



City of Aurora

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Legistar History Report

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File Name: A & E Roofing and Siding / Lot 2 of Bell Gale Business Park / Preliminary Plan

Final Action:

Title: A Resolution Approving a Preliminary Plan for Lot 2 of Bell Gale Business Park Resubdivison Being Vacant Land located at 335 Marshall Avenue being northwest corner of Marshall Avenue and Gale Street

Notes:

Agenda Date: 04/27/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Preliminary Plan - 2017-04-13 - 2016.032.pdf, Fire Access Plan - 2017-03-16 - 2016.032.pdf, Land Use Petition and Supporting Documents - 2017-03-16 - 2016.032.pdf, Property Research Sheet - 2017-02-06 - 2016.032.pdf, CCR's - 2017-03-16 - 2016.032.pdf, Plat of Survey - 2017-03-16 - 2016.032.pdf, Legistar History Report - 2017-04-11 - 2016.032.pdf, Planning Commission PPT Presentation - 2017-04-17.pdf

Enactment Number:

Planning Case #: AU21/4-16.032-Ppn

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	03/21/2017	Forward to Planning Council	DST Staff Council (Planning Council)	03/28/2017		
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	03/28/2017					
	Notes: <i>Representatives Present: Rich Cannavino, Tom Fend, Alex Cruz, Jan Fitschen, and Brandon Jafari</i>						
	<i>Mr. Sieben do you want to touch on who you are at A & E Roofing, maybe where you are at now and why you are looking at expanding?</i>						
	<i>I'm Alex and as far as where we are at right now, we are right off Galena and Locust, 20 S. Locust, right across the street from McDonalds. At A & E Roofing and Siding we basically specialize in</i>						

residential and commercial exterior work. The reason why we are looking at building is because in the past 5 years we've seen a growth in commercial work so we need a lot more room for a lot of our equipment, a lot more trucks and just parking and just storage space is what we are looking for. Rather than moving to another city or anything like that, we figured we've been in Aurora for almost 10 years and we figured we stay here and continue to grow. That's part of the reason why we are doing this and why we want to keep it here.

Mr. Sieben said do you guys want to touch on the project, maybe the phased nature of it and what Phase 1 is going to be?

Mr. Fend said the initial phase is to the right of the site as you are looking at it up there and it is an office/warehouse structure. It is approximately 8,400 square feet, of which about 5,000 is the warehouse. That's the portion to the top of the building. They have parking on the front of the building that is going to be for employees, clients, etc. To the rear there will be fenced in additional parking more for their equipment, for their job site trucks and that sort of thing. The warehouse is going to be primarily for building materials. They will probably, I believe Alex parks some of the vehicles in there on occasion for repairs and that sort of thing.

Mr. Sieben said we did need to do this as a Preliminary because this is a revision to the currently approved Preliminary. That's the reason we're having you do the Preliminary first and then 2 weeks later we will go ahead and bring right behind it the Final Plan. The Final Plan is where we will then go over in detail the elevations, the landscaping and things like that. The Preliminary is really just to kind of set what is going to be happening. Unfortunately, it will be kind of back to back meetings. Jill Morgan is going to be the Planner assigned to this.

Mrs. Morgan said we will hopefully have the Preliminary, it is tentatively set for the April 19th Planning Commission. I just started the review on that. It looks like just a few comments probably. Then the Final will follow up on May 3rd. I don't know if you remember when Ed was talking about the process. You have Planning Commission, then it goes to Planning and Development, and then it goes to Committee of the Whole and then to City Council. Both the Preliminary and Final will have those phases, so the thought especially is get the Preliminary into Planning Commission to make sure there are not any comments on the basis of how it is looking so you can make those changes to the Final before you start moving forward in that process.

Mr. Fend said if everything goes well, when will you anticipate that final approval?

Mr. Sieben said the Final would go to the next Planning Commission after the April 19th, which will be the first one in May.

Mrs. Morgan said it is May 3rd for Planning Commission.

Mr. Sieben said City Council would be the end of the month. It would be probably the last Tuesday of the month in May. That's probably when you guys would have your full entitlement.

Mrs. Vacek said it looks like the 23rd.

Mr. Sieben said the 23rd of May.

Mr. Beneke said the Fire Marshall has sent out his comments. Some of the comments we have, and you can kind of go through them, if you can remove that hatching, it is really confusing for us. This radius on the hydrants is actually 400 feet, not 200, so that gives you more flexibility. We can't have hydrants sitting behind a parking space or out in a field, so none of those count, but you've got to be within 5 feet of the fire lane. We need to make sure that our lanes are dimensioned so that we know which ones are lanes to be used and where they are at. In this building you are showing a FDC off of this location, which is fine. One supply hydrant has to be at least 50 feet away and no more than 100 feet away, so moving it into something in here that will meet that. Then this building also needs to show a FDC. It is going to be required to be sprinklered too. It will need to face Marshall in this location. So you are going to need to show that and then show whether an existing hydrant needs that supply or not and where the sprinkler room and everything is on this one too. The other question we had was the height of these buildings. I don't recall the profile. Was it a pitched roof or is it a flat roof?

