



City of Aurora

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

Legistar History Report

File Number: 17-00253

File ID: 17-00253

Type: Resolution

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 03/16/2017

File Name: A & E Roofing and Siding / Lot 2 of Bell Gale Business Park / Final Plan

Final Action:

Title: A Resolution Approving a Final Plan for Lot 2 of Bell Gale Business Park Resubdivison located at 335 Marshall Avenue being the northwest corner of Marshall Avenue and Gale Street.

Notes:

Agenda Date: 05/25/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan- 2017-05-10 - 2017.033.pdf, Exhibit "A-2" Landscape Plan - 2017-05-10 - 2017.033.pdf, Exhibit "A-3" Building and Signage Elevations - 2017-05-10 - 2017.033.pdf, Fire Access Plan - 2017-04-13 - 2017.033.pdf, Metal Roof Brochure - 2017-05-10 - 2017.033.pdf, Property Research Sheet - 2017-01-16 - 2017.033.pdf, Land Use Petition and Supporting Documents - 2017-03-16 - 2017.033.pdf, CCR's - 2017-03-15 - 2017.033.pdf, Plat of Survey - 2017-03-16 - 2017.033.pdf, Landscape Material Worksheet - 2017-03-16 - 2017033.pdf, Address Plat - 2017-05-10 - 2017.033.pdf, Legistar History Report - 2017-05-09 - 2017.033.pdf

Enactment Number:

Planning Case #: AU21/4-17.033-Fpn

Hearing Date:

Drafter: jmorgan@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 | 03/21/2017 | Forward to Planning Council | DST Staff Council (Planning Council) | 03/28/2017 | | |
| | Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council) | | | | | | |
| 1 | DST Staff Council (Planning Council) | 03/28/2017 | | | | | |
| | Notes: Representatives Present: Rich Cannavino, Tom Fend, Alex Cruz, Jan Fitschen, and Brandon Jafari | | | | | | |

Mr. Sieben do you want to touch on who you are at A & E Roofing, maybe where you are at now and why you are looking at expanding?

I'm Alex and as far as where we are at right now, we are right off Galena and Locust, 20 S. Locust, right across the street from McDonalds. At A & E Roofing and Siding we basically specialize in residential and commercial exterior work. The reason why we are looking at building is because in the past 5 years we've seen a growth in commercial work so we need a lot more room for a lot of our equipment, a lot more trucks and just parking and just storage space is what we are looking for. Rather than moving to another city or anything like that, we figured we've been in Aurora for almost 10 years and we figured we stay here and continue to grow. That's part of the reason why we are doing this and why we want to keep it here.

Mr. Sieben said do you guys want to touch on the project, maybe the phased nature of it and what Phase 1 is going to be?

Mr. Fend said the initial phase is to the right of the site as you are looking at it up there and it is an office/warehouse structure. It is approximately 8,400 square feet, of which about 5,000 is the warehouse. That's the portion to the top of the building. They have parking on the front of the building that is going to be for employees, clients, etc. To the rear there will be fenced in additional parking more for their equipment, for their job site trucks and that sort of thing. The warehouse is going to be primarily for building materials. They will probably, I believe Alex parks some of the vehicles in there on occasion for repairs and that sort of thing.

Mr. Sieben said we did need to do this as a Preliminary because this is a revision to the currently approved Preliminary. That's the reason we're having you do the Preliminary first and then 2 weeks later we will go ahead and bring right behind it the Final Plan. The Final Plan is where we will then go over in detail the elevations, the landscaping and things like that. The Preliminary is really just to kind of set what is going to be happening. Unfortunately, it will be kind of back to back meetings. Jill Morgan is going to be the Planner assigned to this.

Mrs. Morgan said we will hopefully have the Preliminary, it is tentatively set for the April 19th Planning Commission. I just started the review on that. It looks like just a few comments probably. Then the Final will follow up on May 3rd. I don't know if you remember when Ed was talking about the process. You have Planning Commission, then it goes to Planning and Development, and then it goes to Committee of the Whole and then to City Council. Both the Preliminary and Final will have those phases, so the thought especially is get the Preliminary into Planning Commission to make sure there are not any comments on the basis of how it is looking so you can make those changes to the Final before you start moving forward in that process.

Mr. Fend said if everything goes well, when will you anticipate that final approval?

Mr. Sieben said the Final would go to the next Planning Commission after the April 19th, which will be the first one in May.

Mrs. Morgan said it is May 3rd for Planning Commission.

Mr. Sieben said City Council would be the end of the month. It would be probably the last Tuesday of the month in May. That's probably when you guys would have your full entitlement.

Mrs. Vacek said it looks like the 23rd.

Mr. Sieben said the 23rd of May.

Mr. Beneke said the Fire Marshall has sent out his comments. Some of the comments we have, and you can kind of go through them, if you can remove that hatching, it is really confusing for us. This radius on the hydrants is actually 400 feet, not 200, so that gives you more flexibility. We can't have hydrants sitting behind a parking space or out in a field, so none of those count, but you've got to be within 5 feet of the fire lane. We need to make sure that our lanes are dimensioned so that we know which ones are lanes to be used and where they are at. In this building you are showing a FDC off of this location, which is fine. One supply hydrant has to be at least 50 feet away and no more than 100 feet away, so moving it into something in here that will meet that. Then this building also needs to show a FDC. It is going to be required to be sprinklered too. It will need to face Marshall in this location. So you are going to need to show that and then show whether an existing hydrant needs that

supply or not and where the sprinkler room and everything is on this one too. The other question we had was the height of these buildings. I don't recall the profile. Was it a pitched roof or is it a flat roof?

Mr. Cruz said it is a gabled roof.

Mr. Beneke said so the way that works is the mean roof is the height of the building for fire purposes, so if you go half way up the gable, that will be the height. If it is less than 30 feet then you can have 20 foot fire lanes. If it is more than 30 feet, we need to have the 26 foot aerial apparatus lanes. I don't think your building is that tall.

Mr. Fend said no it is going to be less.

Mr. Beneke said but we will need that information on these plans so we can clearly understand what you are doing and where you are at and where your lanes and everything are. Take a look at those notes and if you have any questions feel free to give us a call. As far as the building permits are concerned, like Jill was saying, you can submit to us at any time. We can start the process working it concurrently with this process and with the Engineering process. So at any time you feel like you're ready to come in for a building permit, the permit for each building will be separate. Whenever you are ready, feel free to submit and we can start a process.

Mr. Fend said how many sets are you looking for?

Mr. Beneke said we are looking at 4 sets. We do look for 3 sets of engineering also because we look at the accessibility portion of it. We need a couple sets of soils and a couple sets of structural calcs and then just the whole (inaudible) package and everything associated with it. So 4 complete sets. At this point I'd submit the whole thing, but you can also submit a partial. We can't approve any building permit without having this process completed and Engineering completed.

Mrs. Morgan said you might also want to wait on Final to go to Planning Commission to make sure there aren't any major changes that would affect what you sent to Building and Permits.

Ms. Phifer said you talked about the building that you are looking to build. Do you just want to quickly touch on your thoughts for the future for the other building? Do you think that's going to be something you are going to sell off to a different entity? Is it expansion?

Mr. Cruz said no. With that second part, we kind of looked to that as an expansion. If needed, we will build additional office space, but in all honesty, we are probably looking at that for warehouse space, so whether it is equipment, trucks or building materials, that's what that will be for and then just to kind of add onto the other space that we have in case we need it.

Mr. Feltman said we are in review right now. I don't anticipate any major comments. I think they just need to work out where the hydrants need to be located.

Mr. Frankino said I'd just ask the engineer to incorporate our pre-review checklist comments for the civil design into the initial plan submittal and then our review should be pretty simple, just a basic sanitary service. It is not food service, so there will be no grease trap. Probably an oil wash separator internal. I would expect that.

Mr. Fend said there's no food prep on the site.

Mr. Frankino said for the oil.

Mr. Fend said for the oil.

Mr. Frankino said for the trench drains and what not, so there would need to be an inspection manhole outside.

Mr. Cruz said is that pretty much the only thing holding up the permits is just the fire planning stuff?

Mr. Sieben said yes. You'll have to finish going through the entitlement obviously. We will work out the details of that and then what building and fire would need.

Mr. Cannavino said so we'll have a final on April 19th? Is that my understanding?

Mr. Sieben said that's the Planning Commission date for the Final.

Mrs. Morgan said that is April 19th Planning Commission for the Preliminary. These are both tentative, but it is May 3rd for the Final and that's Planning Commission.

Mr. Cruz said and that's when I'm going to be able to go through for permits and those types of things?

Mrs. Morgan said that's what we kind of recommend is kind of holding off until then.

Mr. Beneke said you can actually go for permits at any time. It is just at your own risk. So that's the key behind it. If you feel comfortable that you're pretty well set and you've got all your bases covered, you can go ahead and submit at any time. What Jill is saying is if there might something that changes, you may want to wait a little just to make sure that you have all your bases covered before you get in and then something big changes on your plans.

Ms. Phifer said and Jill will be in touch with you on those dates.

Mr. Sieben said we still want to take a little bit of a look at the elevation. I know we've had some discussions, but again, we'll look at that through the Final, which is the second stage.

Ms. Phifer said so that would be the main reason maybe to hold off on submitting for your permit yet just because we want to work through that.

1 DST Staff Council 04/04/2017
(Planning Council)

Notes: Mrs. Morgan said we sent out comments. They are in review making those changes. The Preliminary didn't really have any substantive comments. They are working on the changes for some of the Final Plan documents.

Mr. Cross said they've got the proposed building and future building both on that same plan. There are 2 sets of comments, 1 for the proposed building and if they keep the future building on the plan, how that all needs to be addressed. So they do have the option of removing that off of the plan to clean that all up for this initial submittal.

Mrs. Morgan said we also commented on that similar for the landscaping because they are only landscaping one building and they either need to do it all or remove it and come back in.

Mr. Feltman said have they responded to you at all?

Mrs. Morgan said they have not, not on that, no.

Mr. Feltman said they want a Gale address just so you are aware.

Ms. Phifer said they are going to have both, right? This building can have this one and this building can have the other one.

Mrs. Morgan said yes, that's how they are showing it right now on their address plat.

Mr. Feltman said yes. The second building is going to be Marshall.

Mr. Cross said we didn't have any problem with it.

Mr. Frankino said we haven't received plans on this. It is probably pretty early yet.

1 DST Staff Council 04/11/2017
(Planning Council)

Notes: Mrs. Morgan said for the Final we sent comments out. The main comment was on landscaping. They are not showing full landscaping or full plantings, even like showing it at the entrance or walkways to the building, so we are asking if they want this to serve as final for both properties that they need to do plantings for both buildings. That was one major comment. Then the elevations, we discussed with them some of the comments concerning the look of the elevations and what the Plan Description kind of had intended for this area.

Mr. Sieben said and just a comment, even though it says 335 Marshall, I believe the first building will have a Gale address?

Mr. Feltman said that's what they are requesting.

Mr. Sieben said they are requesting it, just so there is no confusion.

Mr. Feltman said we sent out our comments. There were a lot of little just like notes, detail comments, like details they had. Obviously it is an already subdivided parcel with detention. We also want to find out from the Fire Marshall if the hydrant coverage is adequate.

1 DST Staff Council 04/18/2017
(Planning Council)

Notes: Mrs. Morgan said we sent out comments. We just got the resubmittal on Friday. Staff is still looking at it. The Preliminary was voted out last week, so we'll have to just take a look to see if they addressed all the comments. One of our thoughts at this point is to remove the second building since they don't seem to be providing all the landscaping or all the engineering or fire for it.

Mr. Sieben said so in other words, if and when the ever build the second building, they will just come back for Final Plan on that portion of that lot.

Mr. Feltman said so you are telling them just to eliminate reference to the second building?

Mrs. Morgan said the future building.

Mr. Sieben said it is shown on the Preliminary, so that's fine, but for the Final we will take it off.

Mr. Beneke said you said you got a resubmittal on Friday?

Mrs. Morgan said yes.

Mr. Beneke said so no fire plan came with it then?

Mrs. Morgan said I believe there was something, but I'm not positive. I'll check and make sure it is forwarded.

Mr. Feltman said we have not seen a resubmittal.

1 DST Staff Council 04/25/2017
(Planning Council)

Notes: Mrs. Morgan said they did resubmit. Staff has reviewed the comments. They still haven't addressed landscaping. They made some changes to the elevations, which staff has reviewed. It seems to be going in line with what we had asked for. We are hoping to get comments sent out in the next day or so. We did push this back to the May 17, 2017 Planning Commission.

