



City of Aurora

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

Legistar History Report

File Number: 15-00405

File ID: 15-00405	Type: Ordinance	Status: ATS Review
Version: 3	General Ledger #:	In Control: Planning & Development Committee
File Name: Deerpath Commerce Center / Plan Description Revision		File Created: 05/06/2015
		Final Action:

Title: An Ordinance Approving a Revision to the Orchard Gateway Corporate Centre Plan Description on 25.891 Acres for Property located at the southwest corner of Orchard Gateway and Deerpath Road, Aurora, Illinois 60506

Notes:

Agenda Date: 06/25/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description - 2014.330.pdf, Exhibit "B" - Plan Description Revision 2015-06-12.pdf, Seize the Future Letter of Support - 2015-06-40 - 2014.330.pdf, Property Research Sheet - 2015-04-03 - 2014.330.pdf, Land Use Petition and Supporting Documentation - 2015-05-06 - 2014.330.pdf, Legistar History Report (Plan Description Revision) - 2015-06-11 - 2014.330.pdf

Enactment Number:

Planning Case #: SG01/4-14.330-Su/Ppn/Psd/R

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	City Council	05/12/2015	referred to	DST Staff Council (Planning Council)	05/19/2015		
	Action Text:	This Petition was referred to to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	05/19/2015					
	Notes:	<i>Representatives Present: Amy Rzepka, Darryl Strouse, Brian Ratajczak, and Dan Fogarty</i>					
		<i>Ms. Rzepka said what we are proposing here is a 300,000 square foot build to suit expandable to about 160,000 square feet for PPG. PPG is a Fortune 500 company that actually currently has a facility in Aurora. They are a supplier of paints, stains, and glass products. What they are looking to do here is a similar use to their current facility. This will be for the storage and distribution of their paint. Because of that use, we are requesting a modification to the Plan Description to allow for the</i>					

warehouse use.

Mr. Strouse said well the building itself is a high bay distribution type center with an office, 5,500 or 5,600 square feet of office, in the northwest corner and shipping docks on the side. You can see the top image is the north elevation and you can see the office entrance on the right side. It's got a corrugated metal panel out there to call attention to that area and a canopy and some high glazing. The rest of it is precast panels with reveals and different colors, clear story glazing all around. Then there is an element at the left side of that image that addresses the corner at Deerpath and Orchard Commons that tries to mimic the elements of the entrance without being confusing, recognizing that that is an important corner, so we've got to have something there.

Mr. Sieben said so the gist of it based on a lot of the comments through our DST process was the goal here was to make this kind of an attractive façade, especially on the public side and you guys were attempting, based on different comments and so on, to upgrade that façade, correct?

Ms. Rzepka said correct.

Mr. Sieben said if that's it with the elevation, I can go back to the site plan here. Before we get into some of the engineering related, do you want to talk about some of the value added and the employment type of issue here?

I'm Dan Fogarty with Conor Commercial. Amy and I together head up all development for Conor in the Midwest, so this is a very important project. As Amy had stated, knowing that the city's propensity at this site was to be a use other than strict straight industrial...

Mr. Sieben said straight warehouse.

Mr. Fogarty said straight warehouse. What was interesting to Seize the Future with Dave Hulseburg's help, was this is obviously a very high quality tenant that already exists in town looking to consolidate 2 facilities from Joliet and Montgomery and wanted to remain in Aurora and likes doing business in the city. Eventually they will fold the other facility that they have with Liberty Property Trust into this facility, so they were choosing a location, a municipality. The other distinction is that there is value added in this facility. There is tinting of paints. There is mixing. There will be 100 jobs to start and eventually when fully expanded, there will be as many as 200 jobs at the facility. Those were the elements along creating a more high-end facility and then the typical warehouse that made Seize the Future feel like this was something worthy of the city's consideration and to change the Comprehensive Plan for the site.

Mr. Sieben said and you are identifying a future expansion on the site too.

Mr. Fogarty said absolutely. This is a 12 year lease, so they are making a long-term commitment to the facility and within the lease there is the right to expand the facility by almost 50%, which would take it from 304,000 to about 475,000 when it is fully expanded on the site.

Mr. Sieben said and this will have full landscaping. I know we have existing berming on Deerpath. You will be enhancing that and supplementing that. You do have commercial across the street and so on.

Mr. Fogarty said this is a more robust landscaping package than is called for by ordinance. Like you said, there will be some berming to help buffer from the roadways, more planting than is necessary to also help create screening at the ground level. Entrances from Deerpath, or the entrance from Deerpath, was altered so that it is directly across from the curb cut on the east side of the road for more safe traffic flow. Then, obviously, much more attention paid to the detail of the precast with more paint, more clear story windows, more reveals, more texture to make the building look much more high-end kind of a Class A+ office/business park type deal.

Mr. Sieben do you want to touch briefly on engineering, what's being done with the property?

Mr. Ratajczak said the lot is within the existing Deerpath Commerce Center Subdivision and when that project was originally built there were a couple of detention basins that were constructed. One of them you can see that's at Orchard-Gateway, at the west end of Orchard-Gateway, that area there, kind of the square at the far right. There is one there and then there is one across the street that you don't see on the plan. Detention for the entire, including this lot to be developed, on the original plans was originally intended for that basin there to be expanded, as shown, all of the full amount from the Jacob

and Hefner plans that were prepared originally. At one of the prior meetings, it was discussed that one of the original thoughts was to have a detention basin in another spot closer to the lot that is currently being developed, so our original intent was to expand the basin per the original plans. However, in meeting with staff, what was decided was to come up with, there is still a basin expansion there and then another basin that you see that's more kind of that triangular area just to the west of the building. One of the other things too, there is compensatory storage that is on the property, so currently actually to the southwest of the proposed building there is currently comp storage that is on the property. That's proposed to be filled, removed off the property and where that will be compensated for then is actually south of the westernmost detention basin, so all the comp storage will still be provided for in that location and the detention will be in those two basins that are proposed there. From a stormwater standpoint that's the engineering design.

