



City of Aurora

Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

Land Use Petition

Project Number: 2014.330

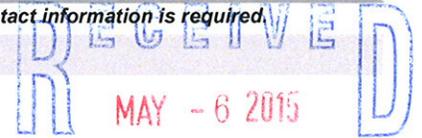
Petitioner Information

Title: Ms. First Name: Amy Initial: _____ Last Name: Rzepka
Company: Conor Commercial Real Estate
Job Title: Development Manager Address: 9550 W. Higgins Rd., Suite 200
City: Rosemont State: IL Zip: 60018 Email: arzepka@conorcommercial.com
Phone: 847-692-8706 Fax: 847-292-4313 Mobile: _____
Petitioner Relationship to Property Owner* Owner

**If Petitioner is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.*

Subject Property Information

Address/Location: 2570, 2760, & 2700 Orchard-Gateway Road
Parcel Number(s): 14-01-426-001; 14-01-426-002; 14-01-426-003



CITY OF AURORA
PLANNING DIVISION

Petition Request

Requesting a Plan Description Revision for Lot 7 Deerpath Commerce Center Subdivision, Unit 2.

Requesting a Preliminary Plan and Plat Revision for Lots 5, 6 and 7 Deerpath Commerce Center Subdivision, Unit 2.

Attachments Required

(hard copies and CD of digital files are required)

One Copy of:
Development Tables (excel doc 1-0)
Filing Fee Worksheet (Form 1-6)
Project Contact Info Sheet (Form 1-5)
Letter of Authorization* (FG2-1)
Qualifying Statement (FG2-1)
Plat of Survey (FG2-1)
Legal Description (FG2-1)

Four Copies of:
Plan Description Revision (FG2-18)
Preliminary Plan (FG2-8)
Preliminary Plat (FG2-9)

Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$3,898.26 (Planning and Zoning Fee \$3,898.26 + Engineering Filing Fee \$0.00)

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.

Authorized Signature: Amy MR Date 5/5/15

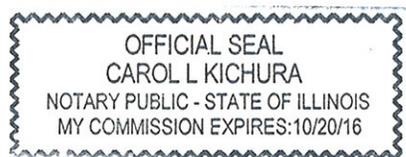
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 5 day of May 2015.

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

Carol L. Kichura
Notary Signature





City of Aurora

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
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Project Contact Information Sheet

Project Number: 2014.263

Owner

Conor Deerpath LLC

First Name: Amy Initial: _____ Last Name: Rzepka Title: _____
Email Address: arzepka@conorcomm Phone No.: 847-692-8706 Mobile No.: 312-925-2153

Additional Contact #1

Relationship to Project: Architect
Company Name: Ware Malcomb
First Name: Darryl Initial: _____ Last Name: Strouse Title: _____
Job Title: Senior Project Manager
Address: 1900 spring road suite 210
City: Oak Brook State: IL Zip: 60523
Email Address: dstrouse@waremalcomb Phone No.: 630.570.6752 Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
Company Name: SPACECO, Inc
First Name: Brett Initial: _____ Last Name: Duffy Title: _____
Job Title: Executive Vice President
Address: 9575 W. Higgins Road, Suite 700,
City: Rosemont State: IL Zip: 60018
Email Address: bduffy@spacecoinc.co Phone No.: 847-696-4060 Mobile No.: _____

Additional Contact #3

Relationship to Project: Land Developer / Builder
Company Name: McShane Constrution Company
First Name: Les Initial: _____ Last Name: Zemba Title: _____
Job Title: Senior Project Manager
Address: 9550 W Higgins, Suite 200
City: Rosemont State: IL Zip: 60018
Email Address: lzemba@mcshane.con Phone No.: 847-692-8824 Mobile No.: _____

Additional Contact #4

Relationship to Project: Landscape Architect
Company Name: Ives/Ryan Group Inc.
First Name: Randy Initial: _____ Last Name: Metz Title: _____
Job Title: Licensed Landscape Architect
Address: 324 Eisenhower Lane N.
City: Lombard State: IL Zip: 60148
Email Address: rmetz@ivesryangroup Phone No.: (630) 717-0726 Mobile No.: _____

