



City of Aurora

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Legistar History Report

File Number: 18-0889

File ID: 18-0889

Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 09/27/2018

File Name: Fresenius Kidney Care Aurora / 455 Mercy Lane / Final Plan Revision

Final Action:

Title: A Planning and Development Committee Resolution Approving a Revision to the Final Plan for 455 Mercy Lane being along private Mercy Lane, east of N. Highland Avenue and west of N. Lake Street, for a Health and human services (6300) use (Christopher Kidd & Associates, LLC - 18-0889 / AU09/4-18.156-Fpn/R - JM - Ward 6)

Notes:

Agenda Date: 10/25/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-10-11 - 2018.156.pdf, Exhibit "A-2" Landscape Plan - 2018-10-11 - 2018.156.pdf, Exhibit "A-3" Building and Signage Elevations - 2018-10-11 - 2018.156.pdf, Property Research Sheet - 2018-08-01 - 2018.156.pdf, Land Use Petition and Supporting Documents - 2018-09-26 - 2018.156.pdf, Plat of Survey - 2018-09-26 - 2018.156.pdf, Fire Access Plan - 2018-09-26 - 2018.156.pdf, Legistar History Report - 2018-10-09 - 2018.156.pdf

Enactment Number:

Planning Case #: AU09/4-18.156-Fpn/R

Hearing Date:

Drafter: jmorgan@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 | 10/02/2018 | Forward to Planning Council | Planning Council | | | |
| | Action Text: This Petition was Forward to Planning Council to the Planning Council | | | | | | |
| 1 | Planning Council | 10/09/2018 | Forwarded | Planning Commission | 10/17/2018 | | Pass |

Action Text: A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 10/17/2018. The motion carried by voice vote.

Notes: *Representative Present: Josh Steinberg*

My name is Josh Steinberg. I'm a Project Manager with Christopher Kidd & Associates. We are the architects who are working on the addition to the building and then subsequently the interior buildout of this addition to the dialysis clinic.

Mr. Sieben said do you want to describe the addition and how big and what the purpose is?

Mr. Steinberg said the purpose is to expand Fresenius's home training component at this clinic. They will have a few additional home training rooms where they can teach the patients how they can do their treatment at home.

Mr. Sieben said the size approximately?

Mr. Steinberg said the existing building is 8,900 square feet. Our addition is 1,300 square feet approximately, so it going to be about 10,000 square feet.

Mr. Sieben said essentially what's happening is you are squaring off the southwest corner where I believe there is a loading dock right now.

Mr. Steinberg said exactly. There is an existing concrete truck ramp there, a loading dock area that basically we are just infilling and squaring off the corner of the building just to expand it that far, the footprint that far.

Mrs. Morgan said so staff just sent out comments. I think you had a few questions.

Mr. Steinberg said yes, just a couple of little questions. Otherwise these comments are pretty straightforward with that we can revise the drawings.

Mrs. Morgan said I didn't think there was anything real major.

Mr. Steinberg said I just wanted to see if when we send back the revised sheets, it is just the sheets that we are revising that we need to resend or do we resent the whole?

Mrs. Morgan said everything you are revising, which is Final Plan, Landscape Plan and Building and Signage Elevations. I just need one copy of them.

Mr. Steinberg said okay. There was a comment that basically the labeling on the sheet needed to include that it says Final Plan for 355 Mercy Lane. Do we have to do that on the sheets that weren't mentioned, like the Fire Plan?

Mrs. Morgan said no, that's kind a of Planning thing unless Fire cares. We just like to be able to quickly see that up at the top so we know what we are looking at.

Mr. Steinberg said also a comment to basically not note the detention basin because it is on the adjacent lot. So does that carry through all the sheets basically?

Mrs. Morgan said just the Final Plan and Landscape Plan.

Mr. Steinberg said there also was a comment to provide color elevations. Actually the building is grey, so it is in color with grey right now. I didn't basically render the existing portions, just the new. That's all what's shown and shown grey to match the existing.

Mrs. Morgan said is the grey correct? I thought it maybe was just like a symbol of the material. Is it actually close to color of the building too?

Mr. Steinberg said basically yes. It is 2 shades of EIFS, dark grey and light grey.

Mrs. Morgan said okay. I just Google imaged it and I couldn't quite tell. It looked kind of white and maybe it is grey, so that's fine. You don't need to do the other, just the addition is my major concern.

Mr. Steinberg said those were my questions on the comments, otherwise, we anticipate getting those back to you this week.

Mr. Feltman said Engineering did a review and I think there may be some very minor comments. I'm not even sure if we have any comments. This is pretty straightforward. We'll be signing off on that building permit.

Mrs. Morgan said we are going to move you to Planning Commission next week on November 17th. Since this is a Final Plan Revision, it is going to go to Planning Commission, not a public hearing, and then it will go to the Planning and Development Committee. It is appealable from that committee, so they have 5 days to appeal it, the Aldermen do. You'll just have P&D and then 5 days to appeal it, so come 5:00 p.m. on November 31st we'll know if it is approved. I make a motion to move this forward to Planning Commission on November 17th. Mrs. Vacek seconded the motion. The motion carried unanimously.

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|---|---------------------|------------|-----------|--|------------|------|
| 2 | Planning Commission | 10/17/2018 | Forwarded | Planning & Development Committee | 10/25/2018 | Pass |
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Action Text: A motion was made by Mrs. Cole, seconded by Mr. Chambers, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 10/25/2018. The motion carried.

Notes: Mrs. Morgan said is a Final Plan Revision for 455 Mercy Lane. The property is zoned O(S) Office District with a Special Use. It is part of the Mercy Center Campus property Special Use. The Petitioner is requesting a revision to develop a 1,341 square foot addition at the southwest corner of the existing, almost 9,000 square foot, building. The addition will be constructed on currently what is a loading dock, so they are not adding any additional impervious coverage to the site. The landscape plan includes just a row of shrubs along the south elevation of the addition. The elevations will match the existing façade.

Mrs. Cole said I have a question. They only added 1 parking place, I believe it is 1 handicap parking place by the entrance. Is that...

Mrs. Morgan said they still meet their parking requirements.

Mrs. Cole said and I take it they can pretty much control the number of clients that they would have at any given time.

Mrs. Morgan said maybe the Petitioner can address that. I'm not for sure exactly how their business works.

Good evening. My name is Josh Steinberg. I'm the Project Manager with Christopher Kidd & Associates. We are the architects who are working on this addition and subsequent interior renovation for Fresenius Medical Care for this dialysis clinic. In regard to the parking question, we are over the minimum required and from what I understand and perhaps the Project Manager from Fresenius can expand on this, but there are shifts throughout the day that cycle patients through on a schedule, so as far as how many chairs they have open to do treatment, it is all scheduled that way and so parking would flow in cycles through for the scheduling of each business day.

Chairman Truax said so this an addition to the dialysis clinic building?

Mr. Steinberg said yes. Essentially we are just squaring off that corner of the building. As was mentioned, it is a loading dock currently. We will infill that area with the building addition. It eventually will expand to the facility's home training component for their patients.

Mrs. Morgan said staff would recommend approval of a Planning and Development Committee

Resolution approving a Revision to the Final Plan for 455 Mercy Lane being along private Mercy Lane, east of N. Highland Avenue and west of N. Lake Street for a Health and Human Service (6300) Use.

Chairman Truax said no conditions?

Mrs. Morgan said no conditions.

MOTION OF APPROVAL WAS MADE BY: Cole

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds

NAYS: None

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, October 25, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 8 At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 131 Representative Hull
