

Land Use Petition

Project Number: 2018.048

Subject Property Information

Address/Location: 1998 Melissa Lane and 2706, 2717, 2718 Dancer Drive

Parcel Number(s): 14-12-210-001; 14-12-209-002; 14-12-210-003; 14-12-209-001

Petition Request(s)

Requesting approval of a Plat of Vacation of Right of Way for Dancer Drive and the adjacent public utility easements, along the properties known as Lots 11-14 of Podolsky Orchard 88 Subdivision Phase 2

Requesting approval of a Final Plat Revision consolidating Lots 11-14 of Podolsky Orchard 88 Phase 2 Subdivision located at 1998 Melissa Lane and 2706, 2717, 2718 Dancer Drive, being located north and south of Dancer Drive and west of Melissa Lane, and establishing Podolsky Orchard 88 Phase 2 Resubdivision

Requesting the Establishment of a Special Use Planned Development on the property located at 1998 Melissa Lane and 2706, 2717, 2718 Dancer Drive being located north and south of Dancer Drive and west of Melissa Lane.

Requesting approval of a Final Plan for Lot 17 of Podolsky Orchard 88 Phase 2 Resubdivision located at 1998 Melissa Lane and 2706, 2717, 2718 Dancer Drive, being located north and south of Dancer Drive and west of Melissa Lane, for a speculative industrial building use.

Attachments Required

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

- | | | |
|---|---|---|
| Development Tables Excel Worksheet - digital only (1-0) | Two Copies of: | Word Document of: Plan Description (2-18) |
| Word Document of: Legal Description (2-1) | ✓Address Plat (2-17) | |
| | ✓Fire Access Plan (2-6) | One Paper and pdf Copy of: |
| One Paper and pdf Copy of: | ✓Final Engineering Plans (2-16) | ✓Plan Description (2-18) |
| ✓Contact Worksheet (1-5) | ✓Kane County Stormwater Management Permit Application (App 6-5) | ✓Final Plan (2-4) |
| ✓Filing Fee Worksheet (1-6) | ✓Stormwater Report (2-10) | ✓Final Plat (2-5) |
| ✓Parking Worksheet (1-8) | ✓Soil Investigation Report for the Site | ✓Landscape Plan (2-7) |
| ✓Landscape Requirement Worksheet (1-22) | ✓Wetland Determination Report | ✓Building and Signage Elevations (2-11) |
| ✓Landscape Materials Worksheet (1-23) | | ✓Plat of Vacation (2-14) |
| ✓Qualifying Statement (2-1) | | ✓Letter of Authorization (2-2) |
| Plat of Survey (2-1) | | ✓Existing or Proposed CC and Rs OR Lease Restrictions (2-1) |
| ✓Legal Description (2-1) | | |

Petition Fee: \$3,174.04 (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 Auhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 3-7-18

Print Name and Company: THE MISSOURI GROUP

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 7th day of March

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2018.048
Petitioner: The Missner Group
Number of Acres: 10.61
Number of Street Frontages: 2.00
Non-Profit No

Linear Feet of New Roadway: 639
New Acres Subdivided (if applicable): 10.61
Area of site disturbance (acres): 10.76

Filing Fees Due at Land Use Petition:

Request(s):	Special Use & Final Plan	\$	996.52
	Final Plat	\$	946.52
	Vacations	\$	200.00
	Public Hearing Notice Sign(s)	\$	30.00
	Final Engineering Filing Fee	\$	1,000.00
		\$	-

Total: **\$3,173.04**

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

Verified By: Tracey M. Vacek

Date: 2/21/2018

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 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

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CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2018.048

The Missner Group

Petitioner Company (or Full Name of Petitioner):

Owner

Relationship to Project: _____ Title: Mr.

Company Name: Orchard 88 TMG, LLC

First Name: Barry Initial: _____ Last Name: Missner

Job Title: Manager

Address: 1700 Higgins Road State: IL Zip: 60018

City: Des Plaines Phone No.: 847-972-5330 Mobile No.: 312-307-8877

Email Address: bmissner@missnergroupp.com

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

Land Developer / Builder

Relationship to Project: _____ Title: Mr.

Company Name: The Missner Group

First Name: Bob Initial: _____ Last Name: Nomellini

Job Title: Chief Operating Officer

Address: 1700 W Higgins Rd Suite 400 State: IL Zip: 60018

City: Des Plaines Phone No.: 847-972-5350 Mobile No.: 630-709-1071

Email Address: bobn@missnergroupp.com

Additional Contact #1

Engineer

Relationship to Project: _____ Title: Mr.

Company Name: Jacob & Hefner Associates, Inc.

