



# City of Aurora

44 East Downer Place  
Aurora, Illinois 60505  
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## Legistar History Report

**File Number: 18-0555**

<b>File ID:</b> 18-0555	<b>Type:</b> Petition	<b>Status:</b> Draft
<b>Version:</b> 2	<b>General Ledger #:</b>	<b>In Control:</b> Planning & Development Committee
<b>File Name:</b> The Pizzuti Companies / 2110 Mitchell Road / Final Plat		<b>File Created:</b> 06/29/2018
		<b>Final Action:</b>

**Title:** A Planning and Development Committee Resolution Approving the Final Plat for Mitchell Road Industrial Park Subdivision, being Vacant Land located at the northeast corner of I-88 and Mitchell Road (The Pizzuti Companies - 18-0555 / AU02/3-18.108-Fsd/Fpn - JM - Ward 1)

**Notes:**

**Agenda Date:** 07/26/2018

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Final Plat - 2018-07-17 - 2018.108.pdf, Property Research Sheet - ID 69068 - 2017-09-26 - 2018.108.pdf, Property Research Sheet - ID 03740 - 2017-09-26 - 2018.108.pdf, Land Use Petition and Supporting Documents - 2018-06-28 - 2018.108.pdf, Plat of Survey - 2018-06-28 - 2018.108.pdf, Appeal Form - Final Plat - 2018-07-19 - 2018.108.pdf, Legistar History Report (Final Plat) - 2018-07-11 - 2018.108.pdf

**Enactment Number:**

**Planning Case #:** AU02/3-18.108-Fsd/Fpn

**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	Committee of the Whole	07/03/2018	Forward to Planning Council	Planning Council			
	<b>Action Text:</b>	This Petition was Forward to Planning Council.					
1	Planning Council	07/10/2018	Forwarded	Planning Commission	07/18/2018		Pass
	<b>Action Text:</b>	A motion was made by Mrs. Morgan, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/18/2018. The motion carried by voice vote.					
	<b>Notes:</b>	<i>Representative Present: John Kenney</i>					
		<i>I'm John Kenney. I'm with the Pizzuti Companies. We've all, I think, been in front of each other</i>					

before. I think everybody is aware of the project. I don't want to belabor the point. It is essentially an industrial building that's to be built on spec. Like John was just saying over at Panattoni, we also try to build as much flexibility into our buildings as possible knowing that we don't know who will be going in, so it is kind of incumbent upon us to be all things to as many people as we can.

Mr. Sieben said again, this is identical to the Preliminary, which we've already reviewed in detail, so the only thing, and I'm going to be reviewing with Jill today with Planning and Zoning, is again just the landscaping, which we've already talked about. If we have any comments they would hopefully just be something minor.

Mrs. Morgan said I'm hoping to get the comments out today, just some landscaping and elevation comments. I know Engineering has some.

Mr. Feltman said we've talked about it adnauseam, but obviously there is an Army Corp permit that's needed for the wetlands. Just so you are aware, there is a turnover at Kane County, so Ken Anderson is no longer there. Hopefully that's seamless, but it is something we're going to have to just deal with because, obviously, there is that isolated wetlands. We are good with everything from a drainage standpoint. I understand that we're kind of being proactive or whatever you want to say with the wetlands being there. I think we are in a good spot.

Mr. Kenney said I think we are in a good spot. To your point on that, I think we're trying to precondition the water before it gets to the wetland area with the bio-swales and bio-cells as you'll see in the landscaping.

Mr. Feltman said have you seen that? It is actually kind of slick.

Mr. Kenney said yes, we like that. We've done that a number of times in other sites as well and had great success with it, so we feel like we kind of got it figured out. Hopefully it continues on.

Mr. Frankino said for this one I think we are pretty clear. We are just waiting for Final Engineering to review. What's the timeframe estimate on that?

