



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 18-0425

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Type: Petition

Status: Draft

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General Ledger #:

In Control: Planning & Development Committee

File Created: 05/10/2018

File Name: Pizzuti Development / 2110 Mitchell Road / Special Use Plan Description

Final Action:

Title: An Ordinance Establishing a Special Use Planned Development at the northeast corner of I-88 and Mitchell Road, to be incorporated under the existing West Corporate Center Phase III Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of ORI Office, Research, and Light Industrial District (The Pizzuti Companies - 18-0425 / AU02/3-17.202-SUPD/Ppn/Psd - TV - Ward 1) (PUBLIC HEARING)

Notes:

Agenda Date: 06/28/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description.pdf, Exhibit "B" Plan Description Reference.pdf, Property Research Sheet - ID 69068 - 2017-09-26 - 2017.202 (1).pdf, Property Research Sheet - ID -03740 - 2017-09-26 - 2017.202.pdf, Land Use Petition and Supporting Documents - 2018-05-09 - 2017.202.pdf, Plat of Survey - 2018-05-09 - 2017.202.pdf, Legistar History Report (Special Use Planned Development) - 2018-06-12 - 2017.202.pdf, Findings of Facts - 2018-06-12 - 2017.202.pdf

Enactment Number:

Planning Case #: AU02/3-17.202-SUPD/Ppn/Psd

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	05/15/2018	Forward to Planning Council	Planning Council			
	Action Text: This Petition was Forward to Planning Council to the Planning Council						
1	Planning Council	05/22/2018					

Notes: *Representatives Present: John Kenney, Bill Perry, Dan Dolan Sr., Brian Dolan, Ryan Dolan and Dan Dolan, Jr.*

Mr. Kenney said they are proposing a 270,000 square foot spec building. Lot 4 is the detention pond and it will handle Lots 1, 3, 4 and 5. Pizzuti will be developing the pond, the road and Lot 1.

Mrs. Vacek said Planning sent out comments. The review comments were discussed, including combining Lots 4 and 5 into 1 lot, access issues and the issue with the retaining wall.

Mr. Kenney said Lots 4 and 5 will have different owners.

Mr. Perry discussed the bike path along Mitchell and easements around the property. They agreed to construct the bike path and lighting across Lot 3.

Mrs. Vacek said she will be sending out the public notice requirements for the public hearing on June 20th. It will then go to P&D on June 28th, Committee of the Whole on July 2 and City Council on July 10.

Mr. Feltman discussed the wetlands on the site. We may want a dormant SSA for the detention basin.

Mrs. Vacek said we will also need the CCR's before Final to see who is taking care of things.

1 Planning Council 05/29/2018

Notes: *Mrs. Vacek said they were in new last week and we did give them some comments. We are just waiting to get revisions. We did have some discussion on some of the comments last week at Planning Council. We are just waiting for revisions.*

Mr. Feltman said Engineering sent out comments. There are three wetlands on the site. Two of them are Army Corp jurisdictional and the other one is isolated. They are impacting two out of the three with this development.

Mr. Cross said Fire and Building sent comments out as well. I don't think we've seen any revisions yet either.

Mrs. Vacek said this is set for the June 20th Planning Commission.

Mr. Frankino said we don't have anything on this one.

Mr. Sieben said do they have to do anything with Fox Metro still?

Mr. Frankino said depending on the use, pre-treatment could be involved if it is manufacturing.

Mr. Sieben said but there is no annexation or anything like that?

Mr. Frankino said annexation seems to be covered. We don't have anything else.

Mr. Feltman said one thing that did come up is Lot 3, which is the far northern lot. We probably need to get in contact with North Aurora to talk about their access because the access points that were negotiated, in talking with their engineer, the northern access for Lot 3 doesn't work.

Mr. Sieben said but I didn't think they were showing it yet because Tracey, I thought, asked for that.

Mr. Feltman said they weren't, but we need to determine that.

Mrs. Vacek said but we are going to need to talk to North Aurora about changing that because we have an IGA with North Aurora that sets the accesses.

Mr. Sieben said but do we have that proposal from them of where they want to put it?

Mrs. Vacek said no. We did talk to Bill Perry last week to have him get it to us so we can have that conversation.

Mr. Sieben said have they shown us where they are proposing that because you guys keep saying it is not working, but have they shown it? How do we know if they haven't shown it?

Mr. Feltman said that's what we have to determine is what I'm saying.

Mr. Sieben said then why do we need to talk to North Aurora if we already have it laid out? What if they match one of the options?

Mrs. Vacek said they have already told us that they are not going to.

