	0	0	0	0	20	20
Total:	58.0	38	14	14	104	104	104

ORIGINALLY REQUIRED:

67

13%

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

Verified By:

Steve Broadwell

Date:

RECEIVED
MAR - 8 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

Landscape Material Worksheet

Project Number: 2017.259
Petitioner: Vermeer Midwest

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gleditsia	tricanthos	Honeylocust Tree
Aceraceae	Acer	fremanii 'Marmo'	Marmo Maple
Ulmaceae	Ulmus	New Horizons	New Horizons Hybrid Elm
Ginkgoaceae	Ginkgo	biloba	Ginkgo Tree
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Aceraceae	Acer	rubrum	Red Maple
Malvaceae	Tilia	americana	American Linden

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fagaceae	Quercus	macrocarpa	Burr Oak
Cupressaceae	Taxodium	distichum	Bald Cypress
Ulmaceae	Ulmus	'Frontier'	Frontier Hybrid Elm
Platanaceae	Platanus	acerifolia	London Planetree
Magnoliaceae	Liliodendron	tulipifera	Tulip Tree
Fabaceae	Celtis	occidentalis	Hackberry Tree
Fagaceae	Quercus	bicolor	Swamp White Oak

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Piceaceae	Picea	glauca	Black Hills Spruce
Pinaceae	Pinus	strobus	Eastern White Pine
Piceaceae	Picea	pungens	Colorado Green Spruce
Piceaceae	Picea	abies	Norway Spruce
Piceaceae	Picea	omorika	Serbian 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
Oleaceae	Syringa	reticulata	Ivory Silk Lilac
Rosaceae	Crataegus	crusgalli	Cockspur Thornless Hawthorn
Fabaceae	Cercis	canadensis	Eastern Redbud
Magnoliaceae	Magnolia	soulangiana	Saucer Magnolia

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Adoxaceae	Viburnum	dentatum	Arrowwood Viburnum
Rosaceae	Aronia	melanocarpa	Black Chokeberry
Oleaceae	Syringa	mereyi	Dwarf Korean Lilac
Cornaceae	Cornus	sericea	Red Twig Dogwood
Rosaceae	Chaenomeles	speciosa	Scarlet Storm Flowering Quince
Hydrangeaceae	Hydrangea	arborescens	Invincibelle Spirit Hydrangea
Hydrangeaceae	Hydrangea	paniculata	V.S.S. Hydrangea
Hydrangeaceae	Hydrangea	quercifolia	Oakleaf Hydrangea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Thuja	occidentalis	Arborvitae
Cupressaceae	Juniperus	chinensis	Daub's Frost Juniper
Taxaceae	Taxus	media	Hick's Yew
Buxaceae	Buxus	'Green Mountain'	Green Mountain Boxwood
Cupressaceae	Chamaecyparis	pisifera	Soft Serve Cypress
Cupressaceae	Juniperus	chinensis	Sea Green Juniper

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: Steve Broadwell Date: _____