Mr. Sieben said do you have anything else you want to add before staff has any comments?

Mr. Fogarty said I think we covered it. We are happy to answer questions.

Mr. Wiet said did Liberty ever make a push to expand at their current location into the north? You aren't part of that, but was that ever a discussion that you had heard from PPG?

Mr. Fogarty said I did. If you look at the way the building lays out, it is a cross dock that runs east/west. To expand to the land on the north would have been expanding out of a dock wall and it wouldn't have made sense for the functional layout of the facility. They'd either have to scrape what they've got and try to reposition it on the land or create like an "L" shape expansion, which I don't think makes sense functionally for Liberty.

Mr. Sieben said Dan, do you have any comments initially?

Mr. Feltman said you touched on the flood plain. We are going to need a letter of map revision. It won't interrupt the building permit process, but we do need to have that finalized before the final acceptance of the subdivision. There is a second water main connection that needs to be coordinated with North Aurora. We've already started that conversation, but that is something that also needs to be addressed. We are in the process of reviewing right now the whole submittal.

Mr. Sieben said Building and Fire?

Mr. Beneke said we do have fire comments that I believe Gary sent out already.

Mr. Krientz said I did send notes out already, the fire comments. I believe you've seen them. On this side of the building, standpipes are going to be required in there. The fire lane access did meet the turnaround specs in this one corner.

Mr. Ratajczak said on the north side, we had anticipated using Orchard-Gateway as the fire lane because the curb, as near as we could tell, was within 200 feet of the building façade. Maybe we misunderstood the rules.

Mr. Beneke said you have to have that parking lot for a fire lane because your fire department connection is there and so we've got to be able to get into that site.

Mr. Fogarty said let me just ask a question about the fire department connection. Can we move the connection, or is the connection already existing? Can we move it closer to Orchard-Gateway so that the connection could be made there if Orchard-Gateway could serve as the fire lane?

Mr. Beneke said the fire department connection is on the building and it has to face Orchard-Gateway.

Mr. Fogarty said so what we have to do is widen that lane, the drive isle and the parking lot.

Mr. Beneke said just so everybody is aware, that connection if you guys are concerned with it, can be just a fire access connection. It doesn't have to be access for regular parking and driving.

Mr. Strouse said our intention here would be to try and keep cars from going here.

Mr. Beneke said so if you have a gate there or whatever, you'll need a lockbox on that gate.

Mr. Krientz said I have a second note on wherever your connection is going to be to make sure that

there is a sidewalk in front of it.

Mr. Sieben said Mike, anything from Fox Metro at this time?

Mr. Frankino said we had a question about the existing sanitary and then the proposed sanitary as it heads toward the building. We noticed that it was going to be in a city easement, but we've been hearing conflicting information about whether that's going to be a City of Aurora owned sewer or if it is going to be a service simply for the building.

Mr. Feltman said I assume it would just be a service for the building.

Mr. Frankino said I don't know if we've received the IEPA applications yet, but somewhere I thought it had said City of Aurora owned and I was questioning that.

Mr. Fogarty said well I guess the question is due to the length of the service, do you have a stipulation on what the maximum length could be from where we need to get to that is the public sewer to the building because ultimately I think the extension is only going to serve the proposed building, but due to the length of it, it is probably going to need manholes due to the pipe change directions rather than just cleanouts.

Mr. Frankino said it is only going to be the lot in between the two detention areas there. Is that buildable?

Mr. Ratajczak said that' all compensatory storage.

Mr. Frankino said okay, so there won't be any connection to it. We can work on how to do it exactly. Being in the treatment works, we get concerned about structures because structures end up leaking and a lot of our INI comes from structures. We can figure out a good design for that, maybe cleanouts or something instead. I was just concerned about whether or not it was a city sewer.

Mr. Fogarty said Mike, what is INI?

Mr. Frankino said infiltration and inflow.

Mr. Ratajczak said coming all the way from the public sewer on Orchard-Gateway right now the route is in between the triangular detention basin and the comp storage area and then it comes over. At that point you are to the property.

Mr. Fogarty said it will run the lot, like in the middle of the western wall, and connect. Is our pump on that side too?

Mr. Ratajczak said yes. So then an easement would be off of their property and over these other properties.

Mr. Fogarty said it is all going to be owned by, for now it will all be owned by us. The long-term owner of the asset will be an institution that likes to own these kind of real estates, an insurance pension or somebody like that. All these parcels will be sold together because it is self-contained, all the compensatory storage is related to this development. There won't be an association. This will be contained among itself. This will be one free-standing real estate investment and so the easement will be an easement through somebody's own property.

Mrs. Vacek said as you see on the agenda, there is a Comp Plan change that is required to go along with this as we kind of go through the process. The city did do a Comp Plan Revision about 2 years ago and they did look at this as not warehousing, so because of that, we do need to bring the Comp Plan change forward as we kind of go along with all this. I will be reviewing this probably in the next week or so and getting you comments.

1 DST Staff Council 05/26/2015
(Planning Council)

Notes: Mrs. Vacek said I have not started reviewing this. This is going to the June 17th Planning Commission, so I will be getting comments out this week.

Mr. Beneke said there are fire comments on this also.

1	DST Staff Council (Planning Council)	06/02/2015				
	<p>Notes: <i>Mrs. Vacek said I am going to be getting comments out for the Preliminary this week. This will go to the June 17th Planning Commission and then I will be following up with Final. I believe that Engineering did get comments out already.</i></p> <p><i>Mr. Feltman said yes.</i></p> <p><i>Mr. Sieben said Mike, did you take a look at that one yet? That's the PPG project. Do you have any comments or did you already?</i></p> <p><i>Mr. Frankino said our one comment and concern was the sanitary service and whether or not it was slated to be a main or a service. I think Dan and I worked that out that it was going to be a service and a private easement, correct?</i></p> <p><i>Mr. Feltman said correct.</i></p> <p><i>Mr. Frankino said I think we've got plan revisions, but I don't think we've seen anything on the easement just to verify that. We want to make sure that the city doesn't have any more main to maintain than necessary.</i></p> <p><i>Mrs. Vacek said I will be voting the Preliminary out next week, so if you guys do have any conditions, let me know and we can add those to the staff report.</i></p>					
1	DST Staff Council (Planning Council)	06/09/2015	Forwarded	Planning Commission	06/17/2015	Pass
	<p>Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 6/17/2015. The motion carried by voice vote.</p> <p>Notes: <i>Mrs. Vacek said I make a motion to move this forward to the June 17th Planning Commission. I think that there are some conditions.</i></p> <p><i>Mr. Feltman said Engineering has 3 conditions. I'm going to paraphrase them, but we have them written up for the staff report. One is just contingent upon final Engineering approval. There is also a Letter of Map Revision that is based on fill that is going to be needed. We would need that to be completed prior to final acceptance. There is a second water main connection that needs to be made to North Aurora's existing water system and we just need to have that coordinated and approved through North Aurora.</i></p> <p><i>Mrs. Vacek said Planning may have some comments once the revisions come back. They should be having those back to me tomorrow. With that I do make a motion. Mr. Minnella seconded the motion.</i></p> <p><i>Mr. Sieben said we have a motion and a second. I think one of the keys that we, in Tracey's comments, we want to make sure we get enough of landscaping and berming on the perimeter. That's one of the main things.</i></p> <p><i>The motion carried unanimously.</i></p>					
2	Planning Commission	06/17/2015	Forwarded	Planning & Development Committee	06/25/2015	Pass
	<p>Action Text: A motion was made by Mr. Cameron, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 6/25/2015. The motion carried.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1 A related item is our third item on 2 the agenda, which is an ordinance approving a 3 revision to the Orchard Gateway Corporate Centre plan 4 description on 25.891 acres for property located at 5 the southwest corner of Orchard Gateway and Deerpath 6 Road in Aurora, Ward 5. This is also a public 					

7 hearing.

8 MS. VACEK: This is also related to the next
9 one on the list. I don't know if you want to read
10 that. We can kind of talk to them -- about them
11 together and then we can take two different votes.

12 CHAIRMAN TRUAX: Okay. I will do that.

13 The final item -- related item on
14 the agenda is a resolution of approving a revision to
15 the preliminary plan and plat on 47.66 acres for
16 property located at southwest corner of Orchard
17 Gateway and Deerpath Road in Aurora, Ward 5.

18 MS. VACEK: Good evening. The proposed plan
19 description revision allows for the expansion of the
20 ORI, office research light industrial use on Lot 7A
21 being 25.891 acres, and this would allow PPG to build
22 their new facility on the site.

23 The preliminary plan and plat
24 includes re-subdividing Lots 5, 6, and 7 of Deerpath

GROVE & ASSOCIATES REPORTING

18

1 Commerce Center, Center Unit 2 being 47.66 acres.
2 The re-subdivision would create four lots. Lots 5A
3 and 10 contain storm water facilities and Lot 6A
4 contains compensatory storage. Lot 7A consists of a
5 304,560 square foot facility with the ability for a
6 159,800 square foot building expansion.

7 The plan does indicate 290 auto
8 parking spaces, of which 213 will be banked for
9 future need. There will be an undulating berm that
10 is being proposed along the east property line to

11 help screen the building from Deerpath there.

12 The petitioner is requesting a six
13 and a half foot tall ground sign at the northeast
14 corner of Lot 7A.

15 With that, this is a preliminary
16 plan, so I believe that you do have some landscaping
17 and some elevations in your packet. However, those
18 are not being reviewed or not being voted on as part
19 of this. This is just preliminary, so those would be
20 taken a look at at final.

21 So I will turn it over to the
22 petitioner unless you have some questions for me.

23 COMMISSION CAMERON: Can you do a brief review
24 on the compensatory storage?

GROVE & ASSOCIATES REPORTING

19

1 MS. VACEK: I will have the petitioner kind of
2 talk through the whole engineering of this and why
3 everything is kind of how it is. Okay?

4 CHAIRMAN TRUAX: Let's have the petitioner
5 come forward and we need to have you sworn it.

6 MR. SIEBEN: It is a public hearing. I would
7 swear in the whole team at once if that's okay.

8 If everyone who may testify wants to
9 stand and raise your right hand.

10 (Witnesses sworn.)

