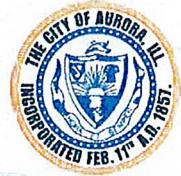


City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



Land Use Petition

NOV 12 2021

Subject Property Information

Address / Location: 2800 Diehl Road

Parcel Number(s): 07-05-306-002; 07-06-405-014; 07-05-306-003

Petition Request

Requesting approval of a Final Plan for Lot 1 of World Class Wireless, Unit 1, located west of North Eola Road and North of Diehl Road, for a Business and Professional, Office (2400) sse and a Warehouse, Distribution and Storage Services (3300) use

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

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

Word Document of: Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Existing or Proposed CC&Rs*

Two Paper and PDF Copy of:

Project Information Sheet

Final Engineering Plans

Stormwater Permit Worksheet and Application

Stormwater Report

Fire Access Plan

Two Paper and PDF Copy of:

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building and Signage Elevations (Format Guidelines 2-11)

Petition Fee: \$2,599.31

Payable to: 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: Aaron Martell

Date

11/2/21

Print Name and Company: Aaron Martell - Logistics Property Company, LLC

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.

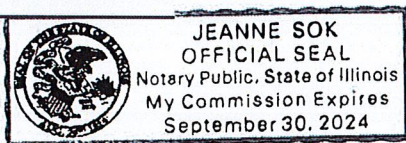
Given under my hand and notary seal this 2nd day of NOVEMBER, 2021

State of IL

County of Cook) SS

NOTARY PUBLIC SEAL

Notary Signature Jeanne Sok





Planning and Zoning Division, 44 E Downer Pl, Aurora IL 60505
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Filing Fee Worksheet

Project Number: 2021.204

Petitioner: LPC Acquisition Company, LLC

Number of Acres: 22.12

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway:

New Acres Subdivided (if applicab

Area of site disturbance (acre

Filing Fees Due at Land Use Petition:

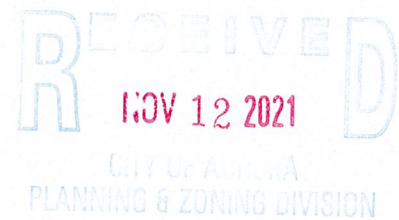
Request(s):	Final Plan	\$	1,349.31
	Final Engineering Filing Fee	\$	1,250.00

Total: **\$2,599.31**

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

Verified By: Steve Broadwell

Date:



Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green



Owner

First Name:	Ben	Initial:		Last Name:	Fish	Title:	Mr.
Address:	One North Wacker, Suite 1925						
City:	Chicago	State:	IL	Zip:	60606		
Email Address:	bfish@logisticspropco.com	Phone No.:	708-667-6966	Mobile No.:			
Company Name:	Logistics Property Co.						
Job Title:	Vice President						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Contract Purchaser						
First Name:	Ben	Initial:		Last Name:	Fish	Title:	Mr.
Address:	One North Wacker, Suite 1925						
City:	Chicago	State:	IL	Zip:	60606		
Email Address:	bfish@logisticspropco.com	Phone No.:	708-667-6966	Mobile No.:			
Company Name:	Logistics Property Co.						
Job Title:	Vice President						

Additional Contact #1

Relationship to Project	Engineer						
First Name:	Benedict	Initial:		Last Name:	Bussman	Title:	Mr.
Address:	207 S. Naperville Road						
City:	Wheaton	State:	IL	Zip:	60187		
Email Address:	Benb@wmailtd.com	Phone No.:	630-668-7620	Mobile No.:	630-417-3611		
Company Name:	Webster, McGrath & Ahlberg						
Job Title:	Project Manager						

Additional Contact #2

Relationship to Project	Landscape Architect						
First Name:	Benedict	Initial:		Last Name:	Bussman	Title:	Mr.
Address:	207 S. Naperville Road						
City:	Wheaton	State:	IL	Zip:	60187		
Email Address:	benb@wmailtd.com	Phone No.:	630-668-7620	Mobile No.:	630-417-3611		
Company Name:	Webster, McGrath & Ahlberg						
Job Title:	Project Manager						

Additional Contact #3

Relationship to Project	Architect						
First Name:	Werner	Initial:		Last Name:	Briske	Title:	Mr.
Address:	2610 Lake Cook Road, Suite 280						
City:	Riverwoods	State:	IL	Zip:	60015		
Email Address:	wernerb@pidarchitects.com	Phone No.:	847-940-0300	Mobile No.:			
Company Name:	Partners in Design						
Job Title:	Architect						

