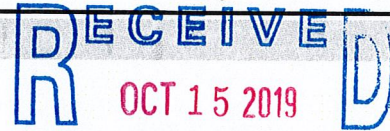


# Land Use Petition

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



CITY OF AURORA  
PLANNING & ZONING DIVISION

## Petition Request(s)

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)

- |   |  |  |
|---|--|--|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One PDF Copy of:           | One Paper and PDF Copy of:             |
| Word Document of: Legal Description (2-1)               | Fire Access Plan (2-6)                   | Final Plan (2-4)                       |
| One Paper and PDF Copy of:                              | Final Engineering Plans (2-16)           | Final Plat (2-5)                       |
| Qualifying Statement (2-1)                              | Project Information Sheet                | Landscape Plan (2-7)                   |
| Plat of Survey (2-1)                                    | Stormwater Permit Application (App 1-14) | Building and Signage Elevations (2-11) |
| Legal Description (2-1)                                 | Typical Permit Submittal Flowchart       |  |
| Letter of Authorization (2-2)                           |  |  |

## 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 Aurtherization with owner's Name and contact information is required.

Authorized Signature: Dawn Shad Date 10-15-19

Print Name and Company: Dawn Shad Gripple 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 15 day of October 2019.

State of Illinois )  
) SS  
County of Kendall )

Olivia Castro  
Notary Signature





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:** 0  
**New Acres Subdivided (if applicable):** 2.76  
**Area of site disturbance (acres):** 1.75

**Filing Fees Due at Land Use Petition:**

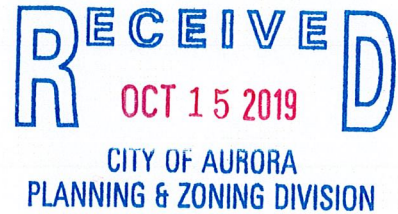
Request(s):	Final Plan & Plat Revision	\$	750.00
		\$	-

**Total:** **\$750.00**

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

Verified By: Steve Broadwell

Date:







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### Project Contact Information Sheet

**Project Number:** 2018.231

**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  
Address: 1611 Emily Lane  
City: Aurora State: IL Zip: 60502  
Email Address: J.Palmersten@gripple.com Phone No.: 630-406-0600 Mobile No.: 612-812-3757

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

Relationship to Project: Owner  
Company Name: Gripple, Inc.  
First Name: Jonathan Initial: \_\_\_\_\_ Last Name: Palmersten Title: Mr.  
Job Title: CO  
Address: 1611 Emily Lane  
City: Aurora State: IL Zip: 60502  
Email Address: J.Palmersten@gripple.com Phone No.: 630-406-0600 Mobile No.: 612-812-3757

**Additional Contact #1**

Relationship to Project: Engineer  
Company Name: Tebrugge Engineering  
First Name: John Initial: \_\_\_\_\_ Last Name: Tebrugge Title: Mr.  
Job Title: Professional Engineer  
Address: 410 E Church Street, Suite A  
City: Sandwich State: IL Zip: 60548  
Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: 630-417-7281

**Additional Contact #2**

Relationship to Project: Architect  
Company Name: Steve Hansen Architect  
First Name: Steve Initial: \_\_\_\_\_ Last Name: Hansen Title: Mr.  
Job Title: Architect  
Address: 890 Longview Court  
City: Sugar Grove State: IL Zip: \_\_\_\_\_  
Email Address: shansenarchitect@gmail.com Phone No.: 630-204-8613 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_  
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**

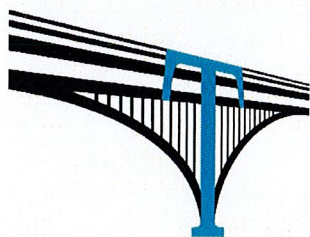
Gripple Inc., the owner of the 2.76 acre site consisting of 2 parcels, 15-01-203-003 & 15-01-203-004 on Emily Lane in Aurora, IL, are completing plans to expand their facility.

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.

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OCT 15 2019  
CITY OF AURORA  
PLANNING & ZONING DIVISION





# TEBRUGGE ENGINEERING

410 E. CHURCH ST – SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: INFO@TEBRUGGEENGINEERING.COM  
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

October 11, 2019

**RECEIVED**  
OCT 15 2019  
CITY OF AURORA  
PLANNING & ZONING DIVISION


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-il-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.

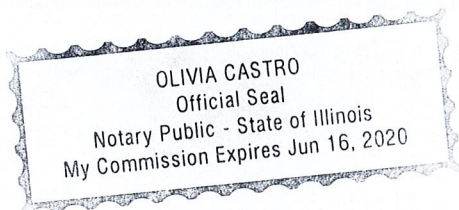
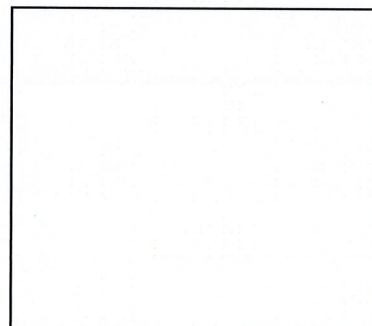
Signature: 

Date: 10-15-19

Subscribed And Sworn To Before Me This 15 Day  
Of October, 20 19

Notary Signature: 

Notary Public Seal



**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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OCT 15 2019  
CITY OF AURORA  
PLANNING & ZONING DIVISION





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**1-8**

**Parking and Stacking Requirement Worksheet**

**Project Number:** 2018.231  
**Petitioner:** Gripple, Inc.

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**Parking Requirement**

<b>Total Parking Requirement</b>	<b>62</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	62

*Note: All parking spaces must be individually accessible spaces in order to count towards this requirement*

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	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 facilities greater than 5,000 SF.

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

**OFFICE USE ONLY**

Verified By: Steve Broadwell

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
10,093	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA 1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space	34
28,492	Structure 2600: Warehouse, storage or distribution facility	per 2,500 SF in excess of 150,000 SF of GFA	28



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**1-22**

## 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

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** Gripple Subdivision

**Unit/Phase:**

**Lot Number**

Lot 1

**Perimeter Yard**

895 L.F.

**Buffer Yard**

- L.F.

**Surface Parking Spaces**

87 spaces

**Parking Lot Islands**

- Number

**Building Foundation**

700 L.F.

### Standard Requirements

### Plant Mix Guidelines

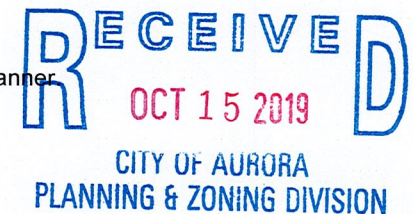
	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	2.0	2	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	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
<b>Total:</b>	<b>33.7</b>	<b>16</b>	<b>8</b>	<b>8</b>	<b>127</b>	<b>127</b>

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

Verified By:

Steve Broadwell

Date:





**Landscape Material Worksheet**

**Project Number:** 2018.231  
**Petitioner:** Gripple, Inc.

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 CITY OF AURORA  
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**Proposed Street Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn
Betulaceae	Ostrya	virginiana	Ironwood
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Bignoniaceae	Catalpa	speciosa	Northern Catalpa

**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 Chinese	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: \_\_\_\_\_