



Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067 phone (630)256-3080 fax (630)-256-3089 email COAPlanning@aurora-il.org

## Land Use Petition

Project Number: 2018.231

**Subject Property Information** 

Address/Location: 1611 and 1621 Emily Lane Parcel Number(s): 15-01-203-003; 15-01-203-004

Petition Request(s)

CITY OF AURORA PLANNING & ZONING DIVISION

Requesting approval of a Final Plat Revision, Consolidating Lot 7 and Lot 8 of Fermi Corporate Park, Phase II Subdivision, located at 1611 and 1621 Emily Lane, Establishing Lot 1 of Gripple Subdivision

Requesting Approval of a Final Plan Revision for Lot 1 of Gripple Subdivision, located at 1621 and 1611 Emily Lane, for a Business and Professional, Office (2400) Use and a Warehouse, Distribution and Storage Services (3300) Use

#### **Attachments Required**

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

One Paper and PDF Copy of:

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 Plan (2-4) Final Engineering Plans (2-16) Final Plat (2-5) **Project Information Sheet** Landscape Plan (2-7)

Stormwater Permit Application (App 1-14) Building and Signage Elevations (2-11)

Typical Permit Submittal Flowchart

#### Petition Fee: \$750.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature

Print Name and Company: ,

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 \_\_\_\_\_\_ day of \_\_\_

State of Illinois

Notary Signature

NOTARY PUBLIC SEAL

OLIVIA CASTRO Official Seal Notary Public - State of Illinois My Commission Expires Jun 16, 2020



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

## Filing Fee Worksheet

Project Number: 2018.231

Petitioner: Gripple, Inc.

Number of Acres: 2.76

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway:

New Acres Subdivided (if applicable): 2.76

Area of site disturbance (acres): 1.75

Filling Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat Revision	\$ 750.00
		\$

\$750.00 Total:

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

Verified By:

Steve Broadwell

Date:



PLANNING & ZONING DIVISION







## **Project Contact Information Sheet**

**Project Number:** 

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		7 - L			<del>-</del>	
Address:	1611 Emily Lane		1 . 1 1 1 1				
City:	Aurora	State:	IL .	Zip:	605	02	
Email Address:	J.Palmersten@gripple.com	Phone No.:	630-406-0600	Mobile No.:	612-812-3757	_	
Main Contact (The in	ndividual that signed the Lan	d Use Petition)					
Relationship to Project:		Owner					
Company Name:	Gripple, Inc.						
First Name:	Jonathan	Initial:		Last Name:	Palmersten	Title:	Mr.
Job Title:	СО				T difficion	_ ''	1411.
Address:	1611 Emily Lane					-	
City:	Aurora	State:	IL	Zip:	6050	12	
Email Address:	J.Palmersten@gripple.com	Phone No.:	630-406-0600	Mobile No.:	612-812-3757	_	
Additional Contact #	11						
Relationship to Project:		Engineer					
Company Name:	Tebrugge Engineering	Liigiilool					
First Name:	John	Initial:		Last Name:	Tebrugge	— Title:	Mr.
Job Title:	Professional Engineer	miliai.		Last Name.	rebrugge	1100.	IVII.
Address:	410 E Church Street, Suite A					-	
City:	Sandwich	State:	IL	Zip:	6054	18	
Email Address:	info@tebruggeengineering.com	-	815-786-0195	Mobile No.:	630-417-7281	+0	
Additional Contact #			010 700 0100	_ 1000110 140	000-417-7201	-	
Relationship to Project:	-	Architect					
Company Name:	Steve Hansen Architect	Architect					
First Name:	Steve	Initial:		Loot Name	Hannan	—	
Job Title:	Architect	miliai.		Last Name:	Hansen	Title:	Mr.
Address:	890 Longview Court					_	
City:	Sugar Grove	State:	IL	7in:		_	
Email Address:	shansenarchitect@gmail.com	Phone No.:	630-204-8613	_Zip: Mobile No.:		-	
		_1 Hone No	030-204-0013	_ Mobile No		-	
Additional Contact #	<u>.3</u>						
Relationship to Project:							
Company Name:		1 11 1		<del></del>		_	
First Name: Job Title:	4.00	Initial:		Last Name:		Title:	
						_	
Address:		01.1				_	
City:		_State:		_Zip:		_	
Email Address:		_Phone No.:		_ Mobile No.:		_	
Additional Contact #	<u>4</u>						
Relationship to Project:							
Company Name:		In Maria		1			
First Name:		Initial:		Last Name:		Title:	
Job Title: Address:						-	
City:		Ctata		7:		_	
Email Address		_State:	-	_Zip:		_	

### **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.





# **TEBRUGGE ENGINEERING**

410 E. CHURCH ST – SUITE A SANDWICH, IL 60548 PHONE: (815) 786 - 0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM

CITY OF AURORA

PLANNING & ZONING DIVISION

WEBSITE: WWW.TEBRUGGEENGINEERING.COM

October 11, 2019

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-ll-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: Ducasta

Notary Public Seal

OLIVIA CASTRO
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 16, 2020

#### **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

Petitioner: Gripple, Inc.

Parking Requirement

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

CITY OF AURORA **PLANNING & ZONING DIVISION** 

Note: All parking spaces must be individually accessable 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	<del>-</del>	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 faculties greater than 5,000 SF.

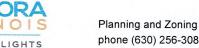
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#### **OFFICE USE ONLY**

Verified By: Steve Broadwell

	Red	uireme	ent B	ased	On:
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0 5 (11 )	requirement based on.		
Sq Ft / Units	<u>Use</u>	<u>Needed</u>	Number Required
	Structure 2100: Business or professional		
10,093	offices, including financial institutions	1 space per 300 SF of GFA	34
		1 space per 1,000 SF of GFA	
		up to 150,000 sq ft plus 1 space	
	Structure 2600: Warehouse, storage or	per 2,500 SF in excess of	
28,492	distribution facility	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

<u>Neighborhood Border</u> - L.F.

<u>Dwelling Units</u> - units

Subdivision Name: Gripple Subdivision

Perimeter Yard

Plant Mix Guidelines

**Lot Number** 

Buffer Yard

Surface Parking Spaces

Parking Lot Islands

Building Foundation Lot 1 87 spaces
- Number

L.F.

895 L.F.

700 L.F.

Standard Requirements

		Canopy Trees	Evergreen	Understory	Evergreen	Deciduous
			Trees	Trees	Shrubs	Shrubs
	4494 2591 1 10			CTE Equivilant Va	alue	
	Total CTEs	1	1/3	1/3	1/20	1/20
	Required					
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

Unit/Phase:

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Verified By:

Steve Broadwell

Date:

OCT 1 5 2019

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### Landscape Material Worksheet

Project Number: 2018.231
Petitioner: Gripple, Inc.

#### Proposed Street Trees (Minimum of 4 unique entries required)

(D)	EC	E	V	E	
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Family	Genus	Species	Common Name
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn
Betulaceae	Ostrya	virginiana	lornwood PL
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Bignoniaceae	Catalpa	speciosa	Northern Catalpa

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### 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 Chinesis	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:	