

Land Use Petition

Project Number: 2018.049

Subject Property Information

Address/Location: Intersection of Sullivan Road and Deerpath Road

Parcel Number(s):

Petition Request(s)

Requesting approval of a Roadway Construction and Financing Agreement regarding the roadway improvement to the intersection of Sullivan and Deerpath Road

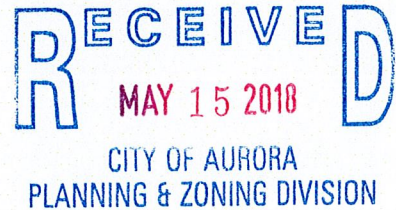
Attachments Required

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

One Paper and pdf Copy of:
Contact Worksheet (1-5)
Filing Fee Worksheet (1-6)
Qualifying Statement (2-1)
Letter of Authorization (2-2)

Two Paper and One pdf Copy of:
Final Engineering Plans (2-16)
Cost Estimates

One Paper and pdf Copy of:
Roadway Agreement



Petition Fee: \$200.00 (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 Auhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 5.14.18

Print Name and Company: THE MISSNER GROUP

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 14th day of May, 2018.

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2018.049
Petitioner: The Missner Group
Number of Acres: 0.00
Number of Street Frontages: 0.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Agreements	\$	200.00
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-

Total: **\$200.00**

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

Verified By: Tracey M. Vacek

Date: 2/21/2018

RECEIVED
MAY 15 2018
CITY OF AURORA
PLANNING & ZONING DIVISION



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

RECEIVED
MAY 15 2018

1-5

Project Contact Information Sheet

Project Number: 2018.049

Petitioner Company (or Full Name of Petitioner): The Missner Group

CITY OF AURORA
PLANNING & ZONING DIVISION

Owner

First Name: Barry Initial: _____ Last Name: Missner Title: Mr.
Company Name: Orchard 88 TMG, LLC
Job Title: Manager
Address: 1700 Higgins Road
City: Des Plaines State: IL Zip: 60018
Email Address: bmissner@missnergroup.com Phone No.: 847-972-5330 Mobile No.: 312-307-8877

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

Relationship to Project: Land Developer / Builder
Company Name: The Missner Group
First Name: Bob Initial: _____ Last Name: Nomellini Title: Mr.
Job Title: Chief Operating Officer
Address: 1700 W Higgins Rd Suite 400
City: Des Plaines State: IL Zip: 60018
Email Address: bobn@missnergroup.com Phone No.: 847-972-5350 Mobile No.: 630-709-1071

Additional Contact #1

Relationship to Project: Engineer
Company Name: Jamie.Putnam@kimley-horn.com
First Name: James Initial: _____ Last Name: Putnam Title: Mr.
Job Title: CEO, Professional Engineer
Address: 1001 Warrenville Road, Suite 350
City: Lisle State: IL Zip: 60532
Email Address: jjacob@jacobandhefner.com Phone No.: 630-487-5568 Mobile No.: 630-746-2103

Additional Contact #2

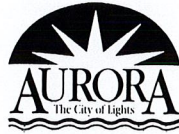
Relationship to Project: Attorney
Company Name: Rathje & Woodward, LLC
First Name: Tracy Initial: _____ Last Name: Kasson Title: Mr.
Job Title: Attorney
Address: 300 E. Roosevelt Road, Suite 300
City: Wheaton State: IL Zip: 60187
Email Address: tkasson@rathjewoodward.com Phone No.: 630-668-8500 Mobile No.: _____

Additional Contact #3

Relationship to Project: 0
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: 0
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 FOR LAND USE PETITIONS

All Land Use Petitions must be accompanied by a Qualifying Statement. Petitioners must submit a separate sheet providing a brief statement that describes the proposal as it relates to the following standards:

- The public health, safety, morals, comfort or general welfare
- The use and enjoyment of other property already established or permitted in the general area
- Property values within the neighborhood
- The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts
- Utilities, access roads, drainage and/or other necessary facilities
- Ingress and egress as it relates to traffic congestion in the public streets
- The applicable regulations of the zoning district in which the subject property is proposed to be or is located

Please use additional sheets if necessary.

This project consists of the construction of a new Sullivan Road and Deerpath Road intersection that will realign the east side Sullivan Road to the west side of Sullivan Road. This project will include pavement, curbs and utilities.

All items described above will be improved as a result of the existing intersection realignment as these improvements have been previously planned for by the City and required for the project development to the west.

No variances are being requested for this project.

Enclosed is the Qualifying Statement for the building associated with this project.

RECEIVED
MAY 15 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

QUALIFYING STATEMENT OF PETITION

The building is a 172,654 SF 3-tenant industrial building. The building will be 32' clear height constructed of precast concrete shell with structural steel roofing system. The structural columns are designed with approx. 50' x 52' bay sizes. The roofing membrane is to be a 45mil. EPDM ballasted system with an R- 25.2 insulation factor. The entry systems to the office areas will be a storefront aluminum glazing system with 1" insulated glass. The building will have 22 dock positions. It is expected the new building, once fully occupied, could contain approximately 180 employees.

