



City of Aurora

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: 2015.249

Subject Property Information

Address/Location: 2570, 2760 and 2700 Orchard-Gateway Road

Parcel Number(s): 14-01-426-001; 14-01-426-002; 14-01-426-003

(attach separate sheet if necessary)

Petition Request(s)

Requesting approval of a Final Plat Revision for Lots 5A, 6A, 7A and 10 of the Resubdivision of Deerpath Commerce Center Subdivision Unit 2

Requesting approval of a Final Plan Revision for Lots 5A, 6A and 10 of the Resubdivision of Deerpath Commerce Center Subdivision Unit 2

Attachments Required

(hard copies and CD of digital files are required)

<p>One Copy of: Development Tables (excel 1-0) Project Contact Info Sheet (1-5) Qualifying Statement (2-1) Plat of Survey (2-1) Legal Description (2-1)</p>	<p>Two Copies of: Final Engineering Plans (2-16) Kane County Stormwater Management Permit Application (App 6-5) Stormwater Report (2-10) Soil Investigation Report for the Site Wetland Determination Report</p>	<p>Four Copies of: Final Plat (2-5) Final Plan (2-4) Landscape Plan (2-7) Landscape CTE Requirement Worksheet (1-22) Landscape Material Worksheet (1-23)</p>
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Petition Fee

(Payable to "The City of Aurora")

Total Fee = \$4,829.88 (Planning and Zoning Fee \$3,579.88 + Engineering Filing Fee \$1,250.00)

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

Authorized Signature: *Amy M Pr* Date 12-23-15

Print Name and Company: Amy M Bzepka Concor Commercial Real estate

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 23 day of December, 2015.

State of Illinois)
) SS
County of Cook)

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

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.com 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.

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.