Additional Contact #5

Relationship to Project: Land Developer / Builder
Company Name: Conor Commercial Real Estate
First Name: Amy Initial: _____ Last Name: Rzepka Title: _____
Job Title: Senior Development Manager
Address: 9550 W Higgins, Suite 200
City: Rosemont State: il Zip: 60018
Email Address: arzepka@conorcomm Phone No.: 847-692-8706 Mobile No.: 312-925-2153

Additional Contact #6

Relationship to Project: ___ Attorney ___ Architect ___ Engineer ___ Landscape Architect ___ Other
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Qualifying Statement

PPG Industries, Inc. (“PPG”) is a Fortune 500 company and an American global supplier of paints, coatings, optical products, specialty materials, glass and fiberglass. PPG recently acquired the company Homax and its facility in Joliet. With the acquisition of Homax, they are currently operating two facilities in close proximity to each other. Additional capacity is not available in their current Aurora location to absorb the Homax product line therefore they are looking to consolidate their existing building in Aurora with the facility in Joliet, IL. Efficiencies gained from operating only one facility in the Chicago area will contribute towards the integration, standardization and growth objectives of the US network. The proposed project would allow PPG to consolidate the two facilities and provide a single source of products to their customers. The build to suit development will be a 304,560 square foot, single-story cross-docked facility that allows for future building expansion of an additional 159,800 square feet to accommodate the growth of the business. The proposed use requires a modification to the use designated for the property.

This facility will house several different operations. The combined business within the proposed building will supply products to National Accounts (Lowe's, The Home Depot, Wal-Mart, Menards and other customers throughout the US and Canada), Company Stores, and Independent Dealers shipping approximately 12MM gallons and 2.8MM cases of product annually. In addition this facility will handle the shredding and recycling of 120,000 gallons of paint annually. PPG collects paint pails from their customers that are shred on site to recycle into new pails. A 2,400 SF area will be dedicated to a tinting operation. Within the space there will be five different tinting systems used to provide custom paint orders. In the larger open area of the facility sundries will be packaged into larger kits to provide along with a paint order. Lastly, a portion of the 58,000 SF room used to store specialty paint products will have a relabeling operation that removes labels from a product and repackages it for shipment. The building will have three separate office areas totaling 7,000 SF. The new operation is expected to bring a total of 75 warehouse employees plus 12 staff employees.

The development will convert vacant land into a Class A institutional quality facility providing a value boost to nearby property by enhancing the neighborhood's corporate appeal and attract future businesses. The new facility will increase the current value of the property, generate taxes for the city and have a positive impact on neighboring property values. In addition the project will generate revenue from utility taxes and municipal and connection fees and bring more people to shop and eat at local stores and restaurants. The proposed development will not impact or be detrimental to the public health, safety, morals, comfort or general welfare and the design and use will complement the other established or permitted uses in the general area.

The building facade is designed to be an aesthetically pleasing addition to the surrounding community. The exterior wall system consists of stained precast-concrete wall panels, and the roof system will be a single-ply “rubber” roof covered throughout with stone ballast. Clerestory windows are provided high in the exterior walls throughout the warehouse areas of the project, in order to bring sunlight deep into the covered spaces.

The main office entry for the project is at the Northwest corner, and it has been called out with a high glass-curtain wall on the north facade, a string of punched window openings on the west façade, and a coated tube-steel canopy and sun-shade that stretches from the corner along both elevations, north and west. To further highlight the entry with reflected and refracted sunlight, an area of high-gloss

corrugated metal panels has been provided along the north façade, immediately adjacent to the Main Entry.