Mr. Feltman said that's what I said. The one that was negotiated for this parcel, the Lot 3, does not work for them because of grading. They need to be further to the south.

Mr. Sieben said so they still need to show us the exact spot and then we can go back to North Aurora?

Mr. Feltman said correct, because right now Lot 3 does not have any access. Lot 5 is the wetland that they are not touching.

1 Planning Council 06/05/2018

Notes: Mrs. Vacek said so we sent out comments. We are just waiting for revisions. I think we gave them a lot of comments and talked through a lot of things at Planning Council. I don't see this being a big deal. This is set for the June 20th Planning Commission.

Mr. Feltman said we sent out comments. I think the one thing that we need to all sit down with is for Lot 3, the northern lot. We need to figure out where that access point is going to be.

Mr. Sieben said are we supposed to be getting that from them?

Mr. Feltman said well we need to discuss this also with North Aurora.

Mr. Sieben said I know. I think I went through this last time, but are we getting that from the developer, Bill Perry? Are they going to propose a location?

Mrs. Vacek said yes. Maybe I'll follow up with Bill and see if he can get that to us sooner than later because we still have to have discussions with North Aurora.

Mr. Feltman said yes.

Mr. Beneke said Fire had comments too and we've sent them out.

Mr. Cross said I'm pulling up exactly what they were. We had just some hydrant locations and radius dimensions and stuff like that.

Mr. Beneke said there was 1 hydrant maybe too close to the building and a couple of things like that. They had the radius as showing 200 feet. We think they are showing them at 200 and then 400. It should be 400, which should cover the building, but they didn't show it right so we need to confirm that that is true. Then I think we confirmed that probably the Fire Department connection is going to be off of...

Mr. Cross said off the back side of it.

Mr. Beneke said yes, so I think that that's okay. Then 1 hydrant is too close.

1 Planning Council 06/12/2018 Forwarded Planning Commission 06/20/2018 Pass

Action Text: A motion was made by Mrs. Vacek, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Planning Commission, on the agenda for 6/20/2018. The motion carried by voice vote.

Notes: *Mrs. Vacek said this is going to be voted out today. It is going next week to Planning Commission. I do make a motion to move this forward to Planning Commission. Mrs. Morgan seconded the motion.*

Mr. Thavong said Engineering has made comments and we have received revised Preliminary Plans, so we are okay to vote this out.

Mrs. Vacek said and did you notice that they showed the access on Lot 3 and it is one of the accesses that was allowed in the Intergovernmental Agreement between us and North Aurora.

Mr. Thavong said we'll take a look at it.

Mr. Sieben said Mike, Fox Metro didn't have any issues?

Mr. Frankino said no, not on this one. It is a pretty clean cut job. We haven't done our review yet, just for the record.

Mrs. Vacek said do they usually do that at Preliminary or do they usually do it at Final?

Mr. Frankino said if it is still in preliminary, we ask that we not see it until final engineering typically, so it doesn't surprise me.

Mr. Cross said there are just some hydrant locations and the radius dimensions. Those are minor, but the one hydrant is too close to the building so they need to move it.

Mrs. Vacek said I believe that they did submit a new one, so I'll sent that to you.

The motion carried unanimously.

2	Planning Commission	06/20/2018	Forwarded	Planning & Development Committee	06/28/2018	Pass
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Action Text: A motion was made by Mr. Cameron, seconded by Mrs. Head, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 6/28/2018. The motion carried.

Notes: *See Attachment for Items 18-0425, 18-0426 and 18-0427.*

Aye: 6 At Large Cameron, At Large Cole, At Large Pilmer, Fox Metro Representative Divine, At Large Owusu-Safo and SD 129 Representative Head

Attachment for Items 18-0425, 18-0426 and 18-0427:

Mrs. Vacek said the subject property is currently vacant land. The southern portion of the subject property consists of about 12 acres and is zoned M-1(S) currently with a Special Use and it is part of the Northern Trust Company's Special Use Planned Development. The northern part of the subject property, which is about 31 acres, is currently zoned ORI(S) and that is part of the West Corporate Center Phase III Special Use Planned Development. The Petitioner is requesting to change the southern portion of the subject property from the M-1(S) to the underlying ORI and incorporate it into the West Corporate Center Phase III Special Use Planned Development. Therefore, the entire property will be under one Planned Development. In addition to that, the Petitioner is requesting a modification to that Plan Description to allow retaining walls to be taller than 3 feet if designed by a structural engineer. Concurrently with the proposal, the Petitioner is requesting approval of a Preliminary Plat for Mitchell Road Industrial Park Subdivision. The details include a 5 lot subdivision of the subject property. Lot 1, 2 and 3 would consist of future buildable lots with ORI Office, Research, and Light Industrial uses. Lot 4 would consist of detention for the subdivision, the entire subdivision. Lot 5 would remain wetlands. As part of the subdivision, the Petitioner would be dedicating an 80 foot wide right-of-way to extend Corporate Boulevard to the existing where it ends right now to Mitchell Road. The Petitioner is also requesting approval of a Preliminary Plan for Lot 1 and 4 of Mitchell Road Industrial Park Subdivision. As I said before, they are looking to extend Corporate Boulevard from Corporate Boulevard to Mitchell Road, which will be constructed with the development of Lot 1 and Lot 4. The extension consists of a cross section of a 39 foot of pavement width back to back with B6-12 curbing and gutter to match the existing Corporate Boulevard to the east. As part of the roadway improvements, a 5 foot sidewalk would be constructed on the north side and the south side of Corporate Boulevard and along the east side of Mitchell Road north of Corporate Boulevard along Lots 3 and 4. In addition, the proposal is to construct a 275,000 square foot speculative office, warehouse and distribution building with an associated 238 parking spaces on Lot 1. The office would be located on the south side of the building facing I-88 with the parking and then the docks and the 49 trailer parking spaces will be located on the north side of the building along the newly extended Corporate Boulevard. There are 2 accesses into Lot 1, which would be off of Corporate Boulevard. Again, due to the grade of this site, the Petitioner is proposing 2 retaining walls, 1 that is 5 feet at the northeast corner of the property and then 1 that's on the east side, which would be between 1 and 13 feet in order to construct the proposed building. There is a really big grade change from one side to the other so that's why they do need the retaining walls. In addition, there are 2 billboards that are on the property that would be coming down as part of the development. Just lastly, Lot 4 of this property, or the subdivision, would be detention, so they would be building that along with this. That would serve the entire subdivision. With that, I will turn it over to the Petitioners. They are here tonight, unless you have any questions for me.

The Petitioners were sworn in.

Hi. My name is John Kenney. I'm at 11 N. Kespar in Arlington Heights and I'm with the Pizzuti Companies. First and foremost, I'd like to say thank you very much for your time and consideration. We are very excited about this project. The Pizzuti Companies has been in existence for about 43 years, based out of Columbus, Ohio. In the Chicagoland area we've been here for about 25 years. We predominantly build industrial type buildings that are similar to this. However, we also do hospitality and multi-family. This is basically right up our wheelhouse. This is what we do. This is what we are very familiar with. We currently have a 900 acre business park in the Romeoville are. We built about \$12 million square feet there to users such as Home Depot, and Wilton Industries and firms of that nature.

Samsung is another one. As far as this project, this is what we'd really like to do and really appreciate your consideration on this. Do you have any questions?

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mrs. Vacek said I'll do three recommendations. The first one I'll do for the Special Use. Staff would recommend approval of the Ordinance establishing a Special Use Planned Development at the northeast corner of I-88 and Mitchell Road to be incorporated under the existing West Corporate Center Phase III Plan Description and amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of ORI Office, Research, and Light Industrial District.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mrs. Head

AYES: Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Cole said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mrs. Owusu-Safo said I believe it is consistent with existing uses and the proposed use of the general area.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Cameron said the other uses in the area are very similar.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Head said there should be no adverse traffic effect.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Cameron said they will be provided.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mr. Cameron said it will provide a continuation of an existing road system that dead-ends at the property boundary.

9a. Will the Special Use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Mr. Pilmer said this project should not negatively impact the surrounding neighborhood.

9b. Is the Special Use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Mrs. Owusu-Safo said I believe it is in conformance.

Mrs. Vacek said staff would recommend approval of the Resolution approving the Preliminary Plat for Mitchell Road Industrial Park Subdivision being vacant land located at the northeast corner of I-88 and Mitchell Road.

MOTION OF APPROVAL MADE BY: Mrs. Head

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer

NAYS: None

Mrs. Vacek said staff would recommend approval of the Resolution approving the Preliminary Plan for Lot 1 and Lot 4 of the Mitchell Road Industrial Park Subdivision located at the northeast corner of I-88 and Mitchell Road.

MOTION OF APPROVAL MADE BY: Mrs. Head

MOTION SECONDED BY: Mr. Cameron

AYES: Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer

NAYS: None

Mrs. Vacek said these will next be heard at the Planning and Development Committee on Thursday, June 28, 2018, at 4:00 p.m. on the fifth floor of this building.