



# City of Aurora

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

## Legistar History Report

**File Number: 16-00221**

**File ID:** 16-00221

**Type:** Petition

**Status:** Draft

**Version:** 1

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 03/03/2016

**File Name:** Unilock / Plat of Dedication / 1400 Mitchell Road

**Final Action:**

**Title:** Requesting approval of a Plat of Dedication of Right of Way for Mitchell Road along the property located at 1400 Mitchell Road (Unilock Chicago Inc. - L16-00220 / AU10/4-15.025-Fpn - TV - Ward 1)

**Notes:**

**Agenda Date:** 04/28/2016

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Property Research Sheet Location ID 257 - 2016-03-03 - 2015.025.pdf, Land Use Petition and Supporting Documents - 2016-03-03 - 2015.025.pdf, Plat of Survey - 1400 Mitchell Road - 2016-03-03 - 2015.025.pdf

**Enactment Number:**

**Planning Case #:** AU10/4-15.025-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	City Council	03/08/2016	referred to	DST Staff Council (Planning Council)			
	<b>Action Text:</b> This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	03/15/2016					
	<b>Notes:</b> <i>Representatives Present: Shawn Benson and Jonathon Harn</i>						
	<i>Mr. Sieben said we have up on the screen the entire site and, obviously, the newer site that you guys bought a few years ago is the 1400 Mitchell site, so Sullivan is up at the top, so if you guys want to kind of describe the project as it relates to the operation.</i>						
	<i>Mr. Benson said you've got the two properties, 301 E. Sullivan on the west there and then the Mitchell Road property is in the bottom corner there. What Unilock wants to do to the Mitchell Road property is at the southwest corner there on the Mitchell property right there where you see hatch, currently that is a detention area for that property when it was, I'm assuming, originally developed, there was detention put there. They want to replace that detention area with a new concrete paver parking lot. Not parking lot, actually a materials storage area where they will store their product.</i>						

Mr. Sieben said and Shawn, do you want to clarify that? Your drawing says asphalt.

Mr. Benson said yes, so if it says asphalt, that is incorrect. They are actually going to use their own product, which makes sense. It is much cheaper for them.

Mr. Sieben said so you guys could make that change?

Mr. Benson said yes, and then the other part of the project there, they will just redo some of their own existing concrete and then we are also proposing to add additional parking along Mitchell. I think there are about 13 or 14 spots right there.

Mr. Sieben said what you have now is you have a row along the building and you would add a second row facing Mitchell and then a landscape area.

Mr. Benson said yes. I believe that violates the setback, which we talked about, which is why we are putting some landscaping there to screen that from the roadway. Then they are also, on their main access road off of Mitchell there, on the south side, they are proposing some additional parking as well. I believe some of this parking is you guys were looking for this for like training when you have a lot of people come to the site.

Mr. Sieben said so staff parking is this parking?

Mr. Benson said yes, correct. It is kind of remote, but like I said, it is for when they are going to have training. They do use, I think, the church parking lot. They just need some additional parking for when they kind of do some of that training. We do have kind of like a future truck access right there, but we're not going to do that right away. They currently do have access to this Mitchell property. To the west there, there is kind of a little access, so we'll just kind of formalize that and finish that up with the concrete pavers. To alleviate the detention issue, we are proposing modifications, a large detention in the back there to the west. We are proposing to raise the high water of that pond slightly to get the required volume for the new improvements and what was on the property existing. That's pretty much the project. Obviously, you mentioned the annexation, the right-of-way dedication. I do have a surveyor on board diving into that. He told me, actually, the right-of-way, he doesn't believe any of that right-of-way along Mitchell was ever dedicated, the 40, so he'll just dedicate all 40. That's what I believe.

Mr. Sieben said that's fine.

Mr. Benson said are there any questions or comments. I know we didn't receive any formal comments.

Mr. Sieben said no. We are reviewing it. Tracey Vacek here is the Planner that will be getting comments back to you.

Mrs. Vacek said I'm in the middle of reviewing it. I hope to finish up today. The one thing that I do want to just point out on this one is I am going to be looking for existing conditions also, so where the parking spaces are and stuff like that. And it is kind of a little unclear what kind of pavement is what. I think we are asking just to delineate that a little bit better, but I'll get those comments out to you.

Mr. Benson said and we did have the existing ALTA. I don't know if everything was labeled or not, but I can get you an exhibit or a new sheet labeling all the existing conditions. That's fine.