The corner of the building nearest the intersection of Orchard Gateway and Deerpath Roads (*the Northeast corner*) has also been enhanced with an area of high-gloss corrugated metal along the north wall, and another coated steel-tube canopy that stretches from that corner along the north and east facades of the building. Additionally, portions of the walls in this area have been provided with painted panels of color and grid that emulate the high-glass areas at the Main Entry part of the building. The design will contribute to the aesthetic appeal of the building creating an inviting entrance for this Class A industrial facility.

The site will be accessed from Orchard Gateway Road and from Deerpath Road. An employee parking lot and access to the truck court will be provided on Orchard Gateway Road. An additional truck access point will be located on Deerpath Road. The southern access point on Deerpath is designed to line up with the drive in North Aurora.

The site will be served with stormwater detention in 3 ponds. The existing pond on Lot 8, expansion of the existing pond on Lot 5 (New Lot 1) and a new detention pond to be constructed on a portion of Lot 7 (New Lot 3). All three ponds will be interconnected with storm sewer and function as one larger detention facility

The site is served by watermain from the City of Aurora. Existing watermain is located along Orchard Gateway Road, Deerpath Road and along the south property line of the proposed building site. A second connection to the Village of North Aurora water system will also be provided with the proposed improvements. Sanitary sewer is located along the south side of Orchard gateway Road and will be extended to the site to provide service to the building,

For the aesthetic value of the neighborhood and to buffer the proposed development from surrounding uses a landscape plan has been prepared meeting the following landscape and screening requirements:

1. Perimeter Yard landscaping, interior parking lot landscaping and foundation landscaping has been provided for the PPG site (Lot 4)
2. Stormwater Facility landscaping has been provided around the two detention pond (Lot 1 & Lot 3) using the Lake Style Facility requirements
3. Perimeter Yard landscaping has been provided around all sides of the compensatory storage area (Lot 2).

All plant material (trees and shrubs) specified are native species or species that have been proven to be adaptable to the U.S.D.A Zone 5 of plant hardiness. Detention basins have been designed as naturalized landscape zones using native seed and forbes mixes in combination with native shade and understory trees.

The proposed development conforms to the applicable regulations of the Office, Research and Light Industry zoning district. No additional variances to Aurora's Codes and Ordinances are requested other than those modifications outlined in the plan description revision exhibit.

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Development Data Table: Qualifying Statement					
Description	Value	Unit	Description	Value	Unit
DST Project Number	2014.263		m) Total High-water Line for all Stormwater Detention/Retention Facilities	2,836	Linear Footage of Wet Bottom
Petitioner	Conor Deerpath LLC			0	Linear Footage of Dry Bottom
Subdivision Name	Deerpath Commerce Center		n) Number of parking spaces provided (individually accessible)	80	spaces
Subdivision Unit/Phase	Phase 1		i. surface parking lot	80	spaces
Subdivision Lot Number	1,2,3,4		perpendicular	80	spaces
a) Tax/Parcel Identification Number(s) (PINs): 14-01-426-001, 14-01-426-002, 14-01-426-003			parallel	0	spaces
			angled	0	spaces
b) Proposed land use(s): Pond 3A, Compensatory Storage, Pond 3B, Building			handicapped	4	spaces
			ii. enclosed	0	spaces
c) Total Property Size	47.66	Acres	iii. bike	0	racks
	2,075,989.00	Square Feet	o) Number of buildings		
d) Total Lot Coverage (buildings and pavement)	522,720	Square Feet	i. Number of stories	1	stories
	25%	Percent	ii. Building Square Footage (average)	304,560.00	square feet
e) open space / landscaping	1,553,269	Square Feet	iii. Gross Floor Area of commercial use	304,560.00	GFA
	75%	Percent	iv. Building Foundation perimeter (Typical)	2,236.00	Linear Footage
f) Proposed New Right-of-way	0	Acres	p) Total Number of Residential Dwelling Units	0	units
	0	Square Feet	i. Gross Density	0	du/acre
	0	Linear Feet of Centerline	ii. Net Density	0	Net Density
g) Proposed New Easements	5	Acres	q) Land to be dedicated to the School District	0	Acres
	218,194.00	Square Feet	r) Land to be dedicated to the Park District	0	Acres
h) Total Street Frontage (existing and proposed)	4,233	Linear Footage	s) Construction Value	0	Dollars
i) Building Foundation perimeter (Typical)	2,236.00	Linear Footage	t) New Jobs Created	87	FTE
j) Total Perimeter Yard	11,581.00	Linear Footage	u) Site Disturbance	47.658	Acres
k) Buffer Yard	-	Linear Footage	v) School District		
l) Neighborhood Border	0	Linear Footage	w) Park District		

