



City of Aurora

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Legistar History Report

File Number: 17-00645

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Status: ATS Review

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In Control: Planning & Development Committee

File Created: 07/13/2017

File Name: Aldi's / Final Plan / 2275 W. Galena Boulevard

Final Action:

Title: A Resolution Approving a Final Plan on Lot 2 for Unit 1 of the Orchard Lake Development Subdivision located at 2275 W. Galena Boulevard for a Retail Sales or Service (2100) Use

Notes:

Agenda Date: 08/10/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2017-07-28 - 2017.044.pdf, Exhibit "A-2" Landscape Plan - 2017-07-28 - 2017.044.pdf, Exhibit "A-3" Building and Signage Elevations - 2017-07-12 - 2017.044, Exhibit "A-4" Plat of Vacation - 2017-07-28 - 2017.044.pdf, Fire Access Plan, Land Use Petition and Supporting Documents, Property Research Sheet, Landscape Material Worksheet (1-23), Aldi's Site Photos - 199 Miller Dr - N Aurora IL.pdf, Aldi's Site Photos - 13550 Rte 59 - Plainfield IL.pdf, Aldi's Site Photos - 351 Brookview Ln - Bolingbrook, IL.pdf, Aldi's Site Photos - 11 W Park Ave - Sugar Grove IL.pdf, Aldi's Site Photos - 5525 IL Rte 53 - Lisle IL.pdf, Legistar History Report

Enactment Number:

Planning Case #: AU19/1-17.044-Fpn

Hearing Date:

Drafter: sbroadwell@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	07/18/2017	Forward to Planning Council	DST Staff Council (Planning Council)			
	Action Text: This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	07/25/2017	Forwarded	Planning Commission	08/02/2017		Pass
	Action Text: A motion was made by Mr. Sieben, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/2/2017. The motion carried by voice vote.						

Notes: Representative Present: Peter Thomas

Mr. Thomas said so we are building a new Aldi. We will be shutting down the old Aldi.

Mr. Sieben said do you want to just talk about maybe the building? How does it compare with the old building? Is this the typical prototype?

Mr. Thomas said basically this is not a typical prototype. This is a little bit smaller due to the site and we do have to put in a fire pump room that is fully enclosed. Basically the store will be about 2,500 square feet larger than the existing inline store. Obviously, we want a little bit more parking. A standalone is ideal for us. This is a land lease with Hamilton Partners. We will have a lot more fresh items and we are just looking to grow.

Mr. Cross said we signed off and approved it.

Mr. Feltman said we sent out comments. We are just waiting for a resubmittal.

Mr. Thomas said for engineering?

Mr. Feltman said yes.

Mr. Thomas said I've been working with Souts and everything is approved. The bond is paid. The fees are paid.

Mr. Feltman said well you need to get through this process before we can really do anything formal. I know you were looking for some other sequencing approvals.

Mr. Thomas said mass grading permit.

Mr. Feltman said and for a site that's an acre and a half, it just doesn't seem to make a lot of sense. When are they going to Planning Commission and P&D?

Mr. Sieben said so what happened is we got full engineering plans in, but we didn't get the zoning documents in right away. Engineering is a little bit ahead of us, but we are looking at tentative this going to the August 16th Planning Commission meeting, which means you'll be done with City Council approval 3 weeks thereafter approximately, so it would probably be the second Tuesday in September. That would be the final date.

Mr. Thomas said so if I start in September, I would have to push the job until next year. Does that cause any issues? The permit is good for a year?

Mr. Sieben said yes.

Mr. Beneke said we can also do, once they are at a point that Zoning and Engineering can sign off, we can do foundation only so you can actually get those in the ground quicker.

Mr. Sieben said we could talk internally. Once we get to Planning Commission on the 16th, we could maybe look at doing something ahead of time, if that would help push guys forward.

Mr. Thomas said it would. If I can't open the store by the end of the year, I have to wait.

Mr. Sieben what's your construction schedule like?

Mr. Thomas said typically the GC wants 20 weeks. I'm pushing them to 16. That's tight regarding weather. We just don't know.

