

Land Use Petition

Project Number: 2016.158

Subject Property Information

Address/Location: 1785 N. Edgelawn Drive/southeast corner of Sequoia Drive and Edgelawn Drive

Parcel Number(s): 15-08-152-007; 15-08-152-006

Petition Request(s)

Requesting the Vacation of a city easement for Lot 2 of Prime Business Park Subdivision Unit 1 at 1785 N. Edgelawn Drive located at the southeast corner of Sequoia Drive and Edgelawn Drive

Requesting the Dedication of a city easement for Lot 2 of Prime Business Park Subdivision Unit 1 at 1785 N. Edgelawn Drive located at the southeast corner of Sequoia Drive and Edgelawn Drive

Requesting a Staff Review for Lot 2 of Prime Business Park Subdivision Unit 1 located at 1785 N. Edgelawn Drive located at the southeast corner of Sequoia Drive and Edgelawn Drive for the building expansion for a Processing, finishing and assembly facilities (3140) Use

Attachments Required

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

- | | | |
|--|---|---|
| Word Document of: Legal Description (2-1) | Two Paper and One pdf Copy of:
Fire Access Plan (2-6) | One Paper Copy of:
Final Plan (2-4) |
| One Paper and pdf Copy of:
Qualifying Statement (2-1) | Final Engineering Plans (2-16) | Landscape Plan (2-7) |
| Plat of Survey (2-1) | Stormwater Permit Application (App 6-5) | Building and Signage Elevations (2-11) |
| Legal Description (2-1) | Stormwater Report (2-10) | |
| Letter of Authorization (2-2) | Soil Investigation Report | Plat of Dedication (2-13) |
| Contact Worksheet (1-5) | Wetland Determination Report / Letter by
Design Professional | Executed Mylar Copy of: Plat of Dedication (2-13) |
| Filing Fee Worksheet (1-6) | | Recording Fee of: \$90.00- in a check made
out to KANE COUNTY |
| Parking and Stacking Wks (1-8) | | |
| Landscape Requirement Worksheet (1-22) | | Plat of Vacation (2-14) |
| Landscape Materials Worksheet (1-23) | | Executed Mylar Copy of: Plat of Vacation (2-14) |
| | | Recording Fee of: \$90.00 - in a check made
out to KANE COUNTY |

Petition Fee: \$600.00 (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: *Daniel Miletic* Date 6/2/17

Print Name and Company: DANIEL MILETIC, PE. - MANHARD CONSULTING, LTD

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 2 day of JUNE, 2017

State of ILLINOIS)

) SS

County of LAKE)

Cynthia C. Brady
Notary Signature



Filing Fee Worksheet

Project Number: 2016.158
Petitioner: Nutrivo, LLC
Number of Acres: 16.36
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): 4.59

Filing Fees Due at Land Use Petition:

Request(s):	Vacations	\$	200.00
	Dedications	\$	200.00
	Staff Review	\$	200.00
		\$	-
		\$	-
		\$	-

Total: **\$600.00**

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

Verified By:

Date:

Project Contact Information Sheet

Project Number: 2016.158

Petitioner Company (or Full Name of Petitioner): Manhard Consulting, Ltd.

Owner

First Name: Jeff Initial: _____ Last Name: Gruskovak Title: Mr.
 Company Name: Nutrivo, LLC
 Job Title: _____
 Address: 1785 N. Edgelawn Drive
 City: Aurora State: Illinois Zip: 60506
 Email Address: jj@nutrivo.com Phone No.: 630-270-1700 Mobile No.: _____

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

Relationship to Project: Engineer
 Company Name: Manhard Consulting, LTD.
 First Name: Dan Initial: _____ Last Name: Miletic Title: Mr.
 Job Title: Project Manager
 Address: 900 Woodlands Parkway
 City: Vernon Hills State: Illinois Zip: 60061
 Email Address: dmiletic@manhard.com Phone No.: 847-634-5550 Mobile No.: 847-325-7368

Additional Contact #1

Relationship to Project: Land Developer / Builder
 Company Name: Keeley Construction
 First Name: Sean Initial: _____ Last Name: Keeley Title: Mr.
 Job Title: Project Manager
 Address: 245 East Sidney Court
 City: Village Park State: Illinois Zip: 60181
 Email Address: sean@keeley.com Phone No.: 630-833-8600 Mobile No.: 630-742-0876

Additional Contact #2

Relationship to Project: Architect
 Company Name: Cornerstone Architects, Ltd.
 First Name: Jennifer Initial: L. Last Name: Olsager Title: _____
 Job Title: Senior Project Coordinator
 Address: 1152 Spring Lake Dr.
 City: Itasca State: IL Zip: 60143
 Email Address: jlo@cstonearchitects.com Phone No.: 630-773-8363, e Mobile No.: 773-203-4464

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 FOR NUTRIVO LLC BUILDING EXPANSION

Per the request of Nutrivo, LLC, Manhard Consulting Ltd has prepared a Qualifying Statement related to the proposed ±91,721 square foot building expansion to their existing Aurora facility. The existing Nutrivo Facility is located at the southeast corner of Edgelawn Drive and Sequoia Drive in Kane County. The current zoning for the parcel is ORI – Office, Research and Light Industrial District. The expansion is an industrial use, meant to create additional space for storage inside the existing facility. There no proposed variances at this time.

