



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: 2018.231

Petitioner Company (or Full Name of Petitioner): Gripple, Inc.

CITY OF AURORA
PLANNING & ZONING DIVISION

Owner

First Name: Jonathan Initial: _____ Last Name: Palmersten Title: Mr.
Company Name: Gripple, Inc.
Job Title: CEO
Address: 1611 Emily Lane
City: Aurora State: IL Zip: 60502
Email Address: J.Palmersten@gripple.com Phone No.: 630-406-0600 Mobile No.: 612-812-3757

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

Relationship to Project: Owner
Company Name: Gripple, Inc.
First Name: Jonathan Initial: _____ Last Name: Palmersten Title: Mr.
Job Title: CO
Address: 1611 Emily Lane
City: Aurora State: IL Zip: 60502
Email Address: J.Palmersten@gripple.com Phone No.: 630-406-0600 Mobile No.: 612-812-3757

Additional Contact #1

Relationship to Project: Engineer
Company Name: Tebrugge Engineering
First Name: John Initial: _____ Last Name: Tebrugge Title: Mr.
Job Title: Professional Engineer
Address: 410 E Church Street, Suite A
City: Sandwich State: IL Zip: 60548
Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: 630-417-7281

Additional Contact #2

Relationship to Project: Architect
Company Name: Steve Hansen Architect
First Name: Steve Initial: _____ Last Name: Hansen Title: Mr.
Job Title: Architect
Address: 890 Longview Court
City: Sugar Grove State: IL Zip: _____
Email Address: shansenarchitect@gmail.com Phone No.: 630-204-8613 Mobile No.: _____

Additional Contact #3

Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ 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.: _____

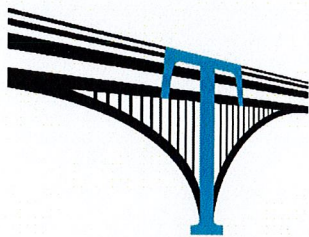
Qualifying Statement

Gripple Inc., the owner of the 2.76 acre site consisting of 2 parcels, 15-01-203-003 & 15-01-203-004 on Emily Lane in Aurora, IL, are completing plans to expand their facility.

The development proposal is to construct a building addition and parking lot expansion to the existing Gripple building located at 1611 Emily Lane. A Plat of Consolidation is being prepared for the project.

The building addition will provide expanded areas for production, packing and warehouse space. The design, functionality and aesthetics of the building addition will protect the public health, safety, morals, comfort and general welfare of both the surrounding residents and those in the surrounding properties of the west suburbs.

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TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

October 11, 2019

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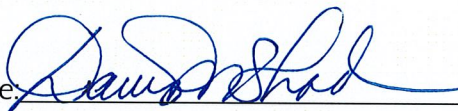
From: Jonathan Palmertsen
Gripple, Inc.
1611 Emily Lane
Aurora, IL 60502
(630) 406-0600
Email: j.palmertsen@gripple.com

To: City of Aurora, Planning and Zoning Division
77 S. Broadway Ave, Aurora IL 60507
630-256-3080
coaplanning@aurora-il-org

Re: Authorization Letter for: Gripple Inc Building Addition

To whom it may concern:

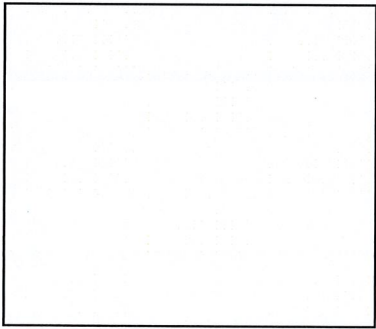
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize John Tebrugge with Tebrugge Engineering, and its representatives, to act as the owners agent through the Gripple, Inc. Building Addition Land Use Petition process with the City of Aurora for said property.

Signature:  Date: 10-15-19

Subscribed And Sworn To Before Me This 15 Day
Of October, 20 19

Notary Signature: 

Notary Public Seal



LEGAL DESCRIPTION

Lot 7 in Fermi Corporate Park Phase II, 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.

Lot 8 in Fermi Corporate Park Phase II, 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.

GRIPPLE SUBDIVISION BEING A CONSOLIDATION OF LOTS 7 AND 8 IN FERMI CORPORATE PARK, PHASE II, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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Parking and Stacking Requirement Worksheet

Project Number: 2018.231
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Parking Requirement

Total Parking Requirement	62
Enclosed Parking Spaces	-
Surface Parking Spaces	62

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

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
10,093	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA 1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space	34
28,492	Structure 2600: Warehouse, storage or distribution facility	per 2,500 SF in excess of 150,000 SF of GFA	28



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Landscaping CTE Requirement Worksheet

Project Number: 2018.231

Petitioner: Gripple, Inc.

Street Frontage 60 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Gripple Subdivision

Unit/Phase:

Lot Number

Lot 1

Perimeter Yard

895 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

87 spaces

Parking Lot Islands

- Number

Building Foundation

700 L.F.

Standard Requirements

Plant Mix Guidelines

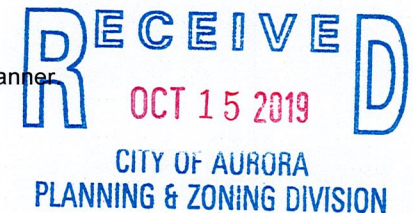
	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	2.0	2	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	17.2	9	8	8	34	34
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	7.5	5	0	0	23	23
Building Foundation	7.0	0	0	0	70	70
Total:	33.7	16	8	8	127	127

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Verified By:

Steve Broadwell

Date:



Landscape Material Worksheet

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Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn
Betulaceae	Ostrya	virginiana	Ironwood
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Bignoniaceae	Catalpa	speciosa	Northern Catalpa

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Sapindaceae	Acer	acer rubrum	Autumn Blaze Maple
Fabaceae	Caesalpinioideae	gymnocladus dioicus	Kentucky Coffee
Fagaceae	Quercus	quercus bicolor	Swamp White Oak
Aceraceae	Acer L.	Acer saccharum	Sugar Maple

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	picea pungens	Blue Spruce
Pinaceae	Abies	abies concolor	Concolor fir
Pinaceae	Pinus	pinus strobus	Eastern White Pine
Pinaceae	Picea A Dietr	Picea abies	Norway Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Pyrus	pyrus calleryana	Bradford Pear
Betulaceae	Betula	betula nigra	River Birch
Rosaceae	Amelanchier	amelanchier laevis	Allegheny Serviceberry
Cornaceae	Cornus	Cornus florida	Flowering Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Celastraceae	Euonymus	euonymus alatus	Dwarf Burning Bush
Rosaceae	Physocarpus	physocarpus opulifolius	Common Ninebark
Hydrangeaceae	Hydrangea	hydrangea	Annabelle Hydrangea
Caprifoliaceae	Diervilla Mill		Bush Honeysuckle

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	buxus	buxus x "glencoe"	Chicagoland Green Boxwood
cupressaceae	thuja	thuja	Arborvitae
Berberidaceae	berberis L.	berberis	Barberry
Cupressaceae	Juniperus	Juniperus Chinese	Blue Point 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: _____