Mr. Beneke said Fire has a couple of very small comments. We need verification of the height of the building and then there is a Fire Department Connection they have to stripe off the space in front of it so they can have direct access in. Everything else looks good. He's has already had a conversation with them.

Mr. Feltman said and the FDC is facing Gale because that was the address they wanted?

Mr. Beneke said yes.

Mr. Feltman said Engineering sent out comments. We have not received a resubmittal yet.

Mr. Frankino said Fox Metro hasn't received an initial submittal at all on this one yet.

1 DST Staff Council 05/02/2017
(Planning Council)

Notes: Mrs. Morgan said they did a submittal. Staff has reviewed it and sent out comments. They made changes that staff requested to the elevations. There are still some changes for the landscaping. They really didn't address any landscape comments from the first one, so those comments were also put in for the second round of comments. Staff did ask them to remove the second building and come in for a Final Plan for that once that is going to be developed. That's a comment. We haven't seen a resubmittal showing that addressed yet.

Mr. Sieben said so the elevations, they changed out the metal siding with Hardi board. Is that correct?

Mrs. Morgan said yes. The front office, as well as the warehouse, is all Hardi board siding and they added some architectural details to break up the façade.

Mr. Cross said I spoke with them. Their architect actually came into the office so he knew exactly what I was looking for on the plan. They said they would have that all addressed. I walked him through it. At least on that preliminary revised Fire Access Plan, the building was gone, that second building was off of that, so they are moving that direction.

Mr. Feltman said were hydrants being moved based on your comments?

Mr. Cross said they don't have to move it. It was just the FDC. Where they had everything presently, it was fine as far as what they showed me, but the FDC had parking spaces in front of it. He gave me a building height of over 30 feet. I asked them if that was flat or peaked. He didn't know at that time. That's going to make that fire access lane have to be 26 feet on one side, a fire apparatus lane on one side of it if it is 30 feet or over. He was going to confirm because he just didn't know if it was flat or if it was pitched.

Mr. Beneke said when it is a pitched roof, it actually goes only half way up. It is the beam roof. Some of them don't understand and they try to put it at the very top. You don't have to go to the very top. I don't think they are going to have a problem, but they have to show it to us.

Mr. Feltman said Engineering sent out comments. We haven't heard back yet.

Mr. Frankino said we are still yet to receive something on this one too. It seems like it is getting late.

Mr. Beneke said no. They haven't sent anything to us yet.

Mr. Feltman said typically in our review comments we say to not send it back it into us until you have had a chance to review it.

Mr. Beneke said you are on ours when we get to submittal. They get plenty opportunities to know that they need to come to you.

| | | | | | | |
|---|---|------------|-----------|------------------------|------------|------|
| 1 | DST Staff Council (Planning Council) | 05/09/2017 | Forwarded | Planning Commission | 05/17/2017 | Pass |
|---|---|------------|-----------|------------------------|------------|------|

Action Text: A motion was made by Mr. Sieben, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/17/2017. The motion carried by voice vote.

Notes: Mr. Sieben said I believe we have everything. This is the one where we already did the preliminary on it, so the final is just showing the building they are going to build. They've made the changes on the elevations that we were looking for. That was really the main issue.

Mr. Beneke said there are still fire comments that need to be resubmitted. If I recall right, it was just a hydrant was behind a parking space and they need to stripe it out or whatever. Jill sent us the elevations, so that answered that question. I think we are good with that. So we are looking for a resubmittal on it.

Mr. Feltman said Engineering sent out comments. We've not received anything back, but nothing was real major. It is a pretty straightforward lot.

Mr. Frankino said we haven't received anything on this one either. I'm sure we will.

Mr. Sieben said I'm going to make a motion to move this forward because this is going to go to the May 17 Planning Commission meeting. Mr. Minnella seconded the motion. The motion carried unanimously.

| | | | | | | |
|---|---------------------|------------|-----------|--|------------|------|
| 2 | Planning Commission | 05/17/2017 | Forwarded | Planning & Development Committee | 05/25/2017 | Pass |
|---|---------------------|------------|-----------|--|------------|------|

Action Text: A motion was made by Mr. Cameron, seconded by Mr. Chambers, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/25/2017. The motion carried.

Notes: Mrs. Morgan said this is for a Final Plan for the lot located at 335 Marshall Avenue. You just saw the Preliminary Plan a couple of weeks ago, so they are coming in for the Final Plan. The Final Plan is for the construction of one warehouse. The Preliminary had two buildings. They are coming in for a Final

on just the one, the one that was toward the eastern portion of the site. It contains about 3,237 square feet of office, and 4,885 of warehouse. They will also be putting a sidewalk along Gale Street and Marshall Avenue. The Final Plan does include building and signage elevations. The elevations are composed of two different sections. The first office section faces closest to Marshall Avenue and the warehouse is behind that going toward the residential section. The office is approximately a 22 foot tall building clad in horizontal, dark grey Hardie board siding with an asphalt roof and features a stone knee wall along the bottom. The approximate 31 foot tall warehouse section continues the stone knee wall and the horizontal grey siding along the bottom with a vertical, lighter grey Hardie board siding on the top. Also, windows span the top portion of the warehouse on all elevations. The roof of the warehouse is a standing seam metal roof and you as you can see in your packet, there is a brochure showing what the metal roof is. It is not corrugated metal, it is just a standing seam metal you often see on properties, including residential homes. The landscape plans also contains additional buffering than required along the perimeter where the residential properties are, including additional evergreen trees just to provide more buffering. Staff has some conditions regarding the landscaping. I just want to note one of them and that is to add additional CTE's along what will now be the vacant portion, the western portion, of the property and to put those in now to provide some additional buffer for all the residential properties.

Mr. Chambers said the fencing around the perimeter, is that something that coincides with any of the properties in the area?

Mrs. Morgan said not that I know of. You will see in the Building and Signage Elevations, there is a little picture of the fencing. It is a metal fence.

Mr. Sieben said did that answer your question? It is a decorative metal, I believe, correct?

Mrs. Morgan said yes. It is a decorative metal.

Mr. Sieben said it is an aluminum...

Mrs. Morgan said is it aluminum. It curves at the top, not an ornate metal fence.

I'm Rich Cannavino with Cannavino Construction, 622 Mansfield Way in Oswego, Illinois. She just did a wonderful job. It is for A & E Roofing and Siding. They have been doing business in Aurora for 13 years and it is really an expansion of their business.

Mrs. Cole said after Mr. Chambers brought up the question about the fencing, I went back and took a better look at it. The top of that fencing is not pointed at all is it?

Mr. Cannavino said it does have, well not a point to where you would stick yourself on it, it is not like that, but it is so you don't climb up over it.

Mrs. Cole said I realize that it is so you don't climb up over it, but should someone decide to climb up over it, would there be a risk of them impaling themselves?

Mr. Cannavino said I have my architect and my civil engineer here, but I would assume no would be that answer. I would have to take a closer look at that. The design came based off of some of the properties that Aurora had already had approved and put on other properties.

Mrs. Cole said so this fence is in use on other properties in Aurora?

Mr. Sieben said the City of Aurora uses this fence for their well properties, security fencing for the well sites that you'll see scattered around. It curves in. It is kind of pointed at the top, but it curves in.

Mr. Cannavino said I guess a more specific answer is it is not made to impale yourself on it.

Mrs. Cole said well not intentionally.

Mr. Cannavino said but it is not pointed, it is kind of squared. It is really more not to climb over it than the risk of impaling yourself would be the answer.

Mrs. Cole said thank you.

Mrs. Morgan said staff would recommend conditional approval of the Resolution approving a Final

Plan for Lot 2 of Bell Gale Business Park Resubdivision located at 335 Marshall Avenue being the northwest corner of Marshall Avenue and Gale Street with the following conditions:

1. That the Landscape Plan be revised per staff's comments dated May 12, 2017 and as follows:
 - a) Add an additional 6 CTE's along the vacant portion of the northern property line in a mixture of canopy trees and evergreen trees to provide a buffer for all the residential properties. These 6 CTE's should be installed at the time of construction of this development.
 - b) An additional 4 street trees in the right-of-way between the parking lot curb cut and the western boundary.
2. That the sidewalk and 4 street trees along the vacant portion of the southern property shall be installed at the time of construction of the second building or within 5 years, whichever is sooner.

Mr. Cameron said has the Petitioner agreed to this?

Mr. Cannavino said yes we have.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mrs. Duncan, Mrs. Head, Mr. Reynolds

NAYS: None

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, May 25, 2017, at 4:00 p.m. on the fifth floor of this building.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Truax, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers and SD 129 Representative Head