- a. The public health, safety, morals, comfort and general welfare of the community will not be affected by the proposed expansion. The building will be up to all safety codes and will be of the same industrial use as the surrounding properties.
- b. The use and enjoyment of other properties already established or permitted in the general area will not be affected because the surrounding buildings in the area are of industrial use. Surrounding properties include:
 - a. North: Hyundai MOBIS Parts America
 - b. East: Industrial use under construction
 - c. South: Retention Basin
 - d. West: Kraft industrial use
- c. Property values will not go down due to the proposed expansion because the surrounding buildings are of the same industrial use.
- d. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts will not be affected because the expansion is an industrial use, similar to all the surrounding properties in the ORI zone.
- e. Utilities, access roads, drainage and/or other necessary facilities have been provided. Utilities in the area meet the expansions needs, no additional access roads have been added due to the expansion, and drainage patterns will remain the same, with the site draining to the existing detention basin
- f. Ingress and egress as it relates to traffic congestion in the public streets will not be affected. No additional drive accesses or parking is proposed; traffic patterns are to remain the same.
- g. The applicable regulations of the zoning district in which the subject property is proposed to be or is located are being met
- h. No variances are proposed at this time

If you should have any questions, please do not hesitate to contact us.

MANHARD CONSULTING, LTD.



Dan Miletic, P.E.
Project Manager

April 12, 2017


From: Jeff Gruskovak,
Job Title
Nutrivo, LLC
1785 N Edgelawn Drive
Aurora, IL 60506
Phone: (630) 270-1700
Email: jg@nutrivo.com

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

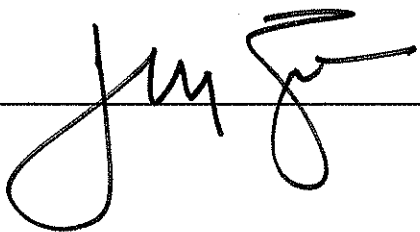
Re: Authorization Letter for: Nutrivo Building Expansion -1785 N. Edgelawn Drive

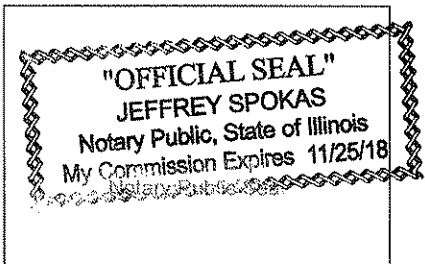
To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Keeley Construction Inc, Manhard Consulting, Ltd., and Cornerstone Architects, Ltd., and their respective representatives, to act as the owner's agent through the Nutrivo Building Expansion Land Use Petition process with the City of Aurora for said property.

Signature:  Date 4-13-17

Subscribed And Sworn To Before Me This 13th Day Of April, 20 17

Notary Signature 



LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK LEGAL

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2016.158

Petitioner: Nutrivo, LLC

Parking Requirement

Total Parking Requirement	197
Enclosed Parking Spaces	-
Surface Parking Spaces	197

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

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
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.

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OFFICE USE ONLY

Verified By: Jill N. Morgan

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
10,368	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	34.56
150,000	Structure 2500: Manufacturing and Industrial buildings and structures Up to 150,000 sq ft	Structure 2500: Manufacturing and Industrial buildings and structures Up to 150,000 sq ft	150
31,721	Additional over 150,000 sqft	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	12.69



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

Landscaping CTE Requirement Worksheet

Project Number: 2016.158

Petitioner: Nutrivo, LLC

Street Frontage 75 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Prime Business Park

Unit/Phase: Unit No. One **Lot Number** Lot 2

Perimeter Yard 941 L.F.

Buffer Yard - L.F.

Surface Parking Spaces spaces

Building Foundation 950 L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
Street Trees	3.0	3	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	27.0	14	12	12	60	60	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	0.0	0	0	0	0	0	# of Islands: 0
Building Foundation	10.0	0	0	0	100	100	
Total:	40.0	17	12	12	160	160	

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Verified By: Jill N. Morgan

Date: 5/26/17

Landscape Material Worksheet

Project Number: 2016.158
Petitioner: Nutrivo, LLC

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fagaceae	Quercus	bicolor	Swamp White Oak
Rosaceae	Crataegus	crus-galli	Thornless Cockspur Hawthorn
Betulaceae	Ostrya	virginiana	Ironwood
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Sapindaceae	Acer	trunc. x platanoides	Pacific Sunset Maple
Cannabaceae	Celtis	occidentalis	Common Hackberry
Ginkgoaceae	Ginkgo	biloba	Princeton Sentry Ginkgo
Fabaceae	Gleditsia	triacanthos insermis	Skyline Honeylocust
Magnoliaceae	Liriodendron	tulipifera	Tulip Tree

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	abies	Norway Spruce
Pinaceae	Pseudotsuga	menziesii	Douglas Fir
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper
Pinaceae	Picea	glauca	Black Hills Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	grandiflora	Autumn Brilliance Serviceberry
Rosaceae	Crataegus	crusgalli	Thornless Hawthorn
Rosaceae	Malus	ssp.	Red Jewel Crabapple
Rosaceae	Malus	zumi	Zumi Crabapple

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Aronia	melanocarpa	Autumn Magic Chokeberry
Celastraceae	Euonymus	fortunei	Emerald Gaiety Euonymus
Grossulariaceae	Ribes	alpinum	Alpine Currant
Rosaceae	Spiraea	betula	Tor Spirea
Adoxaceae	Viburnum	dentatum	Arrowwood Viburnum

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew

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.