Mrs. Vacek said but that will be part of my comments. Like I said, I hope to have it done today, so you'll get it either later on today or tomorrow probably.

Mr. Feltman said is all of the new pavement going to be paver blocks or is it going to be a combination?

Mr. Benson said for the new, where they are putting that storage over the parking, what's hatched there as asphalt, like you see in that grey, that's all concrete pavers. That's what you want to move forward with, right?

Mr. Harn said at some point. It is going to take us some time. Right now it is gravel.

Mr. Benson said right now it is gravel. Then what you see hatched as concrete is already existing concrete and that's just going to be...

Mr. Sieben said you are saying it is concrete?

Mr. Benson said yes. That's already existing concrete, so everything you see hatched there in grey would be the new concrete pavers.

Mr. Feltman said so the grey on the concrete, it's all going to be pavers?

Mr. Sieben said that's not what he said.

Mr. Benson said the new area in grey, it is either existing now as detention or gravel, will be all concrete pavers. Where the concrete is hatched, it is existing concrete, that's just going to be maintained. We are going to repair it.

Mr. Sieben said so Shawn, where my arrow is, that's going to stay concrete?

Mr. Benson said yes.

Mr. Harn said some of that will be concrete and some of it will move over to pavers.

Mr. Sieben said and when you say some of it pavers is what Shawn just said, all this dark grey area?

Mr. Benson said yes, and then the front part is asphalt.

Mr. Sieben said right, the car parking lot here.

Mr. Benson said car parking is existing asphalt.

Mr. Harn said and eventually that will be pavers. We will be taking that out.

Mr. Sieben said it is kind of what you did with the rest of your site.

Mr. Harn said correct.

Mr. Benson said over time, instead of doing maintenance and repairing, I think they would like to replace with their own product.

Mr. Harn said correct.

Ms. Phifer said but for the new area you said a portion of that right now is gravel, the rest of it is detention. You wouldn't be intending to go in and put gravel in temporarily. Once you put that improvement in it will be your product? It will be the concrete pavers?

Mr. Harn said on the detention? It will be, if we can get to it, because we are a little behind, it will be gravel probably in the beginning and then we'll start right away with a portion of making it pavers, but some of it we might not be able to.

Ms. Phifer said so you are planning on putting new gravel down?

Mr. Harn said correct.

Mr. Benson said I think he is just talking about timing because, you know, the approval process is taking longer than they expected. They might not be able to do all of it at one time, but they'd like to get as much of the improvements in there, get the gravel down and get the final product in when they can.

Mrs. Vacek said what is your timing on the Annexation Plat and the Dedication Plat?

Mr Benson said I approved him to move forward last week and he said in 2 to 3 weeks they should have the plats completed. I guess I'm hoping we can just keep moving forward. I know that will be a condition of approval, but we agree, we are going to dedicate that and annex it and we'll work with you guys on that.

*Mr. Feltman said we will be getting comments out soon.*

*Mr. Benson said are you reviewing the plans in detail then on stormwater and all that?*

*Mr. Feltman said yes.*

*Mr. Sieben said Javon did you guys review it?*

*Mr. Cross said no, we have not, but we will.*

*Mr. Curley said there's not much to it for us.*

*Mr. Sieben said Dan, did you say when you guys might be getting comments?*

*Mr. Feltman said I would say hopefully by next week.*

*Mr. Sieben said do you know who the engineering is going to be on this?*

*Mr. Feltman said Tim DuSell.*

*Mr. Sieben said so Tracey and Tim DuSell on the city side.*

*Mr. Benson said and then moving forward from here, because we are waiting for comments, right, and then based on comments does that determine if we have to come back to Planning Council, or we don't know that yet?*

*Mrs. Vacek said next week you do not. I would wait until we get comments and if there is anything that you would like to talk about then you can come back to Planning Council. I'm assuming that my comments are not going to be very much. If you don't feel like you need to come in and talk about anything you don't have to come. We'll set you for a Planning Commission date.*

*Mr. Benson said could there be a comment though that holds up setting a Planning Commission date, or do we keep moving forward working through comments as we move through the public hearing process?*