Mr. Cruz said it is a gabled roof.

Mr. Beneke said so the way that works is the mean roof is the height of the building for fire purposes,

so if you go half way up the gable, that will be the height. If it is less than 30 feet then you can have 20 foot fire lanes. If it is more than 30 feet, we need to have the 26 foot aerial apparatus lanes. I don't think your building is that tall.

Mr. Fend said no it is going to be less.

Mr. Beneke said but we will need that information on these plans so we can clearly understand what you are doing and where you are at and where your lanes and everything are. Take a look at those notes and if you have any questions feel free to give us a call. As far as the building permits are concerned, like Jill was saying, you can submit to us at any time. We can start the process working it concurrently with this process and with the Engineering process. So at any time you feel like you're ready to come in for a building permit, the permit for each building will be separate. Whenever you are ready, feel free to submit and we can start a process.

Mr. Fend said how many sets are you looking for?

Mr. Beneke said we are looking at 4 sets. We do look for 3 sets of engineering also because we look at the accessibility portion of it. We need a couple sets of soils and a couple sets of structural calcs and then just the whole (inaudible) package and everything associated with it. So 4 complete sets. At this point I'd submit the whole thing, but you can also submit a partial. We can't approve any building permit without having this process completed and Engineering completed.

Mrs. Morgan said you might also want to wait on Final to go to Planning Commission to make sure there aren't any major changes that would affect what you sent to Building and Permits.

Ms. Phifer said you talked about the building that you are looking to build. Do you just want to quickly touch on your thoughts for the future for the other building? Do you think that's going to be something you are going to sell off to a different entity? Is it expansion?

Mr. Cruz said no. With that second part, we kind of looked to that as an expansion. If needed, we will build additional office space, but in all honesty, we are probably looking at that for warehouse space, so whether it is equipment, trucks or building materials, that's what that will be for and then just to kind of add onto the other space that we have in case we need it.

Mr. Feltman said we are in review right now. I don't anticipate any major comments. I think they just need to work out where the hydrants need to be located.

Mr. Frankino said I'd just ask the engineer to incorporate our pre-review checklist comments for the civil design into the initial plan submittal and then our review should be pretty simple, just a basic sanitary service. It is not food service, so there will be no grease trap. Probably an oil wash separator internal. I would expect that.

Mr. Fend said there's no food prep on the site.

Mr. Frankino said for the oil.

Mr. Fend said for the oil.

Mr. Frankino said for the trench drains and what not, so there would need to be an inspection manhole outside.

Mr. Cruz said is that pretty much the only thing holding up the permits is just the fire planning stuff?

Mr. Sieben said yes. You'll have to finish going through the entitlement obviously. We will work out the details of that and then what building and fire would need.

Mr. Cannavino said so we'll have a final on April 19th? Is that my understanding?

Mr. Sieben said that's the Planning Commission date for the Final.

Mrs. Morgan said that is April 19th Planning Commission for the Preliminary. These are both tentative, but it is May 3rd for the Final and that's Planning Commission.

Mr. Cruz said and that's when I'm going to be able to go through for permits and those types of things?

Mrs. Morgan said that's what we kind of recommend is kind of holding off until then.

Mr. Beneke said you can actually go for permits at any time. It is just at your own risk. So that's the key behind it. If you feel comfortable that you're pretty well set and you've got all your bases covered, you can go ahead and submit at any time. What Jill is saying is if there might something that changes, you may want to wait a little just to make sure that you have all your bases covered before you get in and then something big changes on your plans.

Ms. Phifer said and Jill will be in touch with you on those dates.

Mr. Sieben said we still want to take a little bit of a look at the elevation. I know we've had some discussions, but again, we'll look at that through the Final, which is the second stage.

Ms. Phifer said so that would be the main reason maybe to hold off on submitting for your permit yet just because we want to work through that.

1 DST Staff Council 04/04/2017
(Planning Council)

Notes: *Mrs. Morgan said we sent out comments. They are in review making those changes. The Preliminary didn't really have any substantive comments. They are working on the changes for some of the Final Plan documents.*

Mr. Cross said they've got the proposed building and future building both on that same plan. There are 2 sets of comments, 1 for the proposed building and if they keep the future building on the plan, how that all needs to be addressed. So they do have the option of removing that off of the plan to clean that all up for this initial submittal.

Mrs. Morgan said we also commented on that similar for the landscaping because they are only landscaping one building and they either need to do it all or remove it and come back in.

Mr. Feltman said have they responded to you at all?

