



PZ Review Memo - March 29, 2018

Plan Reviewer: Steve Broadwell • sbroadwell@aurora-il.org

Subject: 2017.259 – Vermeer Midwest / 2801 Beverly Drive / Final Plan Revision

Petitioner Contact: Mitch Smith, Vermeer Midwest • mitch.smith@vermeermidwest.com

CC: Lisa Aiken (laa@cstonearchitects.com); Bill Perry (bperry@watermark-engineering.com); Mark Pierski (mark@keeley.com); Lisa Aiken (laa@cstonearchitects.com);

Review Comments: The materials submitted have been reviewed and a few items have been found that need to be addressed, requiring a subsequent submittal and review. This re-submittal (in paper and digital form), should be delivered to the Planning and Zoning Offices by **4/3/18**, in order to be considered for the **4/4/18** Planning Commission Agenda.

Omitted Documents: Based on the proposed water main extensions for the fire hydrant, a Plat of Easement is required to be approved with the Final Plan Revision resolution, per Engineering review comments. Format guidelines can be found [here](#).

Enclosures: Final Plan Mark-up, Building & Signage Elevations Mark-Up

- A. Please include the following changes to the **Final Plan** document submitted, as shown in more detail on the attached “Mark-Up” plan:
1. Per the Aurora Fire Marshall’s comments dated March 27, 2018, the indicated bollards cannot obstruct any adjacent parking spaces. To ensure that this comment be satisfied, indicate the following:
 - a. Appropriately adjust all of the proposed parking spaces that are along the west side of the parking lot near the fire hydrant so that the ability of vehicles entering and exiting the parking spaces adjacent to the fire hydrant are not obstructed.
 - b. Verify that the minimum parking requirement of 76 parking spaces are indicated on the Final Plan.
 - c. Adjust the indicated truck maneuvering template as necessary, based on the adjusted parking spaces.
 - d. Indicate the dimensions of the proposed parking stalls on the western side of the parking lot.
 2. Indicate the future landscaped islands as curbed with turf or as striped.
 3. Indicate the following traits for the dumpster:
 - a. Existing footprint.
 - b. Existing dimensions.
- B. Please include the following **content** changes to the **Building and Signage Elevations** document submitted, as shown in more detail on the attached “Mark-Up” Elevations:
1. Provide a visual representation of the proposed/existing fence, to ensure that the following requirements for a screening fence are being met, per the Aurora Zoning Ordinance:
 - a. Clarify that the existing solid fence’s opacity exceeds the minimum requirement of 75%.

- b. 6' height.
- c. Cedar Shadow Box Material.

Please include the following documents with your next submittal (in paper and digital form) to the Planning and Zoning Offices.

- Revised Fire Access Plan with any modifications per the Fire Marshall's review memo dated Tuesday, March 27, 2018.
- Revised Final Plan with the modifications made as stated above.
- Revised Building & Signage Elevations with the modifications as stated above.