Supplementary Development Data Table: Qualifying Statement					
b) Proposed land use:	c) Total Property Size:	d) Total Lot Coverage (buildings and pavement)	e) open space / landscaping	j) Total Perimeter Yard	
Lot 1 - Pond 3A	3.596 Acres (156,654 S.F.)	0			1,594 L.F.
Lot 2 - Comp. Storage	14.281 Acres (622,092 S.F.)	0	948,191 S.F. (100%)		3,850 L.F.
Lot 3 - Pond 3B	3.890 Acres (169,445 S.F.)	0			1,868 L.F.
Lot 4 - Building	25.891 Acres (1,127,789 S.F.)	522,720 S.F. (46%)	605,069 S.F. (54%)		4,269 L.F.



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Proposed Use Detailed Table: Qualifying Statement

Description	Value	Unit	Description	Value	Unit
a) Total Number of Residential Dwelling Units		units	j) Gasoline station, vehicle repair and service structures		GFA
i. Gross Density		du/acre			No. of Service Bays
ii. Net Density		Net Density	k) Car wash facilities		No. of Bays
b) Number of Single Family Dwelling Units		units	l) Personal service establishments		GFA
i. Gross Density		du/acre	m) Retail sales and services - Single-tenant Building		GFA
ii. Net Density		Net Density	n) Retail sales and services - Multi-tenant Building		GFA
iii. Unit Square Footage (average)		square feet	o) Retail, sale of bulky items		GFA
iv. Bedroom Mix		% 1 bdr	p) Retail with outdoor display/sales		GFA
		% 2 bdr	q) Malls or shopping center		GFA
		% 3 bdr (20% std)	r) Recreational Facilities		GFA
		% 4 bdr (80% std)	s) Manufacturing and Industrial		GFA
v. Number of Single Family Corner Lots		units	t) Warehouse, storage or distribution facility	304560	GFA
c) Number of Single Family Attached Dwelling Units		units	u) Electronic Data Storage Center		GFA
i. Gross Density		du/acre	v) Theater		Seats
ii. Net Density		Net Density	w) Sports stadium or arena, auditoriums.		GFA
iii. Unit Square Footage (average)		square feet			Fixed Seats
iv. Bedroom Mix		% 1 bdr	x) Exhibition, convention, or conference center		GFA
		% 2 bdr (90% std)	y) Religious Institutions		Seats in Principal Sanctuary
		% 3 bdr (10% std)	z) Amusement park		GFA
		% 4 bdr	w) Hospital building		GFA
d) Number of Multifamily Dwelling Units		units	x) Medical clinic building		GFA
i. Gross Density		du/acre	y) Community facility		GFA
ii. Net Density		Net Density	z) Grade school / middle schools		Classroom
iii. Unit Square Footage (average)		square feet			Fixed Seats
iv. Bedroom Mix		Efficiency	aa) High School	Auditoriums	Classroom
		% 1 bdr (40% std)			No. of Admin Offices
		% 2 bdr (50% std)		Auditoriums	Fixed Seats
		% 3 bdr (10% std)	bb) College or university facility	Residential	Classroom
e) Number of Dormitories		GFA		Auditoriums	GFA
f) Hotels and motels		Guestrooms			GFA
Single room occupancy units		Guestrooms			Fixed Seats
Bed and breakfast		Guestrooms	cc) Business, trade or specialty school facility		GFA
Lodging house rooming house or boarding house		Guestrooms	dd) Preschool or daycare		GFA
g) Housing services for the elderly		du	ee) Library building		GFA
h) Business or professional offices, including financial institutions		GFA	ff) Museum, exhibition, or similar facility		GFA
i) Food and beverage establishments		Seats	gg) Funeral homes, mortuaries, and cremation facilities		GFA