First Name: Jeffrey Initial: _____ Last Name: Jacob

Job Title: CEO, Professional Engineer

Address: 1333 Butterfield Road, Suite 300 State: IL Zip: 60515

City: Downers Grove Phone No.: 630-652-4620 Mobile No.: _____

Email Address: jjacob@jacobandhefner.com

Additional Contact #2

Surveyor

Relationship to Project: _____ Title: Mr.

Company Name: Jacob & Hefner Associates, Inc.

First Name: Carl Initial: _____ Last Name: Cook

Job Title: Professional Land Surveyor

Address: 1333 Butterfield Road, Suite 300 State: IL Zip: 60515

City: Downers Grove Phone No.: 630-652-4661 Mobile No.: _____

Email Address: ccook@jacobandhefner.com

Additional Contact #3

Architect

Relationship to Project: _____ Title: Mr.

Company Name: Cornerstone Architects, LTD

First Name: Mike Initial: _____ Last Name: Baumstock

Job Title: Principal

Address: 1152 Spring Lake Dr. State: IL Zip: 60143

City: Itasca Phone No.: 630-773-8363 Mobile No.: _____

Email Address: mjb@cstonearchitects.com

Additional Contact #4

Attorney

Relationship to Project: _____ Title: Mr.

Company Name: Rathje & Woodward, LLC

First Name: Tracy Initial: _____ Last Name: Kasson

Job Title: Attorney

Address: 300 E. Roosevelt Road, Suite 300 State: IL Zip: 60187

City: Wheaton Phone No.: 630-668-8500 Mobile No.: _____

Email Address: tkasson@rathjewoodward.com



CITY OF AURORA
PLANNING & ZONING DIVISION

QUALIFYING STATEMENT OF PETITION

The building is a 172,654 SF 3-tenant industrial building. The building will be 32' clear height constructed of precast concrete shell with structural steel roofing system. The structural columns are designed with approx. 50' x 52' bay sizes. The roofing membrane is to be a 45mil. EPDM ballasted system with an R- 25.2 insulation factor. The entry systems to the office areas will be a storefront aluminum glazing system with 1" insulated glass. The building will have 22 dock positions. It is expected the new building, once fully occupied, could contain approximately 180 employees.

As depicted on the Plat of Vacation and the Final Plat Revision, Applicant seeks to vacate existing Dancer Road. Existing Dancer Road would be removed, and the relocated Dancer Drive would be dedicated along the south property line. This is done to accommodate the consolidation of four lots into one lot. The relocated Dancer drive will consist of new curb and asphalt pavement. The mix design is as follows- 2" surface and 3" binder course on 10" crushed stone base. The size of the new road will be 31' back of curb to back of curb. The new street will sit inside of a 66' right of way. All water main and storm sewer is to be relocated in the new ROW along Dancer Dr. Also, Applicant is proposing to obtain necessary right-of-way for Applicant to construct roadway improvements on Sullivan Road and Deerpath Road. These improvements include realignment of Sullivan Road and Melissa Lane at the Deerpath Road intersection.

How the proposal development of the Subject Property relates to the following standards:

1. *The public health, safety, morals, comfort and general welfare:* The Subject Property will be developed as an office/research/industrial (ORI) use, adding to the tax base for the City of Aurora and all taxing districts. As described above, the building will be approximately 172,654 square feet. This proposed facility will not adversely affect the public health, safety, morals, comfort and general welfare. The use will have a positive impact on all taxing districts. Also, given the explosive growth of e-commerce, there is a growing demand for these uses located within close proximity to tollway interchanges. The proposed use is also consistent with the surrounding zoning in the area. The property to the south and east is zoned ORI. Property to the west is vacant and located in unincorporated Kane County. The property to the north is the East-West Tollway. North of the tollway is zoned Business Boulevard district.

2. *The use and enjoyment of other property already established or permitted in the general area:* As noted above, the Subject Property is zoned ORI. The property to the south and east is also zoned ORI. Property to the west is located in unincorporated Kane County. The property to the north is the East-West Tollway. North of the tollway is zoned business Business Boulevard district. The only use currently existing adjacent to the Subject Property is the USA Athletic Club and Spa which is located on the east side of Melissa Lane. The next closest use is Candlewood Suites, located further east on the northwest corner of West Sullivan Road and Deerpath Road. The proposed use will be consistent with the use and enjoyment of other property already established or permitted in the general area.

3. *Property values in the neighborhood:* As noted above in responses 1 and 2, the proposed use on the Subject Property will not be detrimental to the public health, safety, morals,

comfort and general welfare and is consistent with the use and enjoyment of other property already established or permitted in the general area. Further development in this area should not have a negative effect on property values in the neighborhood.

