



City of Aurora

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Aurora, Illinois 60505
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Legistar History Report

File Number: 15-00378

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Type: Resolution

Status: ATS Review

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General Ledger #:

In Control: Planning & Development Committee

File Created: 04/29/2015

File Name: Duke Realty / Final Plan / Butterfield East Subdivision, Unit 3

Final Action:

Title: A Resolution Approving a Final Plan on Lots 4, 6, 103, 104, 105 and 107 for Unit Three of Butterfield East Subdivision located at Ferry Road and Duke Parkway, Aurora, Illinois 60502

Notes:

Agenda Date: 06/11/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plan - 2015-05-28 - 2015.083.pdf, Exhibit "A-2" Landscape Plans - 2015-05-28 - 2015.083.pdf, Exhibit "A-3" Building and Signage Elevations 2015-05-28 - 2015.083.pdf, Exhibit "A-4" Fire Access Plan - 2015-04-28 - 2015.083.pdf, Property Research Sheet - 2015-04-20 - 2015.083.pdf, Land Use Petition and Supporting Documents - 2015-04-28 - 2015.083.pdf, Topographic Survey - 2015-04-28 - 2015.083.pdf, Declaration of Easements, Restrictions, and Covenants - 2015-04-28 - 2015.083.pdf, Address Plat - 2015-05-28 - 2015.083.pdf, Legistar History Report - Final Plan - 2015-05-29 - 2015.083.pdf

Enactment Number:

Planning Case #: WI33/3-15.083-Fsd/Fpn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	05/05/2015	Forward to Planning Council	DST Staff Council (Planning Council)	05/12/2015		
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	05/12/2015					
	Notes: Representative Present: Wil Freve						

Mr. Freve said I don't have a lot to add to this other than this is kind of the final stage. We've already been through the Preliminary PDD Revision and are on track to receive the Preliminary Plan and Plat approval at tonight's City Council, so this is just a continuation of our project to get our Final Plat and Final Plan approved. Essentially, we are going to be creating 2 developable industrial lots within our Butterfield Park. Approval of this will allow us to continue, or complete the infrastructure which is there, which includes all roadways, utilities, stormwater retention facilities and associated piping and also to do mass grading on these 2 lots, so essentially we will be left with 2 pad ready lots. The northernmost lot, which is Lot 6, which is up actually contiguous to Butterfield Road on the north, we have a lease signed on that property and so we are eager to start construction.

Mrs. Vacek said it is my understanding that there is sewer?

Mr. Feltman said there is a storm sewer that is serving Ferry Road in existing Ferry, Old Ferry that is being vacated, so we are going to need an easement to put over that storm sewer. You are going to have to coordinate that with the County.

Mr. Freve said can you point out where that is? I'm not familiar with what you are talking about Dan.

Mrs. Vacek said it is this portion here.

Mr. Feltman said were you talking about what we were talking about in the pre-meeting?

Mr. Sieben said that was the other vacation.

Mr. Feltman said that was the other vacation?

Mr. Sieben said the little stub off Old Ferry.

Mr. Feltman said Old Ferry.

Mr. Vacek said I'm sorry.

Mr. Feltman said there is a storm sewer that is serving current Ferry Road. It is draining through Old Ferry Road's right-of-way, so we need an easement over that storm sewer as part of the vacation.

Mr. Seiben said it is not part of this project.

Mr. Freve said sure that's not a problem. The Old Ferry would actually be on Lots 1 and 2 of our other plat, right?

Mr. Feltman said correct, so it is not really part of this.

Ms. Phifer said so it is not this one. It is the one that has been up at City Council already and is going to public hearing at City Council at the next City Council meeting. That's the vacation you're discussing?

Mr. Feltman said yes, off Ferry.

Ms. Phifer said before we can record that vacation, you were confusing us because you were talking about it in conjunction with this vacation. It is the one that's already been drawn. So what we are going to need is it sounds like you just need to have a conversation with the County, but I'm assuming, right, that we're probably going to need a signature block on that vacation for DuPage County since they have utilities in there and we are assuming that they're going to request from you an easement prior to them signing that Plat of Vacation.

Mr. Freve said and you're just talking about a storm sewer right in that small area of right-of-way at that shared driveway?

Mr. Sieben said yes.

Mr. Freve said or the easternmost drive, I should say, as Unit 2.

Mr. Seiben said yes.

Ms. Phifer said I don't think we have any issue with the utilities remaining there. They are just going need to have an easement over it so they can continue to maintain it.

Mr. Freve said sure. I don't think that is a problem. We can add that to the plat easily.

Ms. Phifer said so if it is possible to get us a new plat and you have talked to them by the 26th that would be good just so when we have the formal approval by Council we kind of have a direction on that, but if not we can follow up later. I know you are looking to go, so we don't want to hold anything up.

1 DST Staff Council 05/19/2015
(Planning Council)

Notes: Mrs. Vacek said I will be getting comments out this week in regard to this. This is tentatively set for the June 3rd Planning Commission.

Mr. Feltman said Engineering sent out comments.

Mr. Beneke said I think fire has approved it.