11 MS. RZEPKA: I'm the petitioner for the
12 proposed development. Just to give you a little bit
13 of background about who we are --

14 CHAIRMAN TRUAX: Could you give us your name?

15 MS. RZEPKA: Amy Rzepka.
16 CHAIRMAN TRUAX: Okay. And your address?
17 MS. RZEPKA: 9550 West Higgins Road, Suite
18 200, Rosemont, Illinois 60018.
19 CHAIRMAN TRUAX: Okay.
20 MS. RZEPKA: I'm the petitioner for the
21 proposed development. Just to give you a little bit
22 of background about who we are, I work for Coner
23 Commercial Real Estate. We're a part of the larger
24 parent company, the McShane Companies. We've been in

GROVE & ASSOCIATES REPORTING

20

1 business for over 30 years. We've developed more
2 than 23 million square feet and over a billion
3 dollars worth of real estate. McShane Construction
4 is our sister company and they will be the general
5 contractor on this project.
6 To give you a little bit of history
7 about the project, Coner Commercial and Aurora
8 Christian formed an agreement late spring last year
9 for Coner to market their site for potential
10 development opportunities. Mid summer last year we
11 received an RFP from PPG. They had an interest in
12 the site, and this really initiated conversations
13 with staff about design.
14 As the -- as the project progressed
15 we continued our discussions with staff, and about
16 early fall last year was when PPG had really narrowed
17 their focus to our site. PPG is already a part of
18 the community and they're looking to make a continued

19 investment here.
20 So they're currently operating in a
21 facility on Bilter Road. They are looking to expand
22 their current operations and consolidate their
23 facility in Joliet under one roof. Our site really
24 provided them the dimensions that they needed in

GROVE & ASSOCIATES REPORTING

21

1 order to design an efficient facility, and it also
2 gave them the best access and the proximity to I-88,
3 which is something that they really desired.

4 PPG's search has really been
5 location driven as they want to stay in Aurora.
6 Aurora has really provided them a great, strong labor
7 force as well as access to a good transportation
8 system.

9 As of March we have a signed 12-year
10 lease with PPG. We've had continued conversations
11 with staff addressing current design features,
12 addressing concerns, and we're moving forward with
13 the project.

14 With us today we have a
15 representative from PPG to talk about PPG as a
16 company as well as the operations within the proposed
17 new facility. And I also have our design team. Each
18 consultant will come up and speak to their area of
19 expertise and talk through any kind of design
20 features, engineering of the site, as well as
21 landscaping elements that we've taken into
22 consideration as we plan the facility.

23 *At this time, I will turn it over to*

24 *PPG.*

GROVE & ASSOCIATES REPORTING

22

1 *CHAIRMAN TRUAX: Any questions for the*

2 *petitioner? Okay.*

3 *MR. HEINTZELMAN: My name is Paul Heintzelman.*

4 *My address is 3300 Corporate Drive in Joliet,*

5 *Illinois, 60431.*

6 *PPG Industries is a global maker of*

7 *paints, coatings, optical products, specialty*

8 *materials, glass and Fiberglas. They're*

9 *headquartered in Pittsburgh, Pennsylvania. They're a*

10 *global leader in innovation, sustainability, and*

11 *color. They're the world's largest coating*

12 *manufacturer with 15.4 billion in annual revenue, and*

13 *they employ more than 46,000 worldwide.*

14 *In July 2014 PPG acquired Homax*

15 *Products, whose main distribution warehouse is in*

16 *Joliet, Illinois. It is approximately the same size*

17 *as the current facility on Bilter Road in Aurora.*

18 *Neither site is large enough to accommodate to*

19 *consolidate operations under one roof, creating the*

20 *need to build a new facility.*

21 *The future site will ship products*

22 *to three main customer channels -- PPG customer*

23 *stores, national accounts such as Home Depot, Lowe's,*

24 *Menards, Walmart, and independent dealers.*

GROVE & ASSOCIATES REPORTING

23

1 *The operations at the site not only*
2 *focuses on distribution of products but also on other*
3 *value-added activities such as relabeling product,*
4 *tinting materials, repackaging of product, and*
5 *shredding of plastic containers so they can be*
6 *recycled. Corrugate and stretch wrap are also*
7 *compressed and recycled.*

8 *The majority of the shipments coming*
9 *into the distribution center will originate in*
10 *Batavia at the manufacturing plant located there.*

11 *And then I can answer any questions*
12 *that you may have.*

13 *COMMISSIONER COLE: Would you be the person*
14 *who would answer the parking question?*

15 *MR. HEINTZELMAN: I'm going to leave that up*
16 *to the design team.*

17 *COMMISSIONER COLE: Okay.*

18 *COMMISSIONER CAMERON: Are any of the things*
19 *that you do create potential high flammability*
20 *hazards or are they primarily non oil-based finishes*
21 *or what -- what are we looking at there?*

22 *MR. HEINTZELMAN: There is an H3 room designed*
23 *into the building. Once again, the design team can*
24 *speak to the -- how that applies to the coatings and*

GROVE & ASSOCIATES REPORTING

24

1 *all that.*

2 *MR. GRUBE: The H3 room that is -- the H3 room*

3 that's part of the current 801 Bilter Road is the
4 same size as what will go into this new site, so it's
5 the same that is already in existence.

6 CHAIRMAN TRUAX: Okay. Could you identify
7 yourself, please?

8 MR. GRUBE: Sure. My name is Kyle Grube and I
9 work for PPG.

10 CHAIRMAN TRUAX: Can we get your address for
11 the record?

12 MR. GRUBE: 801 Bilter Road, Aurora, Illinois.

13 CHAIRMAN TRUAX: Thank you. Are there other
14 questions of the petitioner at this point?

15 COMMISSIONER COLE: How many people are going
16 to work at this facility?

17 MR. HEINTZELMAN: It's unclear of the exact
18 number, but it's going to be somewhere in the 70 to
19 80 employee range.

20 COMMISSIONER COLE: And is there -- you know,
21 at one point I saw 100 employees and then they said
22 something about expanding to 200 employees.

23 MR. HEINTZELMAN: We have not had that kind
24 of conversation of 200 employees. We haven't even

GROVE & ASSOCIATES REPORTING

25

1 had a conversation on 100 employees. So far our
2 conversations have been between 70 and 80.

3 COMMISSIONER ANDERSON: So what will be the
4 maximum amount of employees you can hold in that
5 facility? Do you know?

6 MR. HEINTZELMAN: I don't know. We haven't

7 discussed that.

8 COMMISSIONER COLE: I am almost positive that

9 I read this in the report, and I do not have a

10 computer that's got everything that we got from home.

11 Am I the only one who read this or --

12 MR. HEINTZELMAN: Well, if we combine the

13 employees that are at both sites now, we're in the 70

14 to 80 range, so we're not looking to expand our

15 employee base past what we currently have.

16 MR. SIEBEN: The staff report does indicate

17 that they could bring a total of 75 warehouse

18 employees plus 12 staff employees, so that comes out

19 to about 80 -- if I do about do my math right, 87.

20 COMMISSIONER COLE: Okay. In the staff

21 report, who is Mr. Fogarty, F-o-g-a-r-t-y?

22 MS. RZEPKA: That's Dan Fogarty. He was with

23 Coner Commercial Real Estate. He's no longer with

24 our company.

GROVE & ASSOCIATES REPORTING

26

1 COMMISSIONER COLE: Oh, okay. Well, in the

2 staff report he says 100 jobs to start and then 200.

3 MS. RZEPKA: That was corrected --

4 MS. VACEK: You have to come up.

5 CHAIRMAN TRUAX: We need to catch all of you.

6 COMMISSIONER CAMERON: That was part of his

7 marketing program.

8 MS. RZEPKA: That was corrected with a

9 qualifying statement. We spoke directly with PPG.

10 Kyle provided us with the numbers, which was 75

11 warehouse as well as 12 staff is the accurate count.

12 COMMISSIONER COLE: Okay.

13 CHAIRMAN TRUAX: So those are the real
14 numbers?

15 MS. RZEPKA: Correct, yes. Those are the
16 numbers.

17 CHAIRMAN TRUAX: Thank you. Are there
18 questions for the petitioner now?

19 Okay. Are you turning it over to
20 someone else on your team?

21 MR. HEINTZELMAN: Yes.

22 CHAIRMAN TRUAX: Okay.

23 MR. TREFRY: Thank you. My name is Cameron
24 Trefry with Ware Malcomb Architects. We're at 1900

GROVE & ASSOCIATES REPORTING

27

1 Spring Road in Oak Brook, Illinois 606 -- I'm sorry,
2 60523 is our ZIP code.

3 We are the architects of record for
4 the project, and I will be able to answer your
5 parking questions, but first I want to take you
6 through some of the site and then the building
7 design.

8 We'll start just with the site
9 layout and how the building is positioned on the site
10 here. We do have this conceptual site plan. See if
11 I can get it to work.

12 The conceptual site plan is up here
13 on the boards in front of you, and the building is
14 positioned in the northeast corner of the site. We

15 *paid special attention to that corner of the building*
16 *and incorporated architectural features in that*
17 *corner of the building, as we know that that is sort*
18 *of the gateway and also near the border to North*
19 *Aurora so we want to put a good face forward to the*
20 *building.*

21 *I will say we do a lot of this type*
22 *of building design, and this building is going to be*
23 *a smooth precast concrete, which is load-bearing and*
24 *insulated. And I will say that this building I feel*

GROVE & ASSOCIATES REPORTING

28

1 *has quite a bit of articulation architecturally and*
2 *lots of relief within the facade, especially along*
3 *the north and east facade.*

4 *You'll see the image on the*
5 *left-hand board up there, and the top image is the*
6 *northwest corner of the building, and that is the*
7 *office entrance. The lower image is the northeast*
8 *corner of the building, and that corner of the*
9 *building is actually where the H3 area is located.*

10 *Due to building codes and things*
11 *like that, the building height in that area is*
12 *slightly lower than the rest of the building, but*
13 *you'll see that in that corner of the building we*
14 *brought the precast back up a little bit higher,*
15 *again to provide some articulation, some*
16 *architectural interest there. We've accented that*
17 *with metal canopy bands as well as some horizontal*
18 *corrugated metal which is premium finish, and again*

19 provides some interest at that corner of the
20 building.
21 COMMISSIONER CAMERON: I can't hear you.
22 MR. TREFRY: I apologize. So the parking
23 question, most of the automobiles will be entering
24 off of Orchard Road and they will be parking to the

GROVE & ASSOCIATES REPORTING

29

1 north side of the building. There is a small parking
2 lot around to the west side of the building. The
3 remainder of the parking stalls on the site are land
4 banked, so when you add up the total count, we have
5 290 stalls. There will be 80 stalls that will be
6 built day one.
7 All of the trucking is south of the
8 auto parking, and it's actually on both the east and
9 west side. Most of the trucking will be entering off
10 of Orchard, circulating down through the site, and
11 exiting on to Deerpath.