4. *Utilities, access roads, drainage and/or other necessary facilities:* All other utilities are present or readily available to the Subject Property. Access to the Subject Property is obtained by public streets. As noted in 1 above, existing Dancer Road is to be vacated and relocated to the south end of the Subject Property.

5. *Ingress and egress as it relates to traffic congestion in the public streets:* Development of the Subject Property will not significantly impair ingress and egress, nor significantly affect traffic congestion in the public streets.

6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned ORI and the use is consistent with the zoning district.

7. *List of Variances/Modifications requested:* A parking side yard modification/variation to 10 feet along a portion of the Melissa Lane cul-de-sac is requested. The modification is required because a number of 90-degree parking spaces encroach into the required setback due to the cul-de-sac bulb.

Orchard 88 TMG, LLC

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CITY OF AURORA
PLANNING & ZONING DIVISION

February 21, 2018

From: Barry Missner
Manager Orchard 88 TMG, LLC
1700 W. Higgins Rd., Suite 400
Des Plaines, IL 60018
Phone: 847-675-8877
Email: bmissner@missnergroupp.com

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

RE: Authorization Letter for: Property address

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 Bob Nomellini, and one of its authorized representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

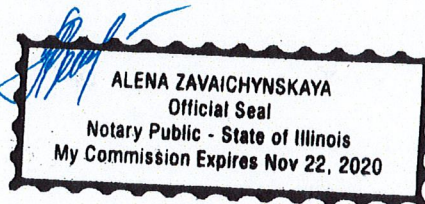
Signature: _____

Date: _____

2-21-2018

Subscribed And Sworn To Before Me This 21st Day of February, 2018

Notary Signature: _____





CITY OF AURORA
PLANNING & ZONING DIVISION

LEGAL DESCRIPTION

LOTS 11, 12, 13, AND 14 IN PODOLSKY ORCHARD 88 PHASE 2, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2008 PER DOCUMENT NUMBER 2008K062470, IN KANE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KNOWN AS DANCER DRIVE HERETOFORE DEDICATED PER DOCUMENT NUMBER 2008K062470, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

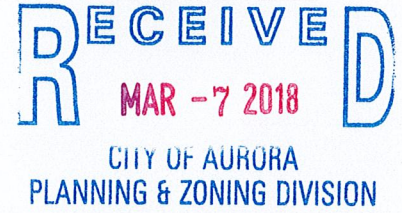
BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 IN PODOLSKY ORCHARD 88 PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2008 PER DOCUMENT NUMBER 2008K062470 IN KANE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 01 MINUTES 50 SECONDS EAST (BASIS OF BEARING IS ILLINOIS STATE PLANE EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF LOTS 12 AND 11 IN SAID PODOLSKY ORCHARD 88 PHASE 2, A DISTANCE OF 595.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 20 DEGREES 01 MINUTES 50 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID LOT 11, A DISTANCE OF 41.15 FEET TO THE WEST LINE OF MELISSA LANE PER DOCUMENT NUMBER 2006K017320, SAID POINT BEING A POINT OF CUSP OF A CURVE BEING CONCAVE TO THE EAST; THENCE THE NEXT FOUR (4) COURSES ALONG THE WEST LINE OF SAID MELISSA LANE: (1) THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 63.00 FEET AND A CHORD BEARING SOUTH 00 DEGREES 58 MINUTES 10 SECONDS EAST 45.15 FEET, FOR AN ARC DISTANCE OF 46.18 FEET TO ITS POINT OF TANGENCY; (2) THENCE SOUTH 21 DEGREES 58 MINUTES 10 SECONDS EAST 64.16 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE WEST; (3) THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET AND A CHORD BEARING SOUTH 11 DEGREES 28 MINUTES 10 SECONDS EAST 15.49 FEET, FOR AN ARC DISTANCE OF 15.58 FEET TO ITS POINT OF TANGENCY; AND (4) THENCE SOUTH 00 DEGREES 58 MINUTES 10 SECONDS EAST 16.63 FEET TO THE EAST LINE OF LOT 13 IN SAID PODOLSKY ORCHARD 88 PHASE 2, SAID POINT BEING A POINT OF CUSP OF A CURVE BEING CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EAST LINE OF SAID LOT 13, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 32.50 FEET AND A CHORD BEARING NORTH 45 DEGREES 58 MINUTES 10 SECONDS WEST 45.96 FEET, FOR AN ARC LENGTH OF 51.05 FEET TO THE NORTH LINE OF SAID LOT 13 AND TO ITS POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 01 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF LOTS 13 AND 14 IN SAID PODOLSKY ORCHARD 88 PHASE 2, A DISTANCE OF 603.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 00 DEGREES 21 MINUTES 36 SECONDS WEST 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.948 ACRES OR 41,315 SQUARE FEET OF LAND, MORE OR LESS.

