

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: 2018.221

Subject Property Information

Address/Location: south of Ferry Road and east of Frieder Lane
Parcel Number(s): 07-04-102-018

Petition Request(s)

Requesting approval of a Plat of Easement for a City Easement located south of Ferry Road and east of Frieder Lane.



Attachments Required

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

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

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

One Paper and pdf Copy of: Plat of Easement (2-13)
Executed Mylar Copy of: Plat of Easement (2-13)
Recording Fee of: \$40.00- in a check made out to DUPAGE COUNTY

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 Authorization with owner's Name and contact information is required.

Authorized Signature: Terry L Hutchins Date 12-6-18

Print Name and Company: Terry L. Hutchins, V.P. Field Services & Real Estate for Old Dominion Freight Line, Inc.

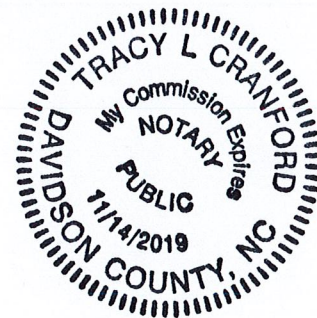
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 6th day of December, 2018

State of North Carolina)
County of Davidson) SS

NOTARY PUBLIC SEAL

Tracy L. Cranford
Notary Signature



Filing Fee Worksheet

Project Number: 2018.221
Petitioner: Dykema
Number of Acres: 0.00
Number of Street Frontages: 2.00
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): Dedications | \$ 200.00 |
| | \$ - |
| | \$ - |
| | \$ - |
| | \$ - |
| | \$ - |
| | \$ - |
| Sub Total: | \$ 200.00 |
| | \$ - |

Other Fees As Applicable

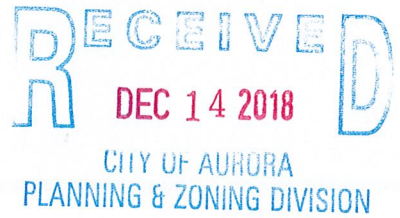
| | |
|------------|--------|
| | |
| | |
| | |
| Sub Total: | \$0.00 |

Total: **\$200.00**

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

Verified By: Jill N. Morgan

Date: 11/16/2018





Contact Information Data Entry Worksheet

[Back To Index](#)

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

CITY OF AURORA
PLANNING & ZONING DIVISION

Data Entry Fields are indicated in Green

Owner

| | | | | | | | |
|----------------|--|------------|----------------|-------------|-------|--------|-----|
| First Name: | Craig | Initial: | | Last Name: | Kiser | Title: | Mr. |
| Address: | 500 Old Dominion Way | | | | | | |
| City: | Thomasville | State: | NC | Zip: | 27360 | | |
| Email Address: | Craig.Kiser@odfi.com | Phone No.: | (336) 822-1291 | Mobile No.: | | | |
| Company Name: | Old Dominion Freight Line, Inc. | | | | | | |
| Job Title: | Assistant General Counsel | | | | | | |

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

| | | | | | | | |
|-------------------------|--|------------|--------------|-------------|--------------|--------|-----|
| Relationship to Project | Attorney | | | | | | |
| First Name: | Bruce | Initial: | | Last Name: | Goldsmith | Title: | Mr. |
| Address: | 2300 Cabot Drive, Suite 505 | | | | | | |
| City: | Lisle | State: | IL | Zip: | 60532 | | |
| Email Address: | bgoldsmith@dykema.com | Phone No.: | 630-577-2811 | Mobile No.: | 630-732-8409 | | |
| Company Name: | Dykema | | | | | | |
| Job Title: | Attorney | | | | | | |

Additional Contact #1

| | | | | | | | |
|-------------------------|--|------------|--------------|-------------|--------------|--------|-----|
| Relationship to Project | Land Developer / Builder | | | | | | |
| First Name: | Michele | Initial: | | Last Name: | Keller | Title: | Mr. |
| Address: | 333 N Des Plaines | | | | | | |
| City: | Chicago | State: | IL | Zip: | 60661 | | |
| Email Address: | mkeller@levyorganization.com | Phone No.: | 312-208-3612 | Mobile No.: | 312-208-3612 | | |
| Company Name: | Butterfield Lot 401 Owner LLC c/o Development Resources, Inc. | | | | | | |
| Job Title: | Senior Vice President | | | | | | |