12 If there is any questions?

13 COMMISSIONER COLE: So the number of parking
14 places, real parking places is 80?

15 MR. TREFRY: That's correct. So day one there
16 will be 80 parking stalls.

17 COMMISSIONER COLE: And there will be how many
18 employees?

19 MR. TREFRY: There will be 75 warehouse
20 employees and 12 office employees.

21 COMMISSIONER COLE: So somebody isn't going to
22 have a parking place?

23 MR. TREFRY: I believe that the warehouse
24 employees are working in shifts so they're not all in

GROVE & ASSOCIATES REPORTING

30

1 at one time.

2 COMMISSIONER COLE: Okay. That makes sense
3 then.

4 CHAIRMAN TRUAX: So what's the reason for
5 banking the other 200 spots?

6 MR. TREFRY: There is planned expansion for
7 the building, and PPG would like the flexibility
8 should there be an increase in employees in the
9 future to have parking for those employees.

10 CHAIRMAN TRUAX: Okay. So those are the ghost
11 employees that Linda's been talking about that may
12 come.

13 MR. TREFRY: Yes.

14 COMMISSIONER COLE: It is in the report
15 because I did find it.

16 CHAIRMAN TRUAX: For future expansion. Okay.

17 Are there other questions for the
18 petitioner?

19 COMMISSIONER COLE: You know what? I do have
20 a question about the drainage into the sanitary
21 sewer. That too is in the staff report, and they
22 talk about building -- which I did not understand at
23 all, but it talked about building leakage?

24 MR. TREFRY: Okay. I'm actually going to turn

GROVE & ASSOCIATES REPORTING

31

1 this over to our civil engineer so he can speak and
2 tell you about that.

3 COMMISSIONER COLE: Okay.

4 CHAIRMAN TRUAX: Okay. Thank you.

5 MR. DUFFY: Good evening. My name is Brett
6 Duffy. I'm with SpaceCo. My address is 9575 West
7 Higgins Road, Rosemont, Illinois, Suite 700.

8 Could you repeat your question about
9 the sanitary sewer?

10 COMMISSIONER COLE: Well, I don't understand
11 what they're talking about, the infiltration and
12 inflow and the sanitary -- the sewer, city sewer.
13 And then there is -- it says that a lot of it comes
14 from building leakage.

15 MR. DUFFY: I'm not exactly sure what the
16 tunnel's derived from. We're going to be installing
17 a new sanitary sewer service to the new facility that
18 will be brand new PVC pipe, which is watertight. I
19 don't anticipate any inflow and infiltration into the
20 new system.

21 We're going to be tying into an
22 existing sewer that was constructed when the Deerpath
23 Commerce Center was originally constructed in 2003.
24 They left the sewer for us to connect to and we'll be

GROVE & ASSOCIATES REPORTING

32

1 doing an extension into that sewer. I don't
2 anticipate any ideations of that inflow or

3 infiltration with this project.

4 CHAIRMAN TRUAX: Okay. Are there other
5 questions? Did you have more that you want --

6 MR. DUFFY: Yes, I can go through some of
7 our -- some of the civil engineering aspects of the
8 project.

9 CHAIRMAN TRUAX: Why don't you go ahead and do
10 that.

11 MR. DUFFY: Sure. When the property was
12 developed back in 2003, Orchard Gateway Parkway was
13 constructed. Deerpath Road was constructed at that
14 time. And storm water detention was constructed on a
15 lot which doesn't show up on the plan, but there's a
16 detention pond on the north side of Orchard Gateway
17 Parkway that was constructed. A detention pond on
18 the south side of Orchard Gateway Parkway was
19 partially constructed to accommodate the proposed
20 improvements for the roadway.

21 As part of our development, we'll be
22 expanding the pond on the south side of Orchard
23 Gateway Parkway and constructing another detention
24 facility adjacent to the building.

GROVE & ASSOCIATES REPORTING

33

1 The site plan -- on the actual
2 preliminary plan that was provided -- so on the plan
3 that was provided to you with the package, there are
4 two detention facilities shown on there. One is
5 called basin 3A, which is being expanded for the
6 project, and basin 3B, which is being constructed as

7 part of the project.
8 In addition with the detention
9 facility that was constructed on the north side of
10 Orchard Gateway Parkway, which is right across from
11 pond 3A, those three detention facilities provide
12 detention storage for this project and then any
13 future development that's going to occur with lot 9
14 on the north side of the property. So all the
15 detention facilities that are going to be needed to
16 accommodate this plan will be constructed with this
17 project.

18 There was a question regarding the
19 flood plain compensatory storage. When this project
20 was developed back in 2003, there was existing flood
21 plain on the property. And when this property
22 developed, some of that flood plain was filled, and
23 the developer of the property provided compensatory
24 storage to make up for the flood plain fill that

GROVE & ASSOCIATES REPORTING

34

1 occurred on the site.
2 Part of the compensatory storage
3 area that was built back in 2003 is going to be
4 part -- in part it's going to be filled to
5 accommodate the rectangular shape to this building
6 and will be making up any loss flood plain
7 compensatory storage, and that loss in that flood
8 plain compensatory will be taken care of on the south
9 side of basin 3A. So the calculations are provided
10 to staff regarding those calculations that are --

11 *they're reviewing those at this time, but there's no*
12 *concerns from them --*

13 *COMMISSIONER CAMERON: Now, does that happen*
14 *at the time the building is built or does that come*
15 *later when you would possibly expand? When does the*
16 *new compensatory storage get built?*

17 *MR. DUFFY: The new compensatory storage will*
18 *be built at the time of the construction of this*
19 *building. Part of the comp storage that was built in*
20 *2003 is going to be filled --*