Mr. Krientz said yes, we have.

1 DST Staff Council 05/26/2015 Forwarded Planning 06/03/2015 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 6/3/2015. The motion carried by voice vote.

Notes: Mrs. Vacek said this is going to the June 3rd Planning Commission. There will be some conditions:

1. That the plans be modified pursuant to staff's comments dated May 21, 2015.

I believe Engineering has some conditions also.

Mr. Feltman said we have 3 conditions:

1. The installation of sanitary sewer to allow for the decommission of the FedEx lift station is to be completed before final occupancy permits will be issued for the building and construction of Lot 6. That's the Fellows. This includes obtaining any and all easements, permits, and license necessary for the construction of said sanitary sewer. They still need to cross the CN and they need to get permits from all the gas companies as well, so there is quite a bit of permitting that needs to be done.

2. All permits, easements, and approvals necessary for the construction of Unit 3 improvements shall be obtained from the City of Warrenville and/or any other involved parties prior to the City of Aurora's approval of the Unit 3 final engineering plans. It is my understanding they have submitted to Warrenville and Warrenville has made some comments and have kind of given them a preliminary approval, so I think we're okay there.

Mr. Wiet said even if show that little roadway, that emergency access?

Mr. Feltman said yes. They are okay with that. I think there still needs to be final executed agreements with the property owners.

Mrs. Vacek said so my understanding is they already have the agreements with the property owners and I believe it is recorded. I asked them to get me a copy of that. There was a Memorandum of Covenants or something like that with the City of Warrenville. We got a copy of it, but Warrenville did not sign it, so I asked them for a recorded copy of that when they record that.

Mr. Feltman said the final detail we need to work out is what the deed's going to look like. Obviously, you guys are going to have a Knox box. It is a detail that needs to be worked out. I don't think it is a big deal.

3. Contingent upon final engineering approval.

Mrs. Vacek said I make a motion to move this forward. Mr. Feltman seconded the motion. The motion carried unanimously.

2 Planning Commission 06/03/2015 Forwarded Planning & Development Committee 06/11/2015 Pass

Action Text: A motion was made by Mrs. Anderson, seconded by Mr. Engen, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 6/11/2015. The motion carried.

Notes: *Mrs. Vacek said this is the same property that we just talked about minus Lot 5, which is not being final planned at this time. Lot 6 does consist of a 499,140 square foot warehouse building. It has 251 automobile parking spaces, of which 135 of those will be banked for future need. The Petitioner is also constructing Duke Parkway up to Briggs Avenue. The Petitioner has secured a Fire Access Easement with the owner along Briggs Avenue to provide for a secondary fire access into the subdivision for emergency services. This is not intended to be used as a public access into the park. It is just intended for emergency services. In addition to that, they are providing a 3 to 5 foot landscaping berm on the east side of Lot 5 and along the north side of Duke Parkway, which is the 20 foot outlot, which is Lot 4 adjacent to the residential properties. They are providing a ton of landscaping in there. We did make sure that they did meet all of the city's requirements for buffering for those residential there. I know that that was a big issue with the City of Warrenville and we have worked with them to make sure that we have accomplished that. With that, I will turn it over to the Petitioner unless you have any other questions for me.*

Vice Chairman Cameron said how much is a ton of landscaping?

Mrs. Vacek said it is a lot.

Mr. Bussman said if I recall correctly, the ton of landscaping along the perimeter and buffer yard is like 5 CTE's per 100 feet, so there are a lot of trees. It is very densely planted. I thought I had it densely planted and Tracey said no you've got to have more, so I'll add more. I believe also in the staff report they recommended a few modifications to the street parkway plantings, which we have no issue with. I believe the other comments on the staff report relating to the extension of the Fed Ex sewer, that's always been part of this development. We are looking forward to breaking ground and getting this project moving.

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving the Final Plan for Lots 4, 5, 103, 104, 105, and 107 of Unit 3 of Butterfield East Subdivision located at Ferry Road and Duke Parkway with the following conditions:

- 1. That the installation of the sanitary sewer to allow for the decommissioning of the FedEx Lift Station is to be completed before Final Occupancy permits will be issued for the building construction on Lot 6. This includes obtaining any and all easements, permits and licenses necessary for the construction of said sanitary sewer.*
- 2. That all permits, easements and approvals necessary for the construction of Unit 2 improvements shall be obtained from the City of Warrenville or any other involved parties prior to City of Aurora's approval of the Unit 3 Final Engineering Plans.*
- 3. Contingent upon approval of the Final Engineering Plans.*
- 4. That the Honey Locust and Pioneer Elm street trees be removed and replaced by an acceptable tree species listed in the City's approved Street Tree Species list.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Engen

AYES: Mrs. Anderson, Mr. Bergeron, Mrs. Cole, Mr Divine, Mr. Engen, Mrs. Hoffman, Mr. Pilmer, Mr. Reynolds.

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, June 11, 2015, at 4:00 p.m. on the 5th floor of this building.

Aye: 8 At Large Bergeron, At Large Cole, Fox Valley Park District Representative Hoffman, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine and At Large Engen