≈ Please let the Plan Reviewer know if you have any questions ≈

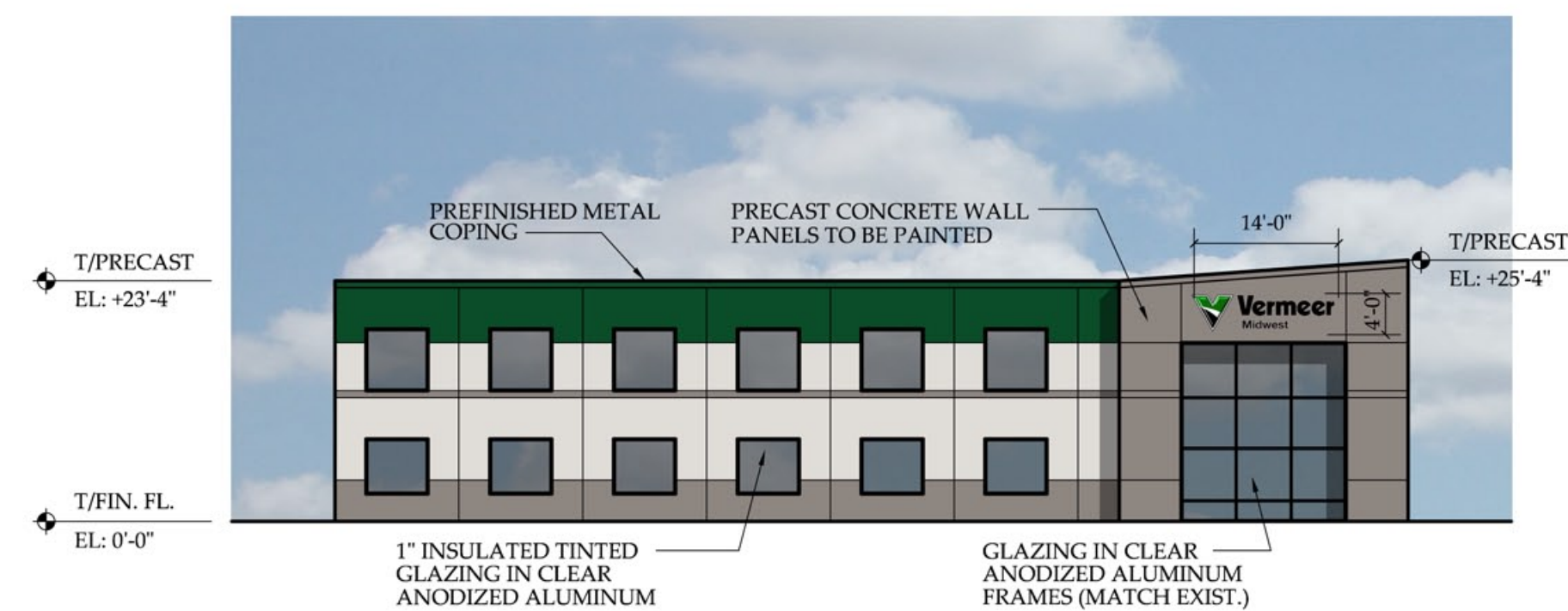
ELEVATIONS



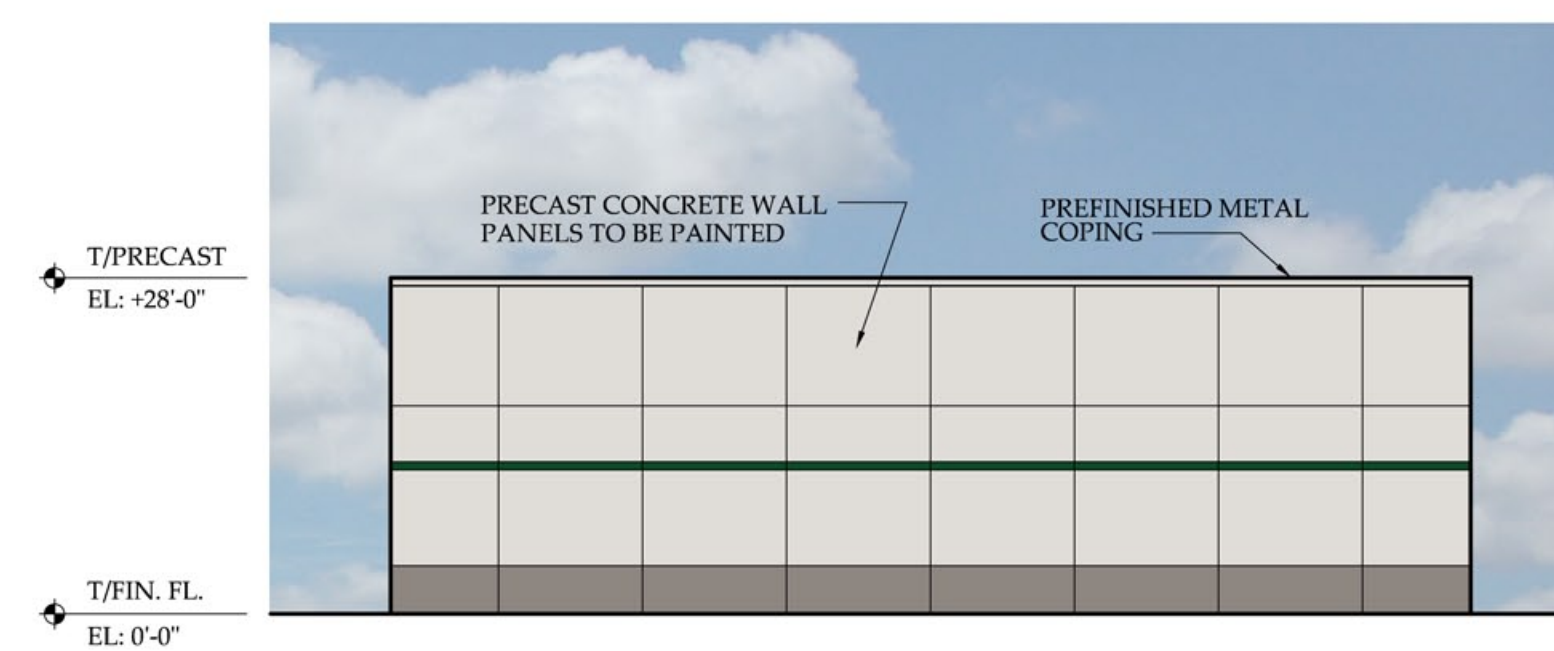
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Provide a visual representation of the proposed/ existing fence, to ensure that the following requirements for a screening fence are being met, per the Aurora Zoning Ordinance:
 - Clarify that the existing solid fence's opacity exceeds the minimum requirement of 75%
 - 6' height
 - Cedar Shadow Box Material