21 *COMMISSIONER CAMERON: Fill it --*

22 *MR. DUFFY: We're going to fill that right up*
23 *and we're going to cut it out of the area south of*
24 *the pond to make up for the loss. So that will all*

GROVE & ASSOCIATES REPORTING

35

1 *be happening --*

2 *COMMISSIONER CAMERON: Compacts it.*

3 *MR. DUFFY: Yes, that's correct.*

4 *Earlier we discussed about the*
5 *sanitary sewer service that's coming to the facility.*
6 *There was a sanitary sewer service that was provided*
7 *as part of the roadway improvement plans and left for*
8 *us to extend to the building, so we'll be provided*
9 *sanitary and sewer service to the site with a*
10 *sanitary sewer extension.*

11 *Water main is being provided to the*
12 *site. There is existing water main on Orchard*
13 *Gateway Parkway. There's existing water main along*
14 *Deerpath Road, and there's an existing water main*

15 along the south side of this property. So there's
16 water main on all three sides of this facility.
17 Another aspect of the water main for
18 this site is this property receives its water from
19 the city -- I'm sorry, from the Village of North
20 Aurora as part of an intergovernmental agreement that
21 was done back in 2002 or 2003.

22 As part of this project we're going
23 to be preparing the secondary connection to the water
24 supply that was required as part of the IGA, so

GROVE & ASSOCIATES REPORTING

36

1 that's been in review with the Village of North
2 Aurora at this time, and the extension is going to
3 happen as part of the project. So your secondary
4 connection at -- with this property will happen with
5 this plan.

6 I'm open for any questions that you
7 may have regarding engineering for the site.

8 CHAIRMAN TRUAX: Okay. Thank you.

9 MR. DUFFY: Thanks.

10 CHAIRMAN TRUAX: Do we have someone else that
11 wants to present?

12 MR. RYAN: Good evening. I'm John -- excuse
13 me, John Ryan of the Ives/Ryan Group. Our address is
14 324 Eisenhower Lane North, Lombard, Illinois 60148.

15 We're the landscape architects for
16 the project and I will -- we're going to take you
17 briefly through the five areas of landscaping that
18 the ordinance requires us to address.

19 The site currently has quite a bit
20 in the way of existing landscaping in the way of
21 parkway trees which were planted back when the
22 project was first developed. While most of these
23 trees have done quite well and obtained some nice
24 size, sadly quite a few of them are species of ash

GROVE & ASSOCIATES REPORTING

37

1 and are either dead or in process of doing so. So 35
2 of those existing parkway trees will be replaced as
3 part of this landscape improvement.

4 Additionally, since we have a number
5 of separate lots, each lot is required to have
6 perimeter landscaping, so each lot will be meeting
7 the perimeter landscape requirements, which in some
8 areas where it abuts a detention pond, you actually
9 are going to have double landscaping, so to speak,
10 because we also have a landscape component for the
11 two ponds which consist of both trees as well as a
12 native seed mixes. All the shorelines will be
13 improved in native seed mixes up above the high water
14 mark.

15 Additionally, landscaping is
16 required for the building itself. In the way of
17 parking lot landscaping, all the parking lot islands
18 are fully landscaped as well as the building
19 foundation which is fully landscaped, all in
20 accordance with the requirements.

21 In essence, we are adding over 600
22 new trees to the site and in excess of 600 new shrubs

23 as well. So it'll be quite a dramatic change.

24 Can I answer any questions regarding

GROVE & ASSOCIATES REPORTING

38

1 landscaping?

2 CHAIRMAN TRUAX: Okay. Thank you.

3 Does the petitioner team have

4 someone else to address us?

5 Commission have questions for any of

6 the petitioners?

7 COMMISSIONER CAMERON: For the architect I

8 have a question. On the flow of trucks of the

9 incoming trucks I'm assuming coming in on the

10 Deerpath side and the outloading occurs on the

11 opposite side of the building?

12 MR. TREFRY: Actually, I believe it's the

13 opposite. So the trucks are primarily going to enter

14 from the north side off of Orchard, which is the

15 preferred circulation path for them,

16 counterclockwise. So they'll be entering the site

17 from the north.

18 COMMISSIONER CAMERON: Right.

19 MR. TREFRY: And circulating around and

20 exiting on the southeast.

21 COMMISSIONER CAMERON: So you have less docks

22 for the outgoing than you do for the incoming?

23 MR. TREFRY: That's correct. I apologize. It

24 is actually the opposite. The trucks -- the trucks

GROVE & ASSOCIATES REPORTING

39

1 are entering the site from the northwest corner, but
2 that is, in fact, the outbound for the product within
3 the building.

4 COMMISSIONER CAMERON: Because you've got full
5 truckloads coming in hopefully.

6 MR. TREFRY: Full truckloads that come in will
7 have to circulate around and they will be dropping
8 off on the east side.

9 COMMISSIONER CAMERON: Okay. And then a
10 question for the engineer. You've got -- let's see
11 here. You have got about 26, 2700 cubic yards left
12 over after you fill the existing compensatory
13 storage. You're going to have to truck all of that
14 out or could you use that on the site?

15 MR. DUFFY: It's going to be used on the site.
16 We've got capacity to handle that. They're already
17 going to be bringing some dirt in to the property, so
18 we will be using every --

19 COMMISSIONER CAMERON: Are you building up --

20 MR. DUFFY: Yes, correct.

21 COMMISSIONER CAMERON: So it doesn't sit in
22 the compensatory storage?

23 MR. DUFFY: That's correct. We're actually
24 going to be excavating more than what we fill. So

GROVE & ASSOCIATES REPORTING

40

1 we're required to compensate on this project one to
2 one, and I think we're going to be compensating in

3 excess of that.