Development Data Table: Preliminary/Final Plan						
Description	Value	Unit	Description	Value	Unit	
a) Tax/Parcel Identification Number(s) (PINs): 14-01-426-001, 14-01-426-002, 14-01-426-003			j) Total Number of Residential Dwelling Units	0	units	
b) Proposed land use(s): Pond 3A, Compensatory Storage, Pond 3B, Building			i. Gross Density	0	du/acre	
			ii. Net Density	0	Net Density	
c) Total Property Size	47,658	Acres	k) Number of Single Family Dwelling Units	0	units	
	2,075,989	Square Feet	i. Gross Density	0	du/acre	
d) Total Lot Coverage (buildings and pavement)	522,720	Square Feet	ii. Net Density	0	Net Density	
	25%	Percent	iii. Unit Square Footage (average)	-	square feet	
e) Open space / landscaping	1,553,269	Square Feet	iv. Bedroom Mix	0%	% 1 bdr	
	75%	Percent		0%	% 2 bdr	
f) Land to be dedicated to the School District	0	Acres		0%	% 3 bdr	
g) Land to be dedicated to the Park District	0	Acres	v. Number of Single Family Corner Lots	0	units	
h) Number of parking spaces provided (individually accessible)	80	spaces	l) Number of Single Family Attached Dwelling Units	0	units	
	i. surface parking lot	80	spaces	i. Gross Density	0	du/acre
	perpendicular	80	spaces	ii. Net Density	0	Net Density
	parallel	0	spaces	iii. Unit Square Footage (average)	-	square feet
	angled	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
	handicapped	4	spaces		0%	% 2 bdr
	ii. enclosed	0	spaces		0%	% 3 bdr
i) Number of buildings	iii. bike	0	racks		0%	% 4 bdr
	0		m) Number of Multifamily Dwelling Units	0	units	
	i. Number of stories	1	stories	i. Gross Density	0	du/acre
	ii. Building Square Footage (average)	304,560	square feet	ii. Net Density	0	Net Density
	iii. Gross Floor Area of commercial use	304,560	GFA	iii. Unit Square Footage (average)	-	square feet
iv. Building Foundation perimeter (Typical)	2236	Linear Footage	iv. Bedroom Mix	0%	Efficiency	
				0%	% 1 bdr	
				0%	% 2 bdr	
				0%	% 3 bdr	

Supplementary Development Data Table: Preliminary/Final Plan				
b) Proposed land use:	c) Total Property Size:	d) Total Lot Coverage (buildings and pavement)	e) open space / landscaping	
Lot 1 - Pond 3A	3.596 Acres (156,654 S.F.)	0		
Lot 2 - Comp. Storage	14.281 Acres (622,092 S.F.)	0	948,191 S.F. (100%)	
Lot 3 - Pond 3B	3.890 Acres (169,445 S.F.)	0		
Lot 4 - Building	25.891 Acres (1,127,789 S.F.)	522,720 S.F. (46%)	605,069 S.F. (54%)	

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Development Data Table: Preliminary/Final Plat		
<u>Description</u>	<u>Value</u>	<u>Unit</u>
a) Tax/Parcel Identification Number(s) (PINs): 14-01-426-001, 14-01-426-002, 14-01-426-003		
b) Subject Property Area	47.658	Acres
	2,075,989	Square Feet
c) Proposed New Right-of-way	0	Acres
	-	Square Feet
	0	Linear Feet of Centerline
D) Proposed New Easements	5	Acres
	218,194	Square Feet