*Ms. Phifer said well I think there are two critical path things. One is going to be the engineering because most of what you are doing is dealing with stormwater and making sure that we can comfortably answer the City Council when they say is this meeting the stormwater ordinance, so that's going to be your big critical path. The second thing is, and the reason why Tracey brought it up today, is having the existing conditions on the same plan with your proposed conditions is going to be key so that we can show sort of how the new improvements relate with the existing improvements and so we can actually have an approved plan for the entire site that the City Council is going to then approve. So if there is something that you wanted to maybe start preemptively working on is getting all that on one page, because even for the Fire Marshall to be able to really look at it, it is kind of hard to say well here is what we are approving and we don't know how that connects to anything else on the site. So if there is something that you wanted to start working on sooner rather than later to make sure you are not holding it up, it would be that.*

*Mr. Benson said I mean we could just show an existing condition plan because I know in the Final Plan we are required to show like everything, which I think is confusing honestly. Putting everything on there actually complicates the plan, I think.*

*Mrs. Vacek said correct. I'm telling you right now you can take off the topo because that's, I think, the most confusing thing on here. So take off the topo and then we just need to delineate the areas of where what is gravel, what is pavers, what is cement, everything like that and then I think really up north, but if you can delineate that area a little bit up north, I think that's really going to be the majority of it.*

*Mr. Benson said yes and it is mostly all pavers. We do have labels so I'll clean that up for you and we'll clarify.*

*Mr. Sieben said great. But our goal is try to get you guys moving as quickly as we can.*

Mr. Benson said when is the next public hearing then?

Mrs. Vacek said I have to look at where it falls, but I think we can still make the April 20th public hearing, so I have to take a look at that. That's what I'm shooting for right now tentatively. I just have to see how it all falls into place.

1 DST Staff Council 03/22/2016  
(Planning Council)

**Notes:** Mr. Sieben said Tracey, I believe, sent comments out last week, so our goal here is to try to get this turned around real quick for them. I believe, because this is a public hearing with the revised Special Use Planned Development, the earliest we can go is April 20th, so I think we are getting this set for the April 20th Planning Commission meeting.

Mr. Feltman said Engineering sent out comments, I think, Thursday of last week. There wasn't anything earth shattering, but a few comments. The one thing that did not come up initially, but came up in our review was that we need to do a dormant SSA for the entire site. So that was a new issue that they were not aware of.

1 DST Staff Council 03/29/2016  
(Planning Council)

**Notes:** Mrs. Vacek said I sent out comments a couple of weeks ago. I got a resubmittal. There is still a couple of clean up items that will need to be done, so I will be sending those comments out. This is set for the April 20th Planning Commission, so we will be publishing for that on Thursday.

Mr. Feltman said Engineering sent out comments already. We are waiting for a resubmittal.

Mr. Cross said we just advised them of the 75,000 pound requirement that they had to make sure that it meets that.

1 DST Staff Council 04/05/2016  
(Planning Council)

**Notes:** Mrs. Vacek said I got a revised Final Plan, so they are meeting everything now. Everything looks good. I have published for the April 20th Planning Commission, so it will be going then.

Mr. Feltman said Engineering set out comments and we've not received a resubmittal back. The one thing that came up in the review that I don't think came up in the DST meetings is there is no SSA on the main site, so we asked for an SSA to be processed for the entire site. I was unaware of that.

Mrs. Vacek said for the detention pond.

Mr. Feltman said for the detention pond. A dormant SSA.

1	DST Staff Council (Planning Council)	04/12/2016	Forwarded	Planning & Development Committee	04/28/2016	Pass
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**Action Text:** A motion was made by Vacek, seconded by Minnella, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/28/2016. The motion carried by voice vote.

**Notes:** Mrs. Vacek said they are annexing in one property and then we are rezoning it to be all within the Unilock Aurora Plan Description and then we are doing a Final Plan on the entire property. I am actually going to make a motion to move all 4 of these forward. I have reviewed everything and am good with it.

Mr. Feltman said Engineering received a resubmittal. I think the only thing that we would want to put a condition on is that, and it is more of a cleanup item, that they process an SSA, a dormant SSA, on the existing site, which does not have a dormant SSA at this point.

Mr. Sieben said so we have a motion to move items 218, 219, 220 and 221 to the April 20th Planning Commission meeting with Engineering's conditions.

Mrs. Vacek said and just so you know, 218 will not go to Planning Commission. It will just go straight to P&D.

Mr. Sieben said do I have a motion?

Mrs. Vacek said I will make a motion. Mr. Minnella seconded the motion. The motion carried unanimously.