NOTE: PROPOSED NEW FENCING IS TO MATCH EXISTING.
 6' HIGH, CEDAR SHADOW BOX, WITH CHAIN LINK GATES

ELEVATIONS: SCALE: 1/16" = 1'-0"

PROPOSED EXPANSION
 AURORA, ILLINOIS

OWNER OF RECORD:
 VERMEER MIDWEST
 2801 BEVERLY DRIVE
 AURORA, IL 60502

SITE PLAN DESIGNER:
 WATERMARK ENGINEERING
 RESOURCES, LTD.
 2631 GINGER WOODS PARKWAY
 AURORA, IL 60502

Elevation Data Table: Wall Signage			
Wall Sign #	Description	Value	Unit
1	i) Width of Façade - on which Sign is Located	104.00	Feet
	ii) Height of Façade - on which Sign is Located	22.00	Feet
	iii) Square Footage of Façade - on which Sign is Located	2,288.00	Square Feet
	vi) Width of Sign Face	14.00	Feet
	v) Height of Sign Face	4.00	Feet
	vi) Square Footage of Sign Face	56.00	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	2%	Percent
2	i) Width of Façade - on which Sign is Located	110.00	Feet
	ii) Height of Façade - on which Sign is Located	22.00	Feet
	iii) Square Footage of Façade - on which Sign is Located	2,420.00	Square Feet
	vi) Width of Sign Face	14.00	Feet
	v) Height of Sign Face	4.00	Feet
	vi) Square Footage of Sign Face	56.00	Square Feet
	vii) Percent of Sign Coverage - Façade on which Sign is Located	2%	Percent

NOTE: GROUND SIGN IS EXISTING TO REMAIN.

Elevation Data Table: Elevations			
Description	Value	Unit	
a) Building Height in feet (typical)	28.00	feet	
b) Total Building Square Footage (typical)	44,722.00	Square Feet	
c) First Floor Building Square Footage (typical)	33,626.00	Square Feet	
d) Number of building stories (typical)	1.00	Stories	
e) Exterior Material List (including colors) for all buildings and accessory structures:			

PRECAST CONCRETE	PRECAST PAINT PNT-1 SHERWIN WILLIAMS WORDLY GRAY SW7043	PRECAST PAINT PNT-2 SHERWIN WILLIAMS INTELLECTUAL GRAY SW7045	PRECAST PAINT PNT-3 SHERWIN WILLIAMS SHAMROCK SW6454
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DECEMBER 5, 2017 #17310
 REVISED : MARCH 7, 2018
 REVISED: MARCH 23, 2018