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Landscape Data Table: Landscape Plan		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-01-426-001, 14-01-426-002, 14-01-426-003		
b) Total Property Size	47.66	Acres
	2,075,989	Square Feet
c) Total Lot Coverage (buildings and pavement)	522,720	Square Feet
	25%	Percent
d) open space / landscaping	1,553,269	Square Feet
	75%	Percent
e) Total Street Frontage (existing and proposed)	4,233	Linear Footage
f) Building Foundation perimeter (Typical)	2,236	Linear Footage
g) Total Perimeter Yard	11,581	Linear Footage
h) Buffer Yard	-	Linear Footage
i) Neighborhood Border	-	Linear Footage
j) Total High-water Line for all Stormwater Detention/Retention Facilities	2,836.00	Linear Footage of Wet Bottom
	-	Linear Footage of Dry Bottom
k) Number of Surface Parking Lot Spaces	80	spaces
l) Total Number of Residential Dwelling Units	-	units
m) Total Number Single Family Corner Lots	-	units

Supplementary Landscape Data Table: Landscape Plan				
Proposed land use:	b) Total Property Size:	c) Total Lot Coverage (buildings and pavement)	d) open space / landscaping	g) Total Perimeter Yard
Lot 1 - Pond 3A	3.596 Acres (156,654 S.F.)	0		1,594 L.F.
Lot 2 - Comp. Storage	14.281 Acres (622,092 S.F.)	0	948,191 S.F. (100%)	3,850 L.F.
Lot 3 - Pond 3B	3.890 Acres (169,445 S.F.)	0		1,868 L.F.
Lot 4 - Building	25.891 Acres (1,127,789 S.F.)	522,720 S.F. (46%)	605,069 S.F. (54%)	4,269 L.F.

Landscape Material Data Table: Landscape Plan

Symbol	Description	Value	Unit
	a) Total Canopy Trees	1 CTE	Count = 340
	Existing Mixed Species Canopy Trees	23%	Percent of Canopy Trees
		3.5" to 6.5"	Caliper at Installation (inches)
	Acer freemanii 'Marmo' - Freeman Maple	5%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Acer nigrum 'Green Column' - Black Maple	1%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Acer rubrum 'Franksred' - Red Maple	7%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Celtis occidentalis - Hackberry	10%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Gleditsia l.i. 'Skyline' - Honeylocust	14%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Gymnocladus dioicus - Kentucky Coffeetree	9%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Plantanus acerifolia - London Planetree	2%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Quercus bicolor - Swamp White Oak	9%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Quercus imbricaria - Shingle Oak	2%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Quercus muehlenbergii - Chickapin Oak	2%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Quercus rubra - Northern Red Oak	4%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Taxodium distichum - Bald Cypress	9%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Tilia americana 'McKSentry' - Linden	1%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	Ulmus parvifolia 'Frontier' - Frontier Elm	2%	Percent of Canopy Trees
		2.5"	Caliper at Installation (inches)
	b) Total Evergreens	3 = 1 CTE	Count = 96
	Existing Austrian Pine	35%	Percent of Evergreens
		6' to 16'	Height at Installation (feet)
	Picea glauca densata - Black Hills Spruce	10%	Percent of Evergreens
		6'	Height at Installation (feet)
	Pinus flexilis - Limber Pine	6%	Percent of Evergreens
		6'	Height at Installation (feet)
	Pinus nigra - Austrian Pine	14%	Percent of Evergreens
		6'	Height at Installation (feet)
	Pinus strobus - White Pine	10%	Percent of Evergreens
		6'	Height at Installation (feet)
	Pseudotsuga menziesii - Douglas Fir	25%	Percent of Evergreens
		6'	Height at Installation (feet)
	c) Total Understory Trees	3 = 1 CTE	Count = 173
	Existing Serviceberry	14%	Percent of Understory Trees
		8' to 10'	Or Multi-stemmed Height at Installation (feet)
	Alnus glutinosa - Black Alder	20%	Percent of Understory Trees
		8'	Or Multi-stemmed Height at Installation (feet)
	Amelachier grandiflora - Apple Serviceberry	12%	Percent of Understory Trees
		8'	Or Multi-stemmed Height at Installation (feet)
	Betula nigra - River Birch	19%	Percent of Understory Trees
		8'	Or Multi-stemmed Height at Installation (feet)
	Crataegus c. inermis - Hawthorn	8%	Percent of Understory Trees
		8'	Or Multi-stemmed Height at Installation (feet)
	Crataegus phaenopyrum - Hawthorn	5%	Percent of Understory Trees
		8'	Or Multi-stemmed Height at Installation (feet)
	Hamamelis virginiana - Witchhazel	6%	Percent of Understory Trees
		8'	Or Multi-stemmed Height at Installation (feet)
	Malus 'Adams' - Crabapple	6%	Percent of Understory Trees
		8'	Or Multi-stemmed Height at Installation (feet)
	Malus 'Donald Wyman' - Crabapple	3%	Percent of Understory Trees
		8'	Or Multi-stemmed Height at Installation (feet)
	Malus 'Red Jewel' - Crabapple	5%	Percent of Understory Trees
		2.5"	Caliper at Installation (inches)
	Viburnum prunifolium - Blackhaw Viburnum	2%	Percent of Understory Trees
			Caliper at Installation (inches)