As depicted on the Plat of Vacation and the Final Plat Revision, Applicant seeks to vacate existing Dancer Road. Existing Dancer Road would be removed, and the relocated Dancer Drive would be dedicated along the south property line. This is done to accommodate the consolidation of four lots into one lot. The relocated Dancer drive will consist of new curb and asphalt pavement. The mix design is as follows- 2" surface and 3" binder course on 10" crushed stone base. The size of the new road will be 31' back of curb to back of curb. The new street will sit inside of a 66' right of way. All water main and storm sewer is to be relocated in the new ROW along Dancer Dr. Also, Applicant is proposing to obtain necessary right-of-way for Applicant to construct roadway improvements on Sullivan Road and Deerpath Road. These improvements include realignment of Sullivan Road and Melissa Lane at the Deerpath Road intersection.

How the proposal development of the Subject Property relates to the following standards:

1. *The public health, safety, morals, comfort and general welfare:* The Subject Property will be developed as an office/research/industrial (ORI) use, adding to the tax base for the City of Aurora and all taxing districts. As described above, the building will be approximately 172,654 square feet. This proposed facility will not adversely affect the public health, safety, morals, comfort and general welfare. The use will have a positive impact on all taxing districts. Also, given the explosive growth of e-commerce, there is a growing demand for these uses located within close proximity to tollway interchanges. The proposed use is also consistent with the surrounding zoning in the area. The property to the south and east is zoned ORI. Property to the west is vacant and located in unincorporated Kane County. The property to the north is the East-West Tollway. North of the tollway is zoned Business Boulevard district.

2. *The use and enjoyment of other property already established or permitted in the general area:* As noted above, the Subject Property is zoned ORI. The property to the south and east is also zoned ORI. Property to the west is located in unincorporated Kane County. The property to the north is the East-West Tollway. North of the tollway is zoned business Business Boulevard district. The only use currently existing adjacent to the Subject Property is the USA Athletic Club and Spa which is located on the east side of Melissa Lane. The next closest use is Candlewood Suites, located further east on the northwest corner of West Sullivan Road and Deerpath Road. The proposed use will be consistent with the use and enjoyment of other property already established or permitted in the general area.

3. *Property values in the neighborhood:* As noted above in responses 1 and 2, the proposed use on the Subject Property will not be detrimental to the public health, safety, morals,

comfort and general welfare and is consistent with the use and enjoyment of other property already established or permitted in the general area. Further development in this area should not have a negative effect on property values in the neighborhood.

4. *Utilities, access roads, drainage and/or other necessary facilities:* All other utilities are present or readily available to the Subject Property. Access to the Subject Property is obtained by public streets. As noted in 1 above, existing Dancer Road is to be vacated and relocated to the south end of the Subject Property.

5. *Ingress and egress as it relates to traffic congestion in the public streets:* Development of the Subject Property will not significantly impair ingress and egress, nor significantly affect traffic congestion in the public streets.

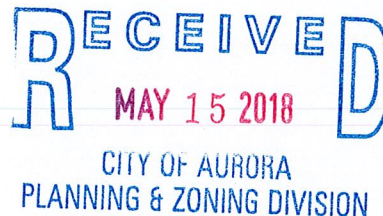
6. *The applicable regulations of the zoning district in which the Subject Property is proposed to be or is located:* The Subject Property is currently zoned ORI and the use is consistent with the zoning district.

7. *List of Variances/Modifications requested:* A parking side yard modification/variation to 10 feet along a portion of the Melissa Lane cul-de-sac is requested. The modification is required because a number of 90-degree parking spaces encroach into the required setback due to the cul-de-sac bulb.

Orchard 88 TMG, LLC

May 15, 2018

From: Barry Missner
Manager Orchard 88 TMG, LLC
1700 W. Higgins Rd., Suite 400
Des Plaines, IL 60018
Phone: 847-675-8877
Email: bmissner@missnergroupp.com

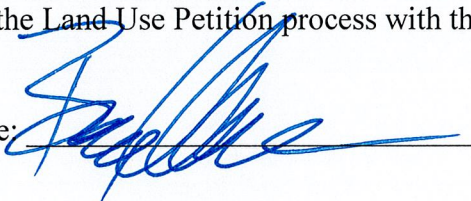


To: City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
Phone: 630-256-3080
Email: coaplanning@aurora-il-org

RE: Authorization Letter for: Sullivan Rd Realignment

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 Bob Nomellini, and one of its authorized representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Signature: 

Date: 5.15.18

Subscribed And Sworn To Before Me This 15th Day of May, 2018

Notary Signature: 

