



# City of Aurora

44 East Downer Place  
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## Legistar History Report

**File Number: 16-00245**

**File ID:** 16-00245

**Type:** Petition

**Status:** Draft

**Version:** 2

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 03/10/2016

**File Name:** Duke Realty / Final Plan / Lot 5 of Butterfield East, Unit 3

**Final Action:**

**Title:** A Resolution Approving a Final Plan on Lot 5 for Unit 3 of Butterfield East Subdivision located at East of Duke Parkway north of Ferry Road (Duke Realty - L16-00245 / WI33/4-16.010-Fpn - TV - Ward 10)

**Notes:**

**Agenda Date:** 04/14/2016

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan - 2016-03-25 - 2016.010.pdf, Exhibit "A-2" Landscape Plan - 201-03-25 - 2016.010.pdf, Exhibit "A-3" Building and Signage Elevations - 2016-03-25 - 2016.010.pdf, Exhibit "A-4" Fire Access Plan - 2016-03-09 - 2016.010.pdf, Landscape Material Worksheet - 2016-03-09 - 2016.010.pdf, Land Use Petition and Supporting Documents - 2016-03-09 - 2016.010.pdf, Fire Prevention Bureau Memo - 2016-03-29 - 2016.010.pdf, Property Research Sheet - Location ID 58432 - 2016-01-18 - 2016.010.pdf, Declaration of CCR's - 2016-03-09 - 2016.010.pdf, Address Plat - 2016-03-09 - 2016.010.pdf, Legistar History Report (Final Plan) - 2016-03-29 - 2016.010.pdf

**Enactment Number:**

**Planning Case #:** WI33/4-16.010-Fpn

**Hearing Date:**

**Drafter:** tvacek@aurora-il.org

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	03/15/2016	Forwarded to the Planning Commission	Planning Commission			
<b>Action Text:</b> This Petition was Forwarded to the Planning Commission							
1	DST Staff Council (Planning Council)	03/29/2016	Forwarded	Planning Commission	04/06/2016		Pass

**Action Text:** A motion was made by Mrs. Vacek, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/6/2016. The motion carried by voice vote.

**Notes:** *Mrs. Vacek said this is for Lot 5 of the Butterfield East Subdivision, Unit 3. It is about a 950,000 square foot warehouse/distribution facility. I sent out comments. They have resubmitted. It looks okay. I know that there was some concern with Engineering about the overland flood route on the north side of the property with the plantings, so we will be taking a look at that and having them kind of move that so they are out of that area. This is actually going to go to Planning Commission next Wednesday, April 6th, so I would make a motion to move this forward.*

*Mr. Feltman said we are in review, but I don't see any major issues. We'll be sending out comments soon, so I guess conditional on Engineering approval.*

*Mrs. Vacek said yes. We always do condition on Engineering approval.*

*Mr. Cross said I sent out comments on just the gate access to make sure the lockbox is on there and interior standpipes. Actually this needs to be sent out today, so labeling the sprinkler room and then a clear shot with the FDC, so those are some of the comments that are going to be going out today.*

*Mr. Beneke said so the one thing with the FDC...*

*Mr. Seiben said what's a FDC?*

*Mr. Cross said the Fire Department Connection.*

*Mr. Beneke said the sprinkler room access, being able to get to a fire lane was the one comment.*

*Mr. Cross said and not going to a parking space, just making sure that that was clear. On their landscaping plan there are a couple of trees that appear like from the plan that it is going to interfere with having access to that FDC connection, so I make note of that in that review memo.*

*Mr. Beneke said because they are putting them right in front of the FDC, so they are going to have to change that.*

*Mrs. Vacek said it sounds like we will have some conditions. Mr. Feltman seconded the motion. The motion carried unanimously.*

2	Planning Commission	04/06/2016	Forwarded	Planning & Development Committee	04/14/2016	Pass
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**Action Text:** A motion was made by At Large Engen, seconded by At Large Bergeron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/14/2016. The motion carried.

**Notes:** *Mrs. Vacek said the subject property is located on Duke Parkway north of Ferry Road and is currently vacant. The property is part of the Butterfield East, Unit 3, Lot 5 and is part of the Planned Development for the Butterfield East and is zoned PDD. The Final Plan before you tonight includes the construction of a 954,720 square foot warehouse and distribution facility, which houses 180 docks. There will be 240 trailer parking spaces and 512 automobile parking spaces. The Final Plan does include a full landscape plan, which will be implemented throughout the lot and the building elevations are consistent with the other buildings in the development. Stormwater detention for this lot has already been provided as part of the overall subdivision and along with that, the Petitioner will be constructing the Duke Parkway extension along the north property line. Right now it only goes half way, so they would continue Duke Parkway until the end of their property until the long range plan, which then will ultimately be extended out to Route 59. With that I will turn it over to the Petitioner unless you have any questions for me.*

*Thank you very much and good evening to the Commissioners tonight. My name is Wil Freve with Duke Realty Corporation. Also with me tonight is Mr. Mark Roman. He's our Director of Preconstruction with Duke Construction, and also Ben Bussman, Civil Engineer, with Webster McGrath and Ahlberg. I just wanted to be very brief with a few remarks and first off just thank staff. As usual, we've enjoyed a very great relationship with the Planning staff and with the Engineering staff and we're just really happy to be continuing our work with them and with Ed and Tracey and Dan and Tim. They just do a great job and we really appreciate all their help and effort on these projects. Just one quick thing I wanted to bring up is in response to a couple of deals that are in the marketplace, we are actually now likely considering phasing this project, which means we are still seeking the approval*

of the full 950,000, but it would likely be built in 2 phases. We are contemplating constructing the initial roughly 500,000 square feet now and reserving the rest for future expansion. So that's a little bit of a departure from what we've shown, but we are happy to work with staff to revise our exhibits to reflect that accordingly and just wanted to apprise the Planning Commission of that. So those are really my only comments. My team and myself are happy to answer any questions you might have. Thank you.

Mr. Engen said is this warehouse for like one company or is it being divided up for multi-companies to use? This is a huge building. I can see why you are looking at just going in half of it first.

Mr. Freve said that's an excellent question Commission Engen. Typically as a developer, we will hold our properties for the long term. We are a real estate investment trust, so we tend not to flip our properties quickly. We tend to take a very long ownership interest, so we will often design our warehouses in industrial facilities to be able to accommodate multiple tenants, but obviously, it is always in our best interest to get the largest tenant we can, so our hope would be a single tenant would take this, but there is always the possibility it could go to two tenants. Realistically I don't see it going to any more than two tenants, but that's kind of the plan right now. But this is a speculative project, so at this point today we do not have a tenant in hand, a lease signed or anything like that. If I had to guess, I'd say it would be a single tenant, but we can't make any promises at this point.

Mr. Engen said so what kind of an increase in traffic flow with trucks, truck trailers? I guess that is quite a bit of traffic if you have 500 and some parking spaces. It is quite a bit of traffic into that area.

Mr. Freve said it does. As part of our preliminary PUD we've done a traffic impact study and the projected impacts from this project fall within the guidelines that were approved in the preliminary PUD.

Mr. Cameron said just a question of interest. What School District is District 200?

Mr. Freve said I don't know off the top of my head.

Mrs. Duncan said Wheaton/Warrenville.

Mr. Pilmer said I've got a quick question for staff. Is this the furthest east, north and east on either side of the property lines for the city?

Mrs. Vacek said yes. Well there is a property just north of this, Fellows, which would be a little bit north, it would be northwest, so this is the furthest east.

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving the Final Plan for Lot 5, Unit 3 of Butterfield East Subdivision located east of Duke Parkway and north of Ferry Road with the following conditions:

1. That the documents be revised to incorporate the Fire Prevention Bureau staff comments included in the memo dated March 29, 2016 prior to the building issuance which shall be contingent upon Fire Access Plan approval.
2. That the landscaping on the north property line be adjusted so that it does not interfere with the overland flood route.
3. That the fence height be reduced from 10 feet to 8 feet.

Mr. Engen said just a question again. So if they start off with 500,000 square feet and they decide to add onto it again, do they have to come back to us again?

Mrs. Vacek said no. What will probably happen is that they'll just show a future building there. It will be basically the same layout. It will just be a future building, so they won't have to come back. They will just probably end up dotting a future building in if that's the way they go.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Engen

MOTION SECONDED BY: Mr. Bergeron

AYES: Mr. Bergeron, Mr. Cameron, Mr Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Garcia, Mr. Pilmer, Mr. Reynolds

NAYS: None

*Mr. Sieben said this will next be heard at the Planning and Development Committee meeting on Thursday, April 14, 2016, at 4:00 p.m. in the 5th floor conference room of this building.*

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divine, At Large Engen, SD 204 Representative Duncan, SD 131 Representative Garcia and Fox Valley Park District Representative Chambers

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