



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 15-00552

File ID: 15-00552

Type: Resolution

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 06/17/2015

File Name: Vantage Point Engineering / 1309 Macom Drive / Medical Office Building / Final Plan Revision

Final Action:

Title: A Resolution Approving a Revision to the Final Plan on Lot 6 for Unit 2 of White Eagle Commons Subdivision located at 1309 Macom Drive

Notes:

Agenda Date: 08/27/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2015-08-12 - 2014.327.pdf, Exhibit "A-2" Landscape Plan - 2015-08-12 - 2014.327.pdf, Exhibit "A-3" Building and Signage Elevations - 2015-08-12 - 2014.327.pdf, Exhibit "A-4" Fire Access Plan - 2015-08-14 - 2014.327.pdf, Property Research Sheet - 2015-06-04 - 2014.327.pdf, Land Use Petition and Supporting Documentation - 2015-06-17 - 2014.327.pdf, Plat of Survey - 2015-06-17 - 2014.327.pdf, Legistar History Report - 2015-08-12 - 2014.327.pdf

Enactment Number:

Planning Case #: NA33/4-14.327-Fpn/R

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	City Council	06/23/2015	referred to	DST Staff Council (Planning Council)	07/07/2015		
	Action Text: This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	06/30/2015					
	Notes: <i>Representatives Present: Thakor Patel, Dr. Jigar Thakkar</i>						
	<i>I'm Thakor Patel with Vantage Point. I'm the engineer for the project.</i>						
	<i>I'm Dr. Jigar Thakkar. I basically will be in the office.</i>						
	<i>Mr. Sieben said do you want to go over the plan, what the use is and then what you are doing?</i>						

Mr. Patel said this is Lot 6 of White Eagle Commons Subdivision. It is meant for like office building type buildings out there, so the site is about $\frac{3}{4}$ acres and we are planning to build an almost 7,600 square foot office building. The doctor himself will keep one of the units, which is about 2,650 square feet. Another 3 will be rented out, hopefully medical or some other uses. Any office type buildings/uses will be allowed. We are planning on a brick veneer building. The height will be about 29 feet. Parking required will be 26, but because of medical use and his experience he likes to have a little bit more, so we tried to fit in about 30 stalls. Utilities are within the site, so we will use that for sanitary/water. It is pretty much at the southwest corner of the building, so we will tie into that. The Engineering Department and the Fire Department requested 1 hydrant in the front, so we will extend, we will do a new water main from the existing to the island in the front of Macom Drive and put a hydrant there. That's about it. If you have any questions we can answer them.

Mr. Sieben said doctor do you just want to give a little background on yourself, your practice, and where you are now?

Dr. Thakkar said sure. Actually, this is 1309 Macom Drive. My office is currently at 1308 Macom Drive, so just walking distance from there. My office is about 1,500 square feet right now. I am also (inaudible) family medicine, geriatrics, hospice and (inaudible) medicine, so the office is a little small for me, so I want to make a bigger office there. I've been practicing here for about 4 years now.

Mr. Sieben said and you guys are looking at, obviously, breaking ground as soon as this is approved this year?

Mr. Patel said as soon as this is approved.

Mr. Sieben said and this is the last vacant lot in this subdivision.

Mr. Patel said correct.

Mr. Feltman said we actually sent out comments. There really weren't a lot of major comments. I think the biggest one was we were a little concerned about the offsite drainage coming through here. Obviously, the detention is just south of here and we just wanted to make sure that the building is...

Mr. Patel said protected.

Mr. Feltman said yes, and I know you do too.

Mr. Krientz said I sent out comments on this. I just don't recall what they are right now.

Mr. Beneke said we've got to make sure we have access all the way around the hydrants and things.

Mr. Patel said actually there are 3 hydrants within that small lot. There is 1 at the existing parking lot, 1 right at the building corner, and we are putting 1 at Macom, so there are 3 hydrants within 100 feet.

Mr. Beneke said I think we had a comment about the Fire Department connection moving to face Macom and making sure you had a hydrant within the 50 to 100 feet from that and making sure we had supply hose around the building.

Mr. Patel said maybe next time I will highlight that. There are so many lines in there, so it is probably easily lost, but it is there. I went over with them at the DST meeting that this is my hose line and 400 foot circles.

Mr. Sieben said as far as Planning and Zoning, I know we had a couple of meeting on this, so I know you meet all the setbacks. Really the main thing we just need to look at is the landscape plan. It looks like you are probably meeting, you have the table there with all the requirements, so we'll have just a quick look at that. We'll be getting back to you soon. I believe it is going to be the first meeting August is what we have you down for. I believe that's August 5th. That's tentative, but I believe that's what we are shooting for.

Mr. Patel said and we should address all the comments before that I assume?

Mr. Sieben said yes. You will have them shortly.

Ms. Phifer said the Planner reviewing this is actually out of town this next week, so as soon as she gets back she will get those comments out to you. It will mostly be like Ed said, comments on the landscaping.

1 DST Staff Council 07/07/2015
(Planning Council)

Notes: *Mr. Sieben said we are in the process of reviewing that probably later this week or next week.*

Mr. Feltman said we already sent out comments. They were pretty minor comments.

1 DST Staff Council 07/14/2015
(Planning Council)

Notes: *Mrs. Vacek said I will be reviewing this in the next week or so.*

Mr. Feltman said Engineering sent out comments. They were pretty minor.

1 DST Staff Council 07/21/2015
(Planning Council)

Notes: *Mrs. Vacek said I need to review.*

Mr. Curley said this is in for permit.