Mr. Beneke said I think you are already in for permits, as I recall.

Mr. Thomas said yes. We just sent them Monday. We delivered second review comments.

Mr. Beneke said so if that's in good shape and then you decide that maybe it makes some sense and Engineering and Zoning can sign off, we can look at a foundation at that point. Just keep in communication with us. If it looks like that might be advantageous, we'd be happy to work with you.

Mr. Thomas said I appreciate that.

Mr. Sieben said we'll try to work with you. I know Alderman Franco is here.

Alderman Franco said what date do you need to start by to get this done this year?

Mr. Thomas said I was hoping the beginning of August at the latest.

Alderman Franco said that's pretty quick.

Mr. Thomas said that's quick.

Alderman Franco said and you say you are going to be 2,500 square feet bigger. Are you at 17,000 right now?

Mr. Thomas said roughly.

Alderman Franco said you'd go to about 19,500?

Mr. Thomas said roughly. Obviously the getting done by the end of the year is not your problem, but it would be ideal for us.

Mr. Feltman said I would anticipate the building is going to take the longest, obviously, because the site work is pretty straightforward.

Mr. Thomas said right, but site work there is the weather factor. It'd be nice to get in.

Alderman Franco said so if you get in by August 1st you should be open by the first of the year. If you can't get in until a later date, then let's say worst case scenario, then you are talking next spring.

Mr. Thomas said correct.

Alderman Franco said so that's a 4 or 5 month difference then.

Mr. Sieben said so if you couldn't get open by the end of the year, you would start in the spring/

Mr. Thomas said that's correct. We just would incur too many costs to validate starting in the fall and incur all the winter charges.

Mr. Sieben said let's talk off-line and then we'll get back to you and see what we can do.

Mrs. Vacek said I think Planning will have some comments on the landscaping. I think that's probably the majority of the comments.

Mr. Sieben said the main thing we want to do is there is future residential to the north. We just want to make sure we've got proper buffer up there. We've done a lot of evergreens up along Nelson there for the future residential. I think that's what you are showing there, but Steve will take a quick look at that.

Mr. Thomas said so the 8/16 Planning Commission is the same kind of meeting as this?

Mr. Sieben said it is just a general item at Planning Commission, but after Planning Commission then it does have to go on to P&D Committee and City Council for the final approval. We'll see what we can do or we can maybe work with you on foundation only. I guess it is pretty straightforward, so we'll talk.

Mr. Sieben said it sounds like Engineering you're fairly far along. Is that accurate? You got your stuff in way before Zoning did really. Does it look pretty straightforward?

Mr. Feltman said yes. It is an infill lot. We've got 2 reviews out at this point.

Mr. Sieben said so you are basically done per se, a couple of little minor things. Steve, have you started doing the landscape review? It looks pretty straightforward. If they need to supplement it a little bit we could potentially condition something. So what I would like to recommend on the off chance we could get this moved quicker than the original August 16th, I would like to make a motion that we move this out. Fire and Building is already good. Just so we are not holding anything up for

potential construction this year I would like to make a motion for moving this forward. Mr. Beneke seconded the motion. The motion carried unanimously.

2	Planning Commission	08/02/2017	Forwarded	Planning & Development Committee	08/10/2017	Pass
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Action Text: A motion was made by Mr. Pilmer, seconded by Mr. Chambers, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 8/10/2017. The motion carried.