Additional Contact #4

Relationship to Project	Surveyor						
First Name:	Joel	Initial:		Last Name:	Vietti	Title:	Mr.
Address:	207 S. Naperville Road						
City:	Wheaton	State:	IL	Zip:	60187		
Email Address:	joelv@wmailtd.com	Phone No.:	630-668-7603	Mobile No.:			
Company Name:	Webster, McGrath & Ahlberg						
Job Title:	Land Surveyor						

October 28, 2021

SENT VIA E-MAIL

Logistics Property Company, LLC
ATTN: Mr. Ben Fish, Vice President – Midwest Region
One North Wacker Drive, Suite 1925
Chicago, IL 60606
E-Mail: bfish@logisticspropco.com

**RE: 2800 W. Diehl Rd., Aurora, IL
Building Plan Approvals**

Dear Mr. Fish:

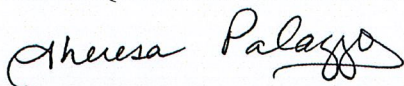
Please allow this letter to serve as written approval from the Architectural Review Board on behalf of the White Oak Business Park Property Owners' Association for the plans submitted to build a building and to complete the necessary improvements (landscaping, lighting, etc.) on the lot located at 2800 W. Diehl Road in Aurora, Illinois.

Your request is approved and subject to requirements of the City of Aurora, with the understanding that all improvements will be maintained in accordance with the *Declaration of Protective Covenants and Conditions for White Oak Business Park Owners Association* as well as the *White Oak Development Guidelines*.

Any damages to the common area elements, including but not limited to the irrigation system and landscaping, will be the sole responsibility of the owner of 2800 W. Diehl Road in Aurora, Illinois. Any necessary repairs needed to the common area elements for any damages will be completed by a licensed contractor previously approved by the Board of Directors.

Please contact the undersigned should you have any questions regarding this or other matters relating to property owners association. Thank you for your submittal to the Architectural Review Board.

Sincerely,
WHITE OAK BUSINESS PARK OWNERS' ASSOCIATION
C/O SEQUOIA REALTY GROUP



Theresa Palazzo
Property Manager



WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING — CIVIL ENGINEERING — LANDSCAPE ARCHITECTURE

207 S NAPERVILLE ROAD, WHEATON, IL 60187

PH: 630-668-7603 FAX: 630-682-1760 WEB: WWW.WMALTD.COM



Final Plan Legal Description:

PARCEL 2:

LOTS 1 AND 2 IN WORLD CLASS WIRELESS, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 2018 AS DOCUMENT NO. R2018-084096, BEING A RESUBDIVISION OF PART OF WHITE OAK BUSINESS PARK ASSESSMENT PLAT OF LOTS 8, 9 AND 10, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 2016 AS DOCUMENT NO. R2016-038389, BEING AN ASSESSMENT PLAT OF PART OF THE SOUTH 1/2 OF SECTIONS 5 AND 6 IN TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 07-05-306-002

Parking and Stacking Requirement Worksheet

Project Number: 2021.204

Petitioner: LPC Acquisition Company, LLC

Parking Requirement

Total Parking Requirement	304
Enclosed Parking Spaces	-
Surface Parking Spaces	304

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.

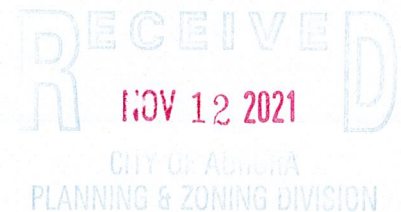
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OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
19,647	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	65
		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	
373,286	Structure 2600: Warehouse, storage or distribution facility		239
	Over additional over 150,000 sqft		



Landscaping CTE Requirement Worksheet

Project Number: 2021.204

Petitioner: Logistics Property Company

Street Frontage - L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Worldclass Wireless

Unit/Phase: Unit 1

Lot Number

Perimeter Yard

4,534 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

403 spaces

Parking Lot Islands

- Number

Building Foundation

2,936 L.F.

Lots 1 and 2

Standard Requirements

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	0.0	0	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	136.0	68	61	61	272	272
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	30.0	20	0	0	100	100
Building Foundation	29.0	0	0	0	290	290
Total:	195.0	88	61	61	662	662

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Verified By:

Date: