

QUALIFYING STATEMENT

I. Introduction: Petitioner, Mars2, LLC (“Developer”), is an Illinois limited liability company and the developer of an approximately 9.66 acre vacant parcel generally located at the northeast corner of Eola and Ferry Road, Aurora, Illinois part (the “Subject Property”). The Subject Property is currently zoned PDD and is part of the Butterfield Center for Business and Industry. Developer plans to construct an approximately 147,000 +/- cold storage facility on Lot 108, which was previously final platted by the Owner, DuPage Property Ventures.

II. Description of Proposal:

The Subject Property has always been vacant and is one of the few remaining lots left within the Butterfield Center for Business and Industry. Developer plans the following:

1. An approximately 147,000 multi-tenant square foot cold storage facility consisting of: (a) 114,800 +/- convertible refrigeration/freezer space providing for temperatures between -10 and 55 degrees; (b) 25,200 square foot cold storage dock; and (c) two office areas of 2,800 +/- and 2,520 +/- square feet; (2) 30-33 trailer storage areas; and, (3) employee parking areas.

Developer’s proposed office use is permitted as a matter of right under the existing Butterfield PDD zoning district designation. The Subject Developer requests the City:

2. Approve the Final Plan for a cold storage facility on the Subject Property.

The proposed development by Developer is the highest and best use for the Subject Property, and will generally benefit the City and its residents in at least the following ways:

- a) *The public health, safety, morals, comfort or general welfare:* The Subject Property has been vacant since the Butterfield PDD was approved in _____. Improvement of the Subject Property, as outlined above will generate job growth in the City of Aurora, with minimal impact on traffic or utilities, and will significantly add to the City’s tax base. Developer anticipates in excess of 50 jobs will be created by this project.
- b) *The use and enjoyment of other property already established or permitted in the general area:* The proposed development is consistent with the previously approved Butterfield Planned Development District and the existing uses in the area. The surrounding area is office, warehouse, and

light industrial or open space. The uses at surrounding properties are generally as follows:

North: PDD/P – Office, retail and industrial type uses and open space: Nippon Express/XPO Logistics and Big Woods Forest Preserve.

South: PDD – Office, retail and industrial: RR Donnelly warehouse

East: B2 – PDD – International Paper warehouse facility

West: PDD/P – Vacant land zoned PDD, St. John African Methodist Episcopal Church, and Big Woods Forest Preserve

c) *Property values within the neighborhood.* Adjacent and nearby property values will not be negatively affected, as the proposed development uses are consistent with nearby properties and the character and trend in the general area as previously planned by the City. There are no residential structures within one-half mile of the Development, with the nearest residential development being buffered by the Big Woods Forest Preserve. The Development will add significant value to the City's tax base without affecting the value of adjacent or nearby properties.

d) *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:* The Butterfield Center for Business and Industry was designed for warehouse and distribution facilities such as the proposed Development. This Development will be consistent with the existing adjacent and nearby uses and has been long planned.

e) *Utilities, access roads, drainage and/or other necessary facilities:* Water, electric and natural gas are already at, or near, the Subject Property. No modifications to the utility or roadway network are necessary to support the proposed use. The Development has direct access to I-88 via Eola Road.

f) *Ingress and egress as it relates to traffic congestion in the public streets:* Ingress and egress will be by virtue of existing Prospect Court. The development will have additional emergency access off Bilter Road. Bilter/Ferry Road and Eola Road are DuPage County highways which are capable of any additional traffic generated by the Development.

g) *The applicable regulations of the zoning district in which the subject property is proposed to be or is located:* The proposed use is consistent with the uses previously approved by the City as part of the Butterfield Planned Development District, which provides for warehouse and distribution facilities as approved uses as a matter of right.

III. Requested Variances, Modifications or Exceptions from the City's Codes and Ordinances.

None.