Additional Contact #2

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

Additional Contact #3

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

Additional Contact #4

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

Qualifying Statement of Petition

Project No. 2018.221

Qualifying Statement



Approval of the proposed Plat of Easement will relate to the following:

(a) *The public health, safety, morals, comfort and general welfare:* The Subject Property will be an offsite easement to facilitate development of the adjacent property (Lot 401) as an office/research/industrial use as allowed under the Butterfield Planned Development District (the "P.P.D."), adding to the tax base for the City of Aurora and greatly benefiting its residents. A storm sewer will be installed in the easement.

(b) *The use and enjoyment of other property already established or permitted in the general area:* Adjacent properties are in the Office/Research/Light Industrial Zoning District and approval of the Plat of Easement will not impact the enjoyment of other property established or permitted in the general area.

(c) *Property values within the neighborhood.* Approval of the Plat of Easement will have no affect on property values within the neighborhood.

(d) *The normal and orderly development and improvement of surrounding property for uses established within their respective zoning districts:* The proposed use is consistent with the nature and character of surrounding land uses, the Butterfield P.D.D., and the comprehensive land use plan of the City of Aurora.

(e) *Utilities, access roads, drainage and/or other necessary facilities:* City water is already extended to the Subject Property and sanitary service is available from the nearby lift station. All other utilities are present or readily available to the Subject Property. Access to the Subject Property will be obtained via a full access intersection from Ferry Road.

(f) *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.

(g) *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 P.D.D. pursuant to the Butterfield P.D.D. and adopted Plan Description.

LEGAL DESCRIPTION OF CITY EASEMENT

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 IN ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1943 AS DOCUMENT 455751; THENCE NORTH 66 DEGREES 28 MINUTES 09 SECONDS WEST, 187.95 FEET; THENCE NORTH 32 DEGREES 49 MINUTES 30 SECONDS EAST, 260.54 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 283.00 FEET, A CHORD BEARING OF NORTH 19 DEGREES 54 MINUTES 27 SECONDS EAST, A CHORD LENGTH OF 126.53 FEET, AN ARC LENGTH OF 127.61 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY ALONG A CURVE CONCAVE WESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, SAID CURVE BEING THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF FRIEDER LANE AS DEDICATED BY DOCUMENT R2003-203000, HAVING A RADIUS OF 983.00 FEET, A CHORD BEARING OF NORTH 00 DEGREE 46 MINUTES 11 SECONDS EAST, A CHORD LENGTH OF 213.01 FEET, AN ARC LENGTH OF 213.43 FEET TO THE SOUTHEAST CORNER OF FRIEDER LANE AS DEDICATED BY SAID DOCUMENT R2003-203000; THENCE NORTH 84 DEGREES 32 MINUTES 59 SECONDS EAST, 20.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1003.00 FEET, A CHORD BEARING OF SOUTH 00 DEGREES 46 MINUTES 11 SECONDS WEST, A CHORD LENGTH OF 217.35 FEET, AN ARC LENGTH OF 217.78 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 303.00 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 54 MINUTES 27 SECONDS WEST, A CHORD LENGTH OF 135.47 FEET, AN ARC LENGTH OF 136.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 32 DEGREES 49 MINUTES 30 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 237.00 FEET; THENCE SOUTH 66 DEGREES 28 MINUTES 09 SECONDS EAST, 158.28 FEET TO THE WESTERLY LINE OF LOT 14 IN ARTHUR T. MCINTOSH AND COMPANY'S FERRY ROAD FARMS, RECORDED AS DOCUMENT 455751; THENCE SOUTH 06 DEGREES 30 MINUTES 06 SECONDS WEST ALONG SAID WESTERLY LINE, 20.92 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS

