



City of Aurora

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

Legistar History Report

File Number: 19-0184

File ID: 19-0184	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Long Supply, Inc. / Precision Properties Maintenance, LLC / 361 Cleveland Avenue / Final Plat		File Created: 03/06/2019
		Final Action:

Title: A Resolution Resolution Approving the Final Plat for Triggs Addition, Lots 6-8, Block 2, Located at 361 Cleveland Avenue (Long Supply, Inc. - 19-0184 / AU21/3-19.009-Fsd/V - SB - Ward 4)

Notes:

Agenda Date: 04/11/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2019-03-29 - 2019.009.pdf, Land Use Petition and Supporting Documents - 2019-03-04 - 2019.009.pdf, Property Research Sheet - 2019-01-29 - 2019.009.pdf, Legistar History Report (Final Plat) - 2019-03-26 - 2019.009.pdf

Enactment Number:

Planning Case #: AU21/3-19.009-Fsd/V

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	03/12/2019	referred to	Planning Council			
	Action Text:	This Petition was referred to to the Planning Council					
1	Planning Council	03/19/2019					
	Notes:	<p><i>Representatives Present: Jason Long, Michelle Noe Long, Jeremy Porter and John Tebrugge</i></p> <p><i>Mr. Porter said what we are looking to do is we're looking to make an addition shown in the center left of the print. It is basically going to be unheated storage, as well as a loading dock to allow semi's to get off of Cleveland and back into the building there. Initially our plans were to have a much larger building across, but we discovered that there is a 102 inch sanitary sewer running through that northern plot there, so we've kind of reworked the building around that to get any usable square footage. We've kind of had to push the building back, thus the variance request.</i></p> <p><i>Mr. Tebrugge said the building to the back is future. It is not going to be built at this time. Depending when and if you would need it, it would be part of the variance.</i></p>					

Mrs. Noe Long said correct, but at this time we are just going with the initial building due to the economic growth that we've experienced. We have grown the company 8 x since we bought it 8 years ago. We've outgrown the initial property that we bought on Prairie Street and we just sold that in September. So we want to keep the dollars and the funding here in Aurora and we want to get the building built. We are going into prime season for us in terms of revenue and sales. The summer months are. We do have a second location in Elmhurst, so we want to start the building so we do not have to move the sales and the tax dollars over to Elmhurst and shipping our product out of there, so we are looking to do this really as soon as possible so that we can help the business grow. We have a huge interest in it. We have a lot of inventory we would like to put out there in terms of the cold storage.

Mr. Sieben said maybe if I can speak for you guys based on our discussion at the DST meeting, what we were looking at as the hardship is you have a large swath, a 30 foot wide swath, through the north middle of the property there that is encumbered by the sanitary sewer easement. So what you guys are trying to do is maximize square footage to expand your business while also staying out of that easement. Essentially you are squaring off the back of your existing building, which already is at a lesser setback than the 15 feet. In addition, behind the property to the west is actually a trucking yard for what used to be the Ronny Oltman property. Now another gentleman owns it. He has varying different businesses there. One of them is a small trucking company back there. There is no residential to the west of this or anything. Also to the north then is the Luka Shetland Business Park. Then as part of this, there is a separate sheet, you guys are adding a little bit of landscaping. Steve will take a look at that and has a comment on that, but that's really about it. We can talk about timing in a minute, but why don't I turn it over to Herman with Building and Fire.

Mr. Beneke said the only comment I have, the Fire Marshall couldn't make it today, is that the hydrant is less than 50 feet from the building. It needs to be at least 50 feet away and no more than 100 feet away from the building. You just need to shift it a little.

Mr. Tebrugge said 50 feet? It's got to be...

Mr. Beneke said it's less than that, 40 or less right now.

Mr. Tebrugge said you want it to be a maximum?

Mr. Beneke said we want it to be a minimum of 50 feet.

Mr. Tebrugge said a minimum of 50. Okay.

Mr. Beneke said it is what they call the collapse zone, so if anything falls or whatever and they are working at that hydrant, they need to get at least far enough away from there when they are working.

Mr. Tebrugge said we can move it up 10 feet.

Mr. Beneke said the only problem with that will be then that you can't have parking in front of it either, so you'll have to adjust accordingly or however that works for you. Just take a look at. It's got to be within 5 feet of the fire lane and it's got to be at least 50 feet away. I don't know if there is anyway. Maybe there is an island back there or whatever that can be created or something to put it in next to the street.

Mr. Thavong said John you can set it on the island. You can stripe, hash that area out.

Mr. Tebrugge said well that's what I was thinking. Right now that area to the north isn't even striped parking. We could easily...

Mr. Thavong said are you striping this? Are you planning on striping?

Mr. Tebrugge said that was something we were going to discuss with Planning. People park there.

Maybe the spots have faded over time, but I did not see right now where that north side is actually striped.

Mr. Sieben said we are fine with that if you want to restripe it.

Mr. Tebrugge said they don't really need it. They only have 4 or 5 employees.

Mr. Sieben said so the only part striped is in front of the building, those south of the garage?

Mr. Tebrugge said yes. We wanted to make sure we had the handicap set aside.

Mr. Sieben said it is up to you if you just want to take those off if they are not there. It is up to you.

Mr. Beneke said it is easier if you have to move fire hydrant to just remove them so then you are next to the street.

Mr. Sieben said the only question we had Herman, this is for you, they have an existing handicap, which is on Cleveland there at the front entrance.

Mr. Beneke said Souts asked me about that and if we are putting them in, I think as long as they stay there and they are dedicated it's okay if that's the main entry. That is your main entry right?

Mr. Porter said yes.

Mr. Beneke said no if they go away or if they are not allowed there then I'd get them in the first closest available parking stall, but they need to be as close as possible. I think we are okay with that.

Mr. Thavong said right now there is no curb and gutter along Cleveland. Who knows when curb and gutter will be built, but if the city ever goes in there and puts in some proper curb and gutters and storm sewers or whatever project that we would do, that parking would go away. The concern is the handicap then becomes an issue.

Mr. Tebrugge said otherwise you are putting it back in the parking lot, which there are no longer any entrances on that side of the building with the dock going in.

Mr. Thavong said I think right if you show it on there that you guys park there, from the city I don't think we have any issues with that. I just wanted to make you aware of it.

Mr. Broadwell said so you guys have completed the public hearing for the April 3rd ZBA for the setback variance. That's the only meeting for the setback variance. The Final Plat will also be on April 3rd, and that will go all the way up through City Council, so I think you will be done by the end of April.

Mr. Sieben said the ZBA meeting, they are the final vote since it is not a major variance. You'll have an answer on that on April 3rd.

Mr. Tebrugge said that's why we are trying to get things organized and make sure we have everything finalized with Fox Metro and Souts so that we are ready to start work. We want to be able to redo that hillside in the back and then get everything prepped for that building. It is not going to take too long to get the site prepped, but then that building can get delivered and put up right away.

Mr. Broadwell said other than that, I'm still working through the formatting for the documents. I don't think there is anything really too big that can't be taken care of, mostly just formatting. One thing that Ed and I were looking at yesterday was the landscaping.

Mr. Sieben said we may want to just add a tree or two in front. Typically we do a 3 per 100 feet spacing. John you are showing 2 small understories, but if you look at the distance from the south property line up to your driveway, it could accommodate potentially 2 more. There's nothing there

now, so we may ask that that be added additional per our spacing standards.

Mr. Tebrugge said we had the sanitary and the water service coming in. I just didn't want them where those are located. I just didn't want to put a tree too close to that, inevitably sanitary service especially. That's the only thing I was looking at.

Mr. Sieben said since they are just understory they are not as...

Mr. Tebrugge said right, they are going to be 25 feet tall.

Mr. Porter said what about some shrubs instead of the trees going down into that sewer?

Mr. Sieben said we could potentially look at that, if we want to keep the 2 understory and then do kind of a line of shrubs on either side of them we could do that. Do you guys prefer that for roots and stuff?

Mr. Porter said aesthetically that would be better and then you wouldn't have to deal potentially with the sewer.

Mr. Sieben said let's do that. We'll keep 1 on each side of your entrance like that, kind of centered, and then Steve will respond back on that.

Mr. Tebrugge said we'll do basically some foundation plantings is what we are talking about along the front of the building?

Mr. Sieben said yes, that's fine. I think you guys are all set then. We'll vote this out next week and then we'll see you at 6:30 on Wednesday, April 3rd for the ZBA. The Plat will be on then at 7:00 o'clock at Planning Commission.

Mr. Sieben said we should have had public comment at the front end, but we'll do it now. If you want to have 3 minutes for public comment Mr. Hendry.

Mr. Hendry said the last map that was up, the green spot, what is that?

Mr. Sieben said that's Lincoln Park. That's just a location map.

Mr. Hendry said so the black grid there is where this is at?

Mr. Sieben said yes.

Mr. Hendry said and that's property you already own.

Mrs. Noe Long said we own all 3 lots.

Mr. Hendry said I'm just getting an update and everything. I'm done.

1	Planning Council	03/26/2019	Forwarded	Planning Commission	04/03/2019	Pass
	<p>Action Text: A motion was made by Mr. Broadwell, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/3/2019. The motion carried by voice vote.</p> <p>Notes: Mr. Broadwell said Petitioner was here last week and we worked through some of the formatting issues and some of the site design issues with them. I followed up with the Petitioner last week in regard to the landscaping and some of the site plan formatting. They are working on that. I make a motion to vote this out for Planning Commission on April 3rd. Mr. Minnella seconded the motion. The motion carried unanimously.</p>					
2	Planning Commission	04/03/2019	Forwarded	Planning & Development Committee	04/11/2019	Pass
	<p>Action Text: A motion was made by Mr. Cameron, seconded by Mr. Hull, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/11/2019. The motion carried.</p>					

Notes: *Mr. Broadwell said this is the Final Plat for the business at 361 Cleveland Avenue. This is in addition to the Authorized Variance that the Zoning Board just saw. This is for the properties. The lot is zoned M-2. It is .68 acres and maintains a warehouse building that's approximately 10,300 square feet. The Petitioner, Long Supply, is requesting approval of this for the consolidation of the lots. They intend to use the consolidated lot as a means to enable the continued use and expansion of the existing business on the subject property. There is also a newly dedicated 15 foot wide city easement on the property.*

Mr. Sieben said just a little clarification for the Commission, the reason these tend to come forward where you see a consolidation of lots is because the business is going to expand over a lot line. There are certain provisions in the building code where there are certain restrictions with that, so in order just to make everything clean and because they are the sole owner of those three lots, they are just consolidating, so they will get one tax bill, one PIN and there will be no issues with the building code.

I am Michelle Noe Long. I am the Vice President of Long Supply. As we said in the previous meeting, we are expanding our building. We are growing it. We just need to consolidate it so that I only have to pay bill. So we are asking for you guys to allow us to consolidate so we can continue to grow and expand. As I said, we are adding a loading dock to take pressure off of Cleveland there right by Pratt and it being across from it, we are trying to move everything into our building and get everything that we can there. That's why we are asking for the plat consolidation.

Mr. Broadwell said staff would recommend approval of the Final Plat for Triggs Addition, Lots 6-8, Block 2, located at 361 Cleveland Avenue.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mr. Hull

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, April 11, 2019, at 4:00 p.m. on the fifth floor of this building.

Aye: 12 At Large Cameron, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo, SD 129 Representative Head, SD 131 Representative Hull, At Large Tidwell, At Large Gonzales and At Large Elsbree