1 DST Staff Council 07/28/2015
(Planning Council)

Notes: *Mrs. Vacek said I'm finishing up my review today and I should be getting comments out in the next couple of days.*

Mr. Sieben said has Engineering or Fire reviewed this yet?

Mr. Krientz said I'm still looking at a hydrant cover issue on this.

Mrs. Vacek said do you need a 20 foot lane in front of the building? Right now their parking lot doesn't work. The angle doesn't work.

Mr. Sieben said it is a loop with angled. They show 20 in front and then it is 18. I don't remember if guys needed that.

Mrs. Vacek said did you need that 20 feet?

Mr. Curley said it would be 20 next to the building.

Mr. Sieben said so they do need 20 next to the building?

Mr. Curley said next to the building yes. That's how you meet the hose stretch.

Mrs. Vacek said so they couldn't use the drive along the...

Mr. Beneke said I don't think they can get the hose stretch around the building by using that.

Mrs. Vacek said so we just need to make sure that their parking lot works.

1 DST Staff Council 08/04/2015
(Planning Council)

Notes: *Mrs. Vacek said I am going to be getting my comments out today or tomorrow. I was doing staff reports last week, so I was unable to get them out.*

1	DST Staff Council (Planning Council)	08/11/2015	Forwarded	Planning Commission	08/19/2015	Pass
---	-----------------------------------------	------------	-----------	------------------------	------------	------

Action Text: *A motion was made by Mrs. Vacek, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/19/2015. The motion carried by voice vote.*

Notes: *Mrs. Vacek said I sent comments out last week, so they should be getting me a resubmittal today. I am going to make a motion to vote this out. There may be conditions depending on their resubmittal. I make a motion to move this forward. It is going to the August 19th Planning Commission.*

Mr. Beneke said we do have a condition that we want to talk about based on something we looked at just a few minutes ago. It looks like it is in good shape except for a staging area in front of one of the hydrants, so we need to make sure that we have the staging squared away on that. That would be our

only condition.

Mr. Feltman said which hydrant? The one that is deeper into the site?

Mr. Krientz said they are not even going to use that one.

Mr. Beneke said the one at the drive access.

Mr. Krientz said right at the front drive right at the front corner.

Mr. Beneke said they don't have that 26 foot wide area right there.

Mr. Feltman said that's going to affect the site plan.

Mr. Beneke said or it's got to face Macom.

Mr. Krientz said they can move it over several feet to face Macom and then it meets the requirement.

Mr. Sieben said move the hydrant?

Mrs. Vacek said just move the hydrant?

Mr. Beneke said just a few feet up.

Mr. Sieben said that would be the way to do it then.

Mrs. Vacek said so it is something that can be worked out though?

Mr. Krientz said yes.

Mr. Beneke said either way. Gary is going to contact them.

Mrs. Vacek said okay. If you can send me just your conditions on that I can add that as a condition. What I've been doing, just to let you and Engineering know, is that any conditions that you have been sending me I've just been putting it in like a memo. You send it kind of in a memo, so my condition is pursuant to the memo from you.

Mr. Feltman said if the hydrant moves, let us know so we can get that on the Engineering plans. What we've been doing with hydrants typically we don't like relocating them any longer because we don't know how old they are and it usually just becomes a pain, so usually we just have them install a brand new one. It is just easier that way.

Mr. Beneke said this particular one is new anyway.

Mr. Feltman said I thought you were relocating and existing one, but you are just moving the proposed hydrant.

Mr. Beneke said we are just saying you can move the proposed a few feet to meet requirement. I second the motion based on the condition. The motion carried unanimously.

2	Planning Commission	08/19/2015	Forwarded	Planning & Development Committee	08/27/2015	Pass
---	---------------------	------------	-----------	----------------------------------------	------------	------

Action Text: A motion was made by Mr. Cameron, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 8/27/2015. The motion carried.

Notes: Mrs. Vacek said the proposal that is before you includes the construction of a 7,548 square foot medical office building with a total of 30 angled parking spaces, which meets the city's parking requirement. There are two access points located off of Macom Drive, which creates a loop within the parking lot with the entrance being closest to the building and the exit being adjacent to the east property line. A sidewalk is being constructed along the drive and will connect to the existing sidewalk on both sides of the property. The Petitioner is proposing a 7 foot monument sign along Macom Drive and landscaping is being implemented throughout the site, which does meet the city's requirement. Lastly, the stormwater management facility has been already taken into account when the subdivision was constructed. With that, I can turn it over to the Petitioner unless you have any other questions for

me.

My name is Thakor Patel with Vantage Point Engineering. The site is about ¾ acre. We are proposing about a 7,600 square foot building. About 2,600 will be used by a doctor himself and rest will be leased out. We are proposing 30 stalls. The utilities are right at the building corner. We are providing one hydrant per the Fire Department.

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a revision to the Final Plan on Lot 6 of Unit 2 of White Eagle Commons Subdivision located at 1309 Macom Drive with the following condition:

- 1. That the digital portion of the monument sign shall constitute no more than 30% of the area of the sign face.*

With that being said, right now it 100%. Our ordinance only allows 30% of it, so that would be the condition that would be added on there.

Mrs. Cole said in the staff report it said something that the Fire Department had an issue. Was that issue addressed?

Mrs. Vacek said yes. That issue was addressed. They did resubmit a Fire Plan, which is actually in your packet, so they did address that. That's what he was talking about. They had to move a hydrant.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mr. Cameron, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee on August 27, 2015, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 6 At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine and At Large Engen