4 COMMISSIONER CAMERON: Thank you.

5 CHAIRMAN TRUAX: Okay. Further questions?

6 This is a public hearing, so if

7 there's anyone in the audience who would like to

8 address the Commission on this matter, this is your

9 time to come forward.

10 (No response.)

11 CHAIRMAN TRUAX: If not, I will close the

12 public hearing.

13 Do we have a staff recommendation?

14 MS. VACEK: I'm going to actually give the

15 recommendation for the revision for the plan

16 description and then we can do the findings of fact

17 for that, and then I can go back and give the one for

18 the preliminary.

19 CHAIRMAN TRUAX: Okay.

20 MS. VACEK: Staff would recommend conditional

21 approval of the ordinance approving the revision to

22 the Orchard Gateway Corporate Center plan description

23 for the property located at the southwest corner of

24 Orchard Gateway and Deerpath Road with the following

GROVE & ASSOCIATES REPORTING

41

1 condition: That the plan description be modified

2 pursuant to the attached redline.

3 CHAIRMAN TRUAX: Further questions for Tracey

4 or staff?

5 If not, I'll entertain a motion.

6 COMMISSIONER CAMERON: Move for approval.

7 COMMISSIONER ANDERSON: *Second.*
8 CHAIRMAN TRUAX: *Moved and seconded.*
9 Sue, would you call the roll,
10 please.
11 MS. JACKSON: *Mrs. Anderson?*
12 COMMISSIONER ANDERSON: *Yes.*
13 MS. JACKSON: *Mr. Bergeron?*
14 COMMISSIONER BERGERON: *Yes.*
15 MS. JACKSON: *Mr. Cameron?*
16 COMMISSIONER CAMERON: *Yes.*
17 MS. JACKSON: *Mrs. Cole?*
18 COMMISSIONER COLE: *Yes.*
19 MS. JACKSON: *Mr. Divine?*
20 COMMISSIONER DIVINE: *Yes.*
21 MS. JACKSON: *Mr. Pilmer?*
22 COMMISSIONER PILMER: *Yes.*
23 MS. JACKSON: *Mr. Reynolds?*
24 COMMISSIONER REYNOLDS: *Yes.*

GROVE & ASSOCIATES REPORTING

42

1 CHAIRMAN TRUAX: *Motion carries.*
2 We will do findings of fact for this
3 issue. We have to evaluate the proposal with respect
4 to the following:
5 Will the establishment of the
6 proposed special use be unreasonably detrimental to
7 or endanger the public health safety, morals,
8 comfort, or general welfare?
9 COMMISSIONER COLE: *The establishment of this*
10 *special use will not affect the -- or endanger the*

- 11 *public health, safety, morals, or general welfare of*
12 *the public.*
- 13 *CHAIRMAN TRUAX: Will the establishment of the*
14 *proposed special use be injurious to the use and*
15 *enjoyment of other property in the immediate vicinity*
16 *for the purposes already permitted?*
- 17 *This is not a residential area.*
18 *This is an area where there is similar uses, so I*
19 *would not imagine that it will injurious to the use*
20 *and enjoyment of other property.*
- 21 *No. 3, will the establishment of the*
22 *proposed special use substantially diminish or impair*
23 *property values within the neighborhood?*
- 24 *COMMISSIONER REYNOLDS: Special use will not*

GROVE & ASSOCIATES REPORTING

43

- 1 *damage property values because it represents the*
2 *highest and best use of the property.*
- 3 *CHAIRMAN TRUAX: No. 4, will the establishment*
4 *of the proposed special use impede the normal and*
5 *orderly development and improvement of surrounding*
6 *properties for uses permitted by the respecting*
7 *zoning districts?*
- 8 *COMMISSIONER PILMER: This is an expansion of*
9 *an existing company within the city that should be*
10 *beneficial to neighboring properties within that*
11 *zoning district.*
- 12 *CHAIRMAN TRUAX: No. 5, are adequate*
13 *utilities, access roads, drainage, and other*
14 *necessary facilities provided or shown as being*

15 proposed on the site plan for the proposed special
16 use?
17 COMMISSIONER CAMERON: They're either in place
18 or will be provided.
19 CHAIRMAN TRUAX: No. 6, what effect will the
20 proposed special use have on traffic or general area?
21 Has ingress and egress been designed to minimize
22 congestion in the public streets?
23 COMMISSIONER COLE: They have designed a
24 traffic flow plan that looks like it's going to work

GROVE & ASSOCIATES REPORTING

44

1 for this facility. Also one of the selling features
2 of this site was the fact that it is so close to the
3 access to the toll road.
4 CHAIRMAN TRUAX: And No. 7, does the proposed
5 special use conform in all other respects to the
6 applicable regulations of the zoning district in
7 which it's located, except as such regulations are
8 modified pursuant to the Plan Commission
9 recommendations?
10 I believe it does conform in all
11 other respects.
12 Those are our findings of fact.
13 Where does this go?
14 MS. VACEK: This will go our planning and
15 development committee on June 25th here at city hall,
16 5th floor conference room at 4:00 p.m., and that
17 would be next Thursday.

Aye: 7 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer,
Aurora Twnshp Representative Reynolds, At Large Anderson and At
Large Divine