Notes: *Mr. Broadwell said a little bit of background. The subject property, Lot 2, is 1.99 acres and is zoned B-2 General Retail District with Special Use zoning and is part of the Orchard Lake Special Use Planned Development. Directly to the north of the subject property is vacant land, which is zoned for future residential development. Directly to the east and west are Lot 1 and Lot 3, which have both been developed for commercial as being a bank and a Walgreens. There is additional information in the legislative history and your Property Research Sheet, which is attached. The Petitioner is requesting approval of a Final Plan and the details of the request include the construction of a 19,000 square foot building and ancillary parking. The Final Plan also includes a connection of an existing bike path on Galena Boulevard and a sidewalk along the eastern edge of the parking lot that connects the existing crosswalk on Nelson Lane. The building is situated on the northwest corner of the lot to maximize viability of the front entrance to Galena Boulevard. However, this results in the loading dock area fronting on Nelson Lane and being situated directly across from the residential developments to the north. The Petitioner has proposed landscaping and a 3 foot berm to shield the residents to the north from this proposed loading dock area. The Petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances with the exception of the items mentioned in the staff recommendation listed below. We've had a little bit of discussion with the Petitioner. Staff is requesting that a substantial buffer be installed to shield the residents to the north from this proposed loading dock area. In our research, we found that at other Aldi locations a solid freestanding wall matching the primary building has been installed to buffer either an access drive or adjacent residential from the activities in the loading dock. In your Legistar you can see that there are photos from the Aldi location in North Aurora, Plainfield, Bolingbrook, Sugar Grove and Lisle. Staff is requesting that a wall be installed along the northern side of the loading dock area in addition to the proposed berming and landscaping. The wall will more successfully mitigate the impact of noises and other daily activities for the area residents than berming and landscaping alone. In order to achieve this, the height of the wall should be equal to or higher than that of the loading dock overhead door and should be equal in length to that of the loading dock area. Additionally, staff is requesting that the pedestrian walkway adjacent to the building be curbed to provide separation from the parking lot. The current proposal provides no protection for pedestrians from the adjacent parking spaces. The installation of a curb adjacent to the walkway will add to vehicular safety by providing a wheel stop for parkers and elevate pedestrians to be more visible.*

Chairman Truax said is there a proposed reuse for the existing Aldi store that's in that area?

Mr. Sieben said we could probably ask the Petitioner that.

Good evening. I'm Peter Thomas, Construction Manager for Aldi.

I'm Chris Stair, the Director of Real Estate for Aldi.

I'm Bob Gudmundson, the Consulting Engineer for Aldi. We're very appreciative of all the dialogue back and forth with staff on developing this plan and I think it very fair to say that Aldi is extremely anxious to try to get something squared away in order to get this store built and opened ideally before the holiday, Thanksgiving, which means we need to move fairly quickly to get things started. That said, and I believe as staff summarized, I think we've gone through the back and forth and addressed all of their comments. A couple of comments that came about several days ago with regard to the curbing adjacent to the building and the potential requirement for a wall on the loading dock are two things that we would like to discuss. With all respect to staff, we understand their position, but if we first speak of the curb adjacent to what would be the east side and the segment of the south side of the building in the vicinity of the cart corral, we are very much opposed to that and let me explain to you why. It's Aldi's corporate plan, and all these buildings we've got a number, actually in the Batavia Division, there's upwards of 80 stores that are going to be improved. In conjunction with these approvals, stores that do not already have flush front entrances are receiving them. We install bollards, but we make it very easy for all of the customers of Aldi to wheel a cart anywhere they want and get into the sidewalk area or from the sidewalk area to their parking stalls without focusing them on one particular area. Now I'd like to point out one thing and it might have been something that was overlooked, but if you are looking at the monitors, north is up on the exhibit, so the east side of the

building is the right hand side of the building and you'll see just a little bit north of the cart corral area 2 ADA parking stalls. All of the sidewalk from in front of those parking stalls and south toward the front door is flush with the asphalt. That allows for pedestrian access with their shopping carts, as I said, and it also provides access, unimpeded, for handicapped individuals and wheelchairs to get right up onto the sidewalk and out of the lanes of traffic to gain access to the front door. There are several bollards that are installed that guide vehicles and this has been used very successfully at Aldi, after Aldi, after Aldi that we could point out to you. Now immediately north, or up on the drawing, from the 2 handicapped stalls, the asphalt pavement tapers down over about a 16 or 17 foot lineal stretch going north and at that point the asphalt is 6 inches below the sidewalk. What we build instead of curb and gutter, or in this case depressed curb and gutter adjacent to the buildings, is we build sidewalk with a footing and that footing provides a seamless slab of concrete and a separation between the sidewalk itself and the asphalt pavement. So there is a barrier as soon as you get north of the handicapped stalls that provides that same 6 inch vertical separation that a curb would provide, but the beauty of this is that when you install curb and gutter and sidewalk adjacent to curb and gutter you'll always introduce the possibility of what's called differential settlement. The sidewalk settles a little bit, and the curb disjoints a little bit and you create tripping hazards. We don't have those with this design. Now in a similar fashion, along the south face of the building, that area of the sidewalk in the vicinity of the cart storage is also flush with the asphalt and as soon as you get a little further to the west you kind of see the curb curving out as the pavement continues westward. That is standard basic swell, 6 inch high curb and gutter. I don't know if I'm making it clear, but this is a design that we have used over and over again on the Aldi stores. This happens to be, of course, a ground up brand new store and we are trying to integrate the same best practices into this facility. That's our respectful response to the request on the curb. We feel that we've done an adequate job. Aldi could point out store after store that they maintain year after year with this exact same type of construction and there is no problem in maintenance. There is no problem in snow plowing. Of course, it is a private site. They handle everything on their own. I think I kind of exhausted my comments on that one, but we'll certainly take any questions. The other item that we just would like perhaps some consideration, or some dialogue, on is the shielding wall at the loading dock. Yes, we are not going to dispute the fact that there are Aldi stores that have walls. There are also Aldi stores that don't have walls. In this particular instance, we felt that the berm heavily landscaped with a lot of evergreen material provides a much more pleasant barrier screen between the potential future residential on the other side of Nelson there, I think, and the Aldi delivery area. The truth of the matter is it is a grocery store. It is not in any way comparable to an industrial building or anything of that nature. Aldi can attest to this, but my understanding is that 2 or 3 trucks a day pull in there and unload and take off. They are not parked there for a long period of time. It is just stocking a medium sized grocery store. Our position is that we feel we can achieve a nice screen with the landscaping and the berming as currently shown on the plan.

Mr. Thomas said probably about 5 years ago we did implement US-wide that the front entry would not have a curb and that is throughout the US and that is our prototype and we do not deviate from the prototype. It does work and it does meet ADA. So for that, we would request that this be taken off. Store 20, which is on Farnsworth, does not have that as well. I know staff reviewed a store in Oswego. That is actually going to be remodeled next year and it will not have a curb as well. Touching on the retaining wall, we did meet with staff back in March and it was discussed, not the retaining wall, but a berm and landscaping, so that's why we added that to the landscaping plan.

Chairman Truax said how high is the berm?

Mr. Thomas said 3 or 4 feet along with the evergreens.

Mrs. Head said is it my understanding that you do absolutely no unloading of the trucks outside of the building? Everything enters through the actual door?

Mr. Thomas said yes. Unloading is 30 to 45 minutes.

Mrs. Head said correct. Thank you.

Mr. Thomas said and it is about 3 trucks every 2 days.

Chairman Truax said the existing trees on the property, are they part of the plan?

Mr. Thomas said I believe along Galena there are existing trees.

Mr. Sieben said and I think Nelson has some.

Mr. Thomas said Nelson may have some.

Chairman Truax said there are some on Nelson.

Mr. Sieben said those are in the right-of-way.

Mr. Thomas said correct.

Chairman Truax said so they will stay there in the right-of-way?

Mr. Thomas said correct, as noted.

Chairman Truax said what are the plans for the existing store?

Mr. Thomas said we do have a buyer.

Mr. Chambers said I have a quick question. What is the height of the elevation drop if the wall isn't built, even though you are looking to create some type of buffer there? What type of potential fall zone would that create? How far is that?

Mr. Gudmundson said it is a dock high facility, which means that the truck backs into that dock area and when its tail end touches the dock leveler the pavement there is about 4 foot 3 inches below the finished floor of the building, so it does pitch down. So you've got a vehicle, a 60 foot long vehicle that is technically on an angle and then on the north side of that where we would install the berm and all the landscaping, we have this 3 to 4 foot high berm and landscaping.

Mr. Chambers said I guess more so of a concern of without having that wall there and the potential future of housing development and kids playing, what kind of safety risk would that create without having the wall with a kid not knowing that that drop is there versus having that wall extension? It would be less of a fall zone.

Mr. Gudmundson said you are absolutely right. To be fair, if a wall were to be built there, there would be no way we would have any intention of doing any kind of berming that would get any closer than probably 6 or 7 feet from the height of that wall because otherwise we are inviting a problem. Then you start to put a fence on top of it and it builds something that you don't want to look at. So by far and away, I think landscaping and a gentle berm does the trick for the amount of vehicles that get into that dock area and I think everybody would be pleased with it.

Mr. Thomas said we do have a steel fence that will go on top of that wall as well, the depressed wall that basically is a foundation wall. Nobody can fall 4 feet unless they climb over that fence. Just so everybody is aware, we have talked to the land owner across Nelson and we showed them all the plans and they are on board with what we've proposed.

Mr. Cameron said I think probably one of the concerns that we have from sad experience is typically poor maintenance of the landscaping and suddenly it just kind of dries up and disappears. I think that's one of the reasons that the staff probably is suggesting a more permanent thing. It is not that this probably doesn't work. It is just that typically they don't do a good job of maintaining it, which we hope you would.

Mr. Thomas said yes. With the amount of landscaping we are going to put on this property it will be very well irrigated and maintained.

Mr. Cameron said it is too close to your Midwest offices to not have people driving by, so I realize that's a plus.

Mr. Thomas said yes. We are well aware. We do work within corporate.

Mrs. Owusu-Safo said have you guys looked at sight distance issues with a berm and a lot of landscaping or trees or plants on there for egress, site distances for turning movements out of that facility?

Mr. Thomas said honestly we followed staff's recommendation regarding landscaping.

Mr. Sieben said if I could respond. If you look at the landscape drawing, the evergreens are inside the property line. If you are pulling out onto Nelson, you'll be able to see. There is just going to be the parkway trees there where your sight distance is. The proposed landscaping should not impact pulling out onto Nelson.

Mr. Cameron said how long is that dock?

Mr. Gudmundson said I believe it is about 60 feet. You'll see the differential on the exhibit where we go from concrete for the truck to standard asphalt pavement, heavy duty asphalt pavement, but I believe that is about 60 feet in length.

Mrs. Head said are most of your trucks unloaded by hand jack?

Mr. Thomas said yes, that's correct.

Mrs. Head said that's primarily all Aldi uses, so this would not be banging up walls with a fork truck inside of them.

Mr. Thomas said no not at all. We do not have fork lifts in the store. We are excited about this project.

Mr. Sieben said maybe before Steve gives a recommendation, I just want to second that staff has been working with Aldi and we are excited about the new store here and hopefully we get a good user in the old store and that it is not vacant too long, but we are working with them to try to expedite construction. I know they have a short construction window to try to get this done, so we are working with them and our Engineering Department. We did have a conference call last week with our Engineering and us. We do appreciate their comments, especially in the curbing. We're just trying to be consistent with what we've done with other commercial entities, but we do appreciate their comments. With regard to the wall screening, it was stressed at the March 29th DST meeting that there will be residential to the north and we really want to concentrate, and they are in the notes that we want some heavy screening there. It was not necessarily detailed exactly what that would be, so after review of what we've done with some other similar loading docks and what Aldi has done in the area as you can see in your packet, we just wanted to try to be consistent knowing that this will be future residential there. So we are looking at high quality residential there and trying not to have any detrimental impacts from the loading dock on that.

Mr. Broadwell said staff would recommend conditional approval of the Resolution approving a Final Plan on Lot 2 for Unit 1 of the Orchard Lake Development Subdivision located at 2275 W. Galena Boulevard for a Retail Sales or Service Use with the following conditions:

1. That the Petitioner install a loading dock wall to provide a visual and noise buffer to the roadway and resident to the north. The wall shall be:
 - a. Of a height equal to or greater than that of the loading dock overhead door.
 - b. Extend the length of the loading dock area.
 - c. Be constructed of a material consistent with the rest of the building.
2. That the Petitioner install curbs separating the pedestrian walkway along the east and south side of the proposed building from the parking lot.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Pilmer

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Head, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, August 10, 2017, at 4:00 p.m. on the fifth floor of this building.

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head