	8'	Or Multi-stemmed Height at Installation (feet)
d) Total Deciduous Shrubs	20 = 1 CTE	Count = 544
<i>Existing Deciduous Shrubs</i>	31%	Percent of Shrubs
<i>Cornus racemosa - Grey Dogwood</i>	3' to 6'	Height at Installation (inches)
	14%	Percent of Shrubs
<i>Corylus americana - American Hazelnut</i>	3'	Height at Installation (inches)
	4%	Percent of Shrubs
<i>Diervilla sessilifolia - Bush Honeysuckle</i>	3'	Height at Installation (inches)
	9%	Percent of Shrubs
<i>Hydrangea p 'Bombshell' - Hyrangepa</i>	18"	Height at Installation (inches)
	3%	Percent of Shrubs
<i>Hydrangea p 'Vanilla Strawberry' - Hyrangepa</i>	18"	Height at Installation (inches)
	1%	Percent of Shrubs
<i>Physocarpus opulifolius - Ninebark</i>	30"	Height at Installation (inches)
	10%	Percent of Shrubs
<i>Rhus a. 'Grow Low' - Grow Low Sumac</i>	30"	Height at Installation (inches)
	6%	Percent of Shrubs
<i>Rhus copallina 'Morton' -Prairie Flame Sumac</i>	18"	Height at Installation (inches)
	8%	Percent of Shrubs
<i>Syringa x. 'Penda' - Lilac</i>	30"	Height at Installation (inches)
	1%	Percent of Shrubs
<i>Viburnum dentatum - Arrowwood Viburnum</i>	18"	Height at Installation (inches)
	12%	Percent of Shrubs
<i>Viburnum d. 'Christom-Blue Muffin Viburnum</i>	3'	Height at Installation (inches)
	1%	Percent of Shrubs
	30"	Height at Installation (inches)
e) Total Evergreen Shrubs	20 = 1 CTE	Count = 53
<i>Juniperus c. 'Kalley's'-Kalley's Juniper</i>	38%	Percent of Shrubs
	24" spread	Height at Installation (inches)
<i>Juniperus c. 'Sea Green'-Sea Green Juniper</i>	8%	Percent of Shrubs
	24" spread	Height at Installation (inches)
<i>Juniperus h. 'Hughes'- Hughes Juniper</i>	28%	Percent of Shrubs
	24" spread	Height at Installation (inches)
<i>Taxus media 'Deniformis'-Dense Yew</i>	26%	Percent of Shrubs
	24" spread	Height at Installation (inches)
f) Ornamental Grasses		Count
<i>genus #1: List Potential Species</i>		Size
<i>genus #2: List Potential Species</i>		Size
<i>genus #3: List Potential Species</i>		Size
f) Perennials		Count
<i>genus #1: List Potential Species</i>		Size
<i>genus #2: List Potential Species</i>		Size
<i>genus #3: List Potential Species</i>		Size
g) Annuals		Count
<i>genus #1: List Potential Species</i>		Size
<i>genus #2: List Potential Species</i>		Size
<i>genus #3: List Potential Species</i>		Size
h) Groundcover		Count
<i>genus #1: List Potential Species</i>		Size
<i>genus #2: List Potential Species</i>		Size
<i>genus #3: List Potential Species</i>		Size

