



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 18-1046

File ID: 18-1046

Type: Petition

Status: Draft

Version: 1

General Ledger #:

In Control: Planning Commission

File Created: 11/20/2018

File Name: Panattoni / Deerpath Rd/I-88 / Final Plan

Final Action:

Title: Requesting approval of a Final Plan for Lot 1 of the Orchard Road Industrial Subdivision, located on the west side of Deerpath Road and on the north side of I-88 for a Business and Professional, Office (2400) Use and a Warehouse, Distribution and Storage Services (3300) Use (Panattoni Development Company, Inc. - 18-1046 / SG01/4-18.167-Fsd/Fpn - SB - Ward 5)

Notes:

Agenda Date: 12/12/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Property Research Sheet - 2018-08-29 - 2018.167.pdf, Land Use Petition and Supporting Documents - 2018-11-20 - 2018.167.pdf, Plat of Survey - 2018-11-20 - 2018.167.pdf, Final Plan - 2018-11-20 - 2018.167.pdf, Fire Access Plan - 2018-11-20 - 2017.167.pdf, Landscape Plan - 2018-11-20 - 2018.167.pdf, Building and Signage Elevations - 2018-11-20 - 2018.167.pdf, Address Plat - 2018-11-20 - 2018.167.pdf, Plat of Dedication - 2018-11-20 - 2017.167.pdf

Enactment Number:

Planning Case #: SG01/4-18.167-Fsd/Fpn

Hearing Date:

Drafter: sbroadwell@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	11/27/2018	referred to	Planning Council			
	Action Text:	This Petition was referred to to the Planning Council					
1	Planning Council	12/04/2018	Forwarded	Planning Commission	12/12/2018		Pass
	Action Text:	A motion was made by Mr. Broadwell, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 12/12/2018. The motion carried by voice vote.					
	Notes:	<i>Mr. Sieben said this is for the Final. We approved several months ago the rezoning on this to ORI Special Use and the Preliminary Plan and Plat for the development. This Final is pretty much in keeping with that approved Preliminary.</i>					

Mr. Broadwell said so we are looking at the Final Plan right now for this warehouse. I've been working with the Petitioner. I sent them review comments yesterday. They had some questions about the comments, but I think we are going to be able to work through those. There is also a Final Plat for the one lot. We are working with them. I know they have some Engineering comments that they are working through. Do you have anything you want to add Dan?

Mr. Sieben said before we get to Engineering, because there are still items on Engineering, Javon where are you guys at with the Fire Access Plan.

Mr. Cross said we are signed off on that.

Mr. Herman said we're approved.

Mr. Cross said I think the only note that we had was just to make sure that they were face to face dimensions.

Mr. Sieben said Mike, did you have anything for Fox Metro?

Mr. Frankino said the review on this one is ongoing. City comments are pending to be applied to the comments we've already made. It is ongoing. It has begun though. The annexation process was completed 2 months ago.

Mr. Feltman said we are in review. There are a lot of little minor tweaks that have to happen. The one probably more major issue that came up was the southern access. Because of the embankment coming over the I-88 Bridge, it is recommended that it is a right-in/right-out. If the Tollway does improve anything, maybe it could have a turn bay and then it could become a full access.

Mr. Sieben said that would be if in the future the Tollway were to rebuild and expand Deerpath Road Bridge.

Mr. Feltman said correct.

Mr. Sieben said I think the point of where the southerly access is historically has always been there to line up with a future access between Deerpath and Orchard through the rest of what we call the Bricks property. So that was the intent of that.

Mr. Feltman said there are little realignments of utilities, nothing major. Then we also wanted to have a crosswalk at Vision Court and Orchard Gateway.

Mr. Sieben said they have some internal sidewalks at the northwest and southwest corner, so we wanted one pedestrian access to the public sidewalk, which is on the west side of Orchard Gateway.

Mr. Feltman said correct.

Mr. Sieben said you guys are suggesting at the bend at Vision Court would make the most sense for a crosswalk going into the property.

Mr. Feltman said yes.

Mr. Sieben said in case anyone wanted to walk to the site or walk at lunch or something like that.

Mr. Broadwell said and just for the record, there is also a road maintenance and utility easement that's being worked on. That's going to meet up with the Plat and Plan at the P&D meeting. We are working with that. We are just putting those together at P&D. Is there anything we need to add about that?

Mr. Feltman said I think we were good with it.

Mrs. Vacek said I think that there was some question on if the easement was where you guys wanted it, or it covered everything that needed to be covered.

Mr. Feltman said location-wise?

Mrs. Vacek said yes.

Mr. Feltman said I read the actual easement language and it was fine.

Mrs. Vacek said location-wise I think that Tim was going to talk to you about if that was where you guys wanted it.

Mr. Broadwell said they also submitted a right-of-way dedication in front of the law office. I think we've decided we're going to have a separate ordinance.

Mr. Sieben said so these were a couple of items that Tim brought up last week at our interdepartmental staff, so it looks like they are providing us with what we were looking for.

Mr. Broadwell said I just need to get the time to process that. Right now I'm just working on the Final Plat and Plan, but that's forthcoming.

Mr. Feltman said so it is going to be asked to be separate then?

Mr. Broadwell said yes.

Mr. Feltman said that makes sense.

Mr. Sieben said the goal is we were going to vote out the Final Plan and Plat today. I know that's short notice, but we would put any conditions on there that anyone would need and this would go to the December 12th Planning Commission meeting next Wednesday.

Mr. Broadwell said I make a motion to vote this out of Planning Council for the December 12th Planning Commission meeting with any conditions. Mr. Beneke seconded the motion. The motion carried unanimously.
