

Land Use Petition

Project Number: 2017.077

Subject Property Information

Address/Location: 2731 Beverly Drive/between Emily Lane and Bilter Road

Parcel Number(s): 15-01-203-002

Petition Request(s)

Requesting approval of a Final Plan for Lot 5 of Fermi Corporate Park Subdivision Phase II located at 2731 Beverly Drive/between Emily Lane and Bilter Road for a Business and professional, office (2400) 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: | One Paper and pdf Copy of: |
| One Paper and pdf Copy of: | Fire Access Plan (2-6) | Final Plan (2-4) |
| 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) | Wetland Determination Report / Letter by | |
| Contact Worksheet (1-5) | Design Professional | |
| Filing Fee Worksheet (1-6) | | |
| Landscape Requirement Worksheet (1-22) | | |
| Landscape Materials Worksheet (1-23) | | |



Petition Fee: \$1,400.00 (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: [Signature] Date 10/17/17

Print Name and Company: Brant Riegelhart QTA Software

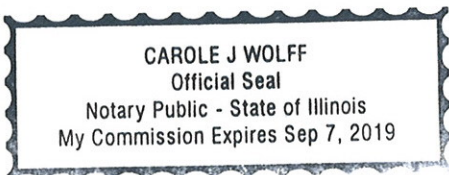
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 17 day of October 2017.

State of Illinois)
County of Kane) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2017.077
Petitioner: QT9 Software
Number of Acres: 1.39
Number of Street Frontages: 1.00
Non-Profit: No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 1.39

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 750.00
		\$ -
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ 650.00

Total: **\$1,400.00**

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

Verified By:

Date:

RECEIVED
OCT 18 2017
CITY OF AURORA
PLANNING & ZONING DIVISION

Project Contact Information Sheet

Project Number: 2017.077

Petitioner Company (or Full Name of Petitioner): QT9 Software

Owner

First Name: _____ Initial: _____ Last Name: _____ Title: 0
 Company Name: Andrea and Nick Polizzi Trust
 Job Title: _____
 Address: 825 Zaininger Avenue
 City: Naperville State: IL Zip: 60563
 Email Address: _____ Phone No.: 630-592-5022 Mobile No.: _____

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

Relationship to Project: Contract Purchaser
 Company Name: QT9
 First Name: Brant Initial: _____ Last Name: Engelhart Title: Mr.
 Job Title: _____
 Address: 1323 Bond Street
 City: Naperville State: IL Zip: 60563
 Email Address: brian@qt9software.com Phone No.: 630-592-5022 Mobile No.: _____

Additional Contact #1

Relationship to Project: Architect
 Company Name: Principal
 First Name: 27 W. Jefferson Avenue , Suite 1 Initial: _____ Last Name: _____ Title: 0
 Job Title: _____
 Address: Naperville
 City: rob@torcharchitecture.com State: 630-420-1900 Zip: _____
 Email Address: Torch Architecture Phone No.: _____ Mobile No.: _____

Additional Contact #2

Relationship to Project: Engineer
 Company Name: Roake and Associates, Inc.
 First Name: Jim Initial: _____ Last Name: Caneff Title: _____
 Job Title: _____
 Address: 1684 Quincy Avenue, Suite 100A
 City: Naperville State: IL Zip: 60540
 Email Address: jcaneff@roake.com Phone No.: _____ Mobile No.: _____

Additional Contact #3

Relationship to Project: _____
 Company Name: Principal
 First Name: 27 W. Jefferson Avenue , Suite 1 Initial: _____ Last Name: _____ Title: 0
 Job Title: _____
 Address: Naperville
 City: rob@torcharchitecture.com State: 630-420-1900 Zip: _____
 Email Address: Torch Architecture 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.: _____

QT9
2731 Beverly Drive
Aurora, IL



October 3, 2017

Qualifying Statement

The petitioner is in the process of purchasing property within the existing Fermi Corporate Park to construct a new office building for his business, QT9 Software. The building will be located within a Planned Development with underlying ORI zoning.

The proposed 16,200 square foot office building would be a single story precast building. The proposed building would be similar in character to adjacent buildings, specifically the buildings directly north and south. The top of the precast is 26'-3" at the majority of the building. The entrance to the building is higher precast panel at 29'-10".

A parking lot is located directly to the south of the proposed building with parking spaces for 34 vehicles. A trash enclosure is being proposed at the east end of the parking lot. The landscaping is provided to meet with Aurora's requirements.