CONTAINING A TOTAL OF 462,381 SQUARE FEET OR 10.615 ACRES MORE OR LESS.

Pin Nos.: 14-12-209-002; 14-12-209-001; 14-12-210-003; 14-12-210-001

Parking and Stacking Requirement Worksheet

Project Number: 2018.048
Petitioner: The Missner Group



Parking Requirement

Total Parking Requirement	174
Enclosed Parking Spaces	-
Surface Parking Spaces	174

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

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
5,000.0000	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	16.67
150,000	Structure 2500: Manufacturing and Industrial buildings and structures Up to 150,000 sq ft	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
17,654	Over additional over 150,000 sqft		7
	Total		173.67

Landscape Material Worksheet

Project Number: 2018.048
Petitioner: The Missner Group

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fagaceae	Quercus	bicolor	Swamp White Oak
Ulmaceae	Ulmus	x Morton Glossy	Triump Elm
Betulaceae	Carpinus	Caroliniana	American Hornbeam
Fagaceae	Quercus	Rubra	Northern Red Oak
Ulmaceae	Cellis	occidentalis	Hackberry

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	x Freemanii 'Autumn Blaze'	Autumn Blaze Ferrmen Maple
Aceraceae	Acer	miyabei 'Morton'	State Street Maple
Aceraceae	Acer	rubrum 'Armstrong'	Armstrong Maple
Ulmaceae	Cellis	occident. 'Prairie Pride'	Prairie Pride Hackberry
Betulaceae	Corylus	colurna	Turkish Filbert
Betulaceae	Carpinus	Caroliniana	American Hornbeam
Ulmaceae	Cellis	occidentalis	Hackberry
Ginkgoaceae	Ginkgo	Green Hawthorn/Winter King Hawthorn	Princeton Sentry Ginkgo
Fabaceae	Gleditsia	Triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Betulaceae	Ostrya	Virginiana	Ironwood
Fagaceae	Quercus	bicolor	Swamp White Oak
Fagaceae	Quercus	Muehlenbergii	Chinkapin Oak
Fagaceae	Quercus	Rubra	Northern Red Oak
Ulmaceae	Ulmus	x Morton Glossy	Triump Elm

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Abies	concolor	Concolor Fir
Cupressaceae	Juniperus	virginiana	Eastern Red Cedar
Pinaceae	Picea	glauca 'Densata'	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Green Spruce
Pinaceae	Pseudotsuga	menziesii	Douglas Fir

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	canadensis	Shadblow Serviceberry
Magnoliaceae	Magnolia	stellata 'Royal Star'	Royal Star Magnolia
Rosaceae	Malus	floribunda	Japanese Flowering Crabapple
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Cotoneaster	acutifolius	Peking Cotoneaster
Comaceae	Cornus	sericea 'Isantii'	Isanti Rodosier Dogwood
Oleaceae	Forsythia	viridissima 'Bronxensis'	Bronx Dwarf Forsythia
Grossulariaceae	Ribes	alpinum 'Green Mound'	Green Mound Alp. Currant
Anacardiaceae	Rhus	aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
Rosaceae	Spiraea	japonica 'Little Princess'	Little Princess Spirea
Rosaceae	Aronia	Melancocarpa low Scape Mound	Low Scape Mound Chokeberry
Clethraceae	Clethra	Alnifolia 'Hummingbird'	Hummingbird Summersweet
Hydrangeaceae	Hydrangea	Paniculata 'Bobo'	Bobo Hydrangea
Hydrangeaceae	Hydrangea	Paniculata 'Limelight'	Limelight Hydrangea
Rosaceae	Rosa	RADcon	Pink Knock Out Rose
Oleaceae	Syringa	Patula	Miss Kim Lilac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Viburnumceae	Viburnum	Den. KLM Seventeen Little Joe	Little Joe Viburnum
Weigelaceae	Weigela	Florida 'Minuet'	Minuet Weigela

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	Buxus	microphylla 'Glencoe'	Chicagoland Green Boxwood
Cupressaceae	Juniperus	chinensis 'sargentii'	Sargent Juniper
Pinaceae	Pinus	mugo 'Compacta'	Compact Mugo Pine
Taxaceae	Taxus	media 'Densiformis'	Dense Yew

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: Jill N. Morgan Date: 1/25/2018