Mrs. Morgan said they have not, not on that, no.

Mr. Feltman said the want a Gale address just so you are aware.

Ms. Phifer said they are going to have both, right? This building can have this one and this building can have the other one.

Mrs. Morgan said yes, that's how they are showing it right now on their address plat.

Mr. Feltman said yes. The second building is going to be Marshall.

Mr. Cross said we didn't have any problem with it.

Mr. Frankino said we haven't received plans on this. It is probably pretty early yet.

1 DST Staff Council 04/11/2017 Forwarded Planning 04/19/2017 Pass
(Planning Council) Commission

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 4/19/2017. The motion carried by voice vote.

Notes: *Mrs. Morgan said staff has sent comments for the Preliminary. We haven't received a resubmittal, but since they are going straight into Final too, we just asked them to have everything back on Friday the same day. We are moving the Preliminary forward. I do have some conditions. I do move that we move this forward to Planning Commission on April 19th with the following conditions:*

1. *That the walkway is increased to 5 feet.*
2. *That the entire 3 parking lots are curbed.*
3. *That they provide a trash enclosure for the dumpster.*

Mrs. Vacek seconded the motion. The motion carried unanimously.

2 Planning Commission 04/19/2017 Forwarded Planning & Development Committee 04/27/2017 Pass

Action Text: A motion was made by Mr. Bergeron, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/27/2017. The motion carried.

Notes: *Mrs. Morgan said this is a Preliminary Plan for Lot 2 of Bell Gale Business Park. The project is currently vacant. It is zoned M-1(S) Manufacturing. It is part of the Bell Gale Industrial Condominium Park Special Use Planned Development. Details of the project include 2 buildings, which would be used as office/warehouse. The easterly most portion building as you can see on the Preliminary Plan will be the first space and will be built now. It consists of 3,427 square feet of office and 4,885 square feet of warehouse space with a total of 40 parking spaces. The westerly portion is the second phase building and it is approximately 9,000 square feet, also divided into office and warehouse with mostly about 7,500 square feet of warehouse. The access to both buildings will be from Marshall Avenue. As you can see, there are 3 different curb cuts for access for 3 different lots. The building elevations are not subject to view at this time, as this is the Preliminary Plan, but we will be, obviously, reviewing that at Final Plan and staff is looking at the fact that it is an upper scale industrial appearance, which was noted in the Plan Description for this area. The Petitioner is here to answer any questions if you don't have any questions for staff.*

My name is Rich Cannavino with Cannavino Construction. I'm representing A & E Roofing and Siding. We have the owners, Pastor and Alex Cruz, with us here and we have our civil engineer, Brandon Jafari, if you have any questions for him. That was a pretty good summary of what we have to present here. It is for A & E Roofing and Siding. They are currently located at 20 S. Locust in Aurora. They've been there for 13 years. The main purpose of the project that you see here is to expand their business and have more room to work. As it was stated earlier, it is about 1.75 acres on an existing commercial vacant lot within the Bell Gale Business Park. The building is 8,312 square feet and it is a combination of warehouse and an office. It has, as you can see, parking lots on both sides. The public that would come in would be on the far east side of that building and the workers would come in, in a fenced area on the left side of what you are looking at. It does have, as you can see, adequate landscaping and it will have a decorative metal fence that will be separating the section of the property backing to the residential houses that you see in the back of the property. Their main business hours are Monday through Friday between 7:00 and 4:00, so it is not a 24/7 kind of thing going on with the residences in the back there. If you have any questions, I'd be glad to answer them for you.

Mr. Bergeron said I was wondering, the staff had some recommendations that you did not respond to as yet. Is there a reason for that?

Mrs. Morgan said this was done prior to their resubmittal. They have addressed most of the comments. Staff does have just additional comments about curbing. One of the islands is still not shown as curbed, and I think this is just a minor formatting issue to adjust some of their parking spaces so it is not actually going into the curb.

Chairman Truax said okay so you are saying that the issues raised are pretty well...

Mrs. Morgan said pretty well. I'll still condition the one comment about the curbing.

Mrs. Morgan staff would recommend conditional approval of the Resolution approving a Preliminary Plan for Lot 2 of Bell Gale Business Park Resubdivision being vacant land located at 335 Marshall Avenue being at the northwest corner of Marshall Avenue and Gale Street with the following condition:

- 1. That all portions of the 3 parking lots, including all islands, be curbed and the parking spaces and dumpster location be altered accordingly to incorporate the width of the curb. They just need to shift the parking spaces. It is just a formatting issue.*

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Head

NAYS: None

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, April 27, 2017, at 4:00 p.m. on the fifth floor of this building.

Aye: 6 At Large Bergeron, At Large Cameron, At Large Cole, At Large Anderson, Fox Metro Representative Divine and SD 129 Representative Head