The petitioner is not requesting any variances, modifications or exceptions to the City's Codes or Ordinances.

RECEIVED
OCT 18 2017

CITY OF AURORA
PLANNING & ZONING DIVISION

October 12, 2017

Nick V. Polizzi – Owner's Representative
President, A.C.T. Metal Deck Supply
1601 Emily Lane
Aurora, IL 60502
Phone: 630-978-7800
Email: cstone@metaldecksupply.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 2731 Beverly Drive, Aurora, IL 60502

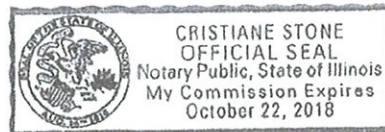
To Whom It May Concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize QT9, and its representatives, to act as the owner's agent through the _____ Land Use Petition process with the City of Aurora for said property.

Signature: *Nick V. Polizzi* Date: 10-12-17

Subscribed and sworn to before me this 12th day of October, 2017.

Cristiane Stone
Notary Signature



LEGAL DESCRIPTION – 2731 BEVERLY DRIVE, AURORA ILLINOIS

LOT 5 IN FERMI CORPORATE PARK PHASE II, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

RECEIVED
OCT 18 2017
CITY OF AURORA
PLANNING & ZONING DIVISION

Parking and Stacking Requirement Worksheet

Project Number: 2017.077
Petitioner: QT9 Software

RECEIVED
OCT 18 2017
CITY OF AURORA
PLANNING & ZONING DIVISION

Parking Requirement

Total Parking Requirement	33
Enclosed Parking Spaces	-
Surface Parking Spaces	33

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.

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

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>
8,408	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	28.02
4,570	Structure 2600: Warehouse, storage or distribution facility	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	4.57
Total:			33

RECEIVED
OCT 18 2017

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

1-22

Landscaping CTE Requirement Worksheet

Project Number: 2017.077
Petitioner: QT9 Software
Street Frontage: 202 L.F.
Stormwater HWL: - L.F. Wet Bottom
 - L.F. Dry Bottom
Neighborhood Border: - L.F.
Dwelling Units: - units
Subdivision Name: Fermi Corporate Park
Unit/Phase: Phase II
Lot Number: Lot 5
Perimeter Yard: 1,002 L.F.
Buffer Yard: - L.F.
Surface Parking Spaces: 34 spaces
Parking Lot Islands: - Number
Building Foundation: 540 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	6.0	6	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	30.0	15	14	14	60	60
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	3.0	2	0	0	10	10
Building Foundation	5.0	0	0	0	50	50
Total:	44.0	23	14	14	120	120

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

Verified By: Jill N. Morgan

Date: 10/9/17

Landscape Material Worksheet

RECEIVED
 OCT 18 2017

CITY OF AURORA
 PLANNING & ZONING DIVISION

Project Number: 2017.077
Petitioner: QT9 Software

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Ulmaceae	Celtis	occidentalis	Hackberry
Fagaceae	Quercus	bicolor	Swamp White Oak
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Tiliaceae	Tilia	Americana	Redmond Linden

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Ulmaceae	Celtis	occidentalis	Hackberry
Fagaceae	Quercus	bicolor	Swamp White Oak
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Tiliaceae	Tilia	Americana	Redmond Linden

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	Omorika	Serbian Spruce
Cupressaceae	Thuja	plicata	Giant Arborvitae
Pinaceae	Picea	abies	Norway Spruce
Pinaceae	Pinus	strobus	Eastern White Pine

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cornaceae	Cornus	Mas	Cornelian Cherry Dogwood
Adoxaceae	Viburnum	Prunifolia	Blackhaw Viburnum
Rosaceae	Crataegus	viridis	Winter King Hawthorne
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Hydrangeaceae	Hydrangea	Quercifolia	Oakleaf Hydrangea
Anacardiaceae	Rhus	Aromatica	Gro-Low Fragrant Sumac
Oleaceae	Syringa	Patula	Miss Kim Lilac
Adoxaceae	Viburnum	x juddi	Judd Viburnum
Rosaceae	Spirea	Betulifolia	Birchleaf Spirea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Juniperus	Chinensis	Kallay's Compact Pfitzer Juniper
Taxaceae	Taxus x	Media	Tauntonii yew
Cypress	Juniperus	chinensis	Sea Green Juniper
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce

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: Jill N. Morgan Date: 10/9/17