Planner Count

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Landscape Requirement Calculation

Description	Value	Unit	Deficient	CTE	Canopy	Understory /Evergreen	Shrubs
Stormwater Facility - Wetbottom	85.08	CTEs	0.92	86	64		66
Canopy	63.81						
Non-Canopy	21.27						
Stormwater Facility - Dry Bottom	0	CTEs	0	0			
Canopy	-						
Non-Canopy	-						
Street Trees	#REF!	CTEs	#REF!	108	108		
Perimeter Yard	#REF!	CTEs	#REF!	266.575758	164	153	328
Parking Lot CTE	6.00						
Parking Lot Islands	4.00				10	80	
Parking Lot Screening							
Storage Areas							
Foundation	#REF!	CTEs	#REF!	13.6363636		15	190
Non-Canopy (100%)	#REF!					13.64	
Dumpster Enclosure							
Buffer Yard	#REF!	CTEs	#REF!	0			
Non-Canopy (50%)	#REF!					0.00	
Dwelling Unit	-	CTEs	0	0			
Addition for Corner Lots	-						
Neighborhood Border	#REF!	CTEs	#REF!	0			
Non-Canopy (50%)	#REF!					0	
Non-Canopy (50%)	#REF!						
Total CTEs	#REF!	Total Counted CTEs	#REF!	474.21			

36.6667

CTEs Per	Unit
3	100 linear feet
	75% percent
	25% percent
5	100 linear feet
	75% percent
	25% percent
3	100 linear feet
3	100 linear feet
1.5	20 spaces
1	20 spaces
7	100 linear feet
1	100 linear feet
	100% percent
2	200 linear feet
	50% percent
	50% percent
1	1 du
0.5	1 du
4	100 linear feet
	50% percent
	50% percent

Data Table - Provided #VALUE!
 Planner Count - Provided 474
 Difference (Req - Count) #REF!

AURORA CHRISTIAN SCHOOLS, INC.

2255 Sullivan Road
Aurora, Illinois 60506
Tel: 630-264-3868
Email: collette.house@aurorachristian.org

May 4, 2015

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

Re: Authorization Letter For: Southwest Corner of Orchard
Gateway and Deerpath Road – Vacant Land Approx. 46 Acres

To Whom It May Concern:

As President of Aurora Christian Schools, Inc. ("Owner") the record owner of the above-stated property ("Property") I hereby affirm that I have full legal capacity to authorize Conor Commercial Real Estate LLC ("Purchaser"), and its representatives, to act as the Owner's agent through the Land Use Petition process with the City of Aurora for the Property with such authority limited to the actions necessary to receive the authorizations required for Purchaser's intended use for the Property as contemplated by the Purchase Agreement between Owner and Purchaser.

AURORA CHRISTIAN SCHOOLS, INC.

By: Collette R. House
Name: Collette House
Its: President

Subscribed and Sworn to Before Me This 5th day of May 2015

Notary Signature: Michelle Roberts SEAL



DEERPATH COMMERCE CENTER PHASE 1 LEGAL DESCRIPTION

SPACECO PROJECT NO. : 8278

PROPERTY DESCRIPTION:

LOTS 5, 6 AND 7 IN DEERPATH COMMERCE CENTER – UNIT TWO, BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SUGAR GROVE AND AURORA, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 2003 AS DOCUMENT 2003K130124, IN KANE COUNTY, ILLINOIS.