Mr. Sieben said we had a schedule from the start on this. Just for the record, this went through the full Preliminary with the Preliminary Engineering and the Zoning. We set the zoning and put it all under the ORI Special Use, so it was one cohesive Planned Development because this had 2 zonings on it. It was the accompanying Development Agreement that's been done. This will go to the July 18th Planning Commission. There may or may not be a condition on our end, but hopefully we can work that out. It would be something minor.

Mrs. Morgan said it is just like conditions from some staff comments, which we will send out and then the off-site easement too, just get some documentation to that effect to us, the Army Corp and Kane County.

Mr. Kenney said so on that, I did have some e-mail traffic for the off-site easement. Is that enough for this or do you need something further for that? There is a water main that we have to connect from Mitutoyo and I've had some e-mail exchange with her and everything and conversations. They are happy Corporate Boulevard is going to be built, so they are anxious to go ahead and help us out with that.

Mr. Feltman said well we need a full blown city easement.

Mr. Kenney said do you need that by this week?

Mr. Sieben said no. We don't need the actual document yet.

Mr. Kenney said eventually we will.

Mr. Feltman said yes. The alternative is to run a water main to an existing main, which just doesn't

*make any sense. If you want to just forward any correspondence you have that way at least we'll see it, but eventually we will need a city easement where you are connecting.*

*Mr. Kenney said absolutely.*

*Mrs. Morgan said that would come in as a separate Plat of Easement.*

*Mr. Feltman said yes.*

*Mrs. Morgan said I motion we move this forward to the July 18th Planning Commission with the conditions. Mr. Minnella seconded the motion. The motion carried unanimously.*

2	Planning Commission	07/18/2018	Forwarded	Planning & Development Committee	07/26/2018	Pass
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**Action Text:** A motion was made by Mrs. Cole, seconded by Mr. Cameron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/26/2018. The motion carried.

**Notes:** See Attachment for Items 18-0555 and 18-0556.

Aye: 7 At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers and SD 129 Representative Head

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Attachment for Items 18-0555 and 18-0556:

1 CHAIRPERSON TRUAX: Our next item is  
2 a Planning and Development Committee Resolution  
3 approving the final plat for Mitchell Road  
4 Industrial Park Subdivision, being vacant land  
5 located at the northeast corner of I88 and  
6 Mitchell Road by the Pizzuit Companies, Ward 1.

7 MS. VACEK: Could you read the next  
8 one?

9 CHAIRPERSON TRUAX: A Planning and  
10 Development Committee Resolution approving a  
11 final plan for Lot 1 and Lot 4 of Mitchell Road  
12 Industrial Park Subdivision located at the  
13 northeast corner of I88 and Mitchell Road for a  
14 warehouse. Distribution and storage services,  
15 Ward 1.

16 MS. MORGAN: This for a final plat  
17 and the final plan. The Petitioner is requesting  
18 approval of a Final Plat for Mitchell Road  
19 Industrial Park Subdivision. The details of the  
20 request include a five lot subdivision of the  
21 Subject Property. Lots 1, 2, and 3 consists of  
22 future buildable lots for ORI Office, Research,  
23 and Light Industrial uses. Lot 4 consists of the  
24 detention for the Subdivision and Lot 5 will

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1 remain wetlands.

2 This project includes the extension of  
3 Corporate Boulevard to Mitchell Road. It will be  
4 a 39-foot back to back with a B6-12 curb matching  
5 the existing Corporate Boulevard there. It will  
6 have a five-foot sidewalk on the north and south  
7 side of Corporate Boulevard and there will also  
8 be a bike path along Mitchell Road, running from  
9 Corporate North along lot 3, 4, and 5.

10 The proposal also includes construction of  
11 a 275,000-square foot speculative office  
12 warehouse and distribution building with an  
13 associated 275 parking spaces. I should also  
14 note that if you look in your packets you will  
15 have a seated plan and elevations from what was  
16 submitted in the packet that you went through by  
17 e-mail.

18 The Staff has some comments out. The  
19 Petitioner has subsequently addressed in the  
20 packet you have in front of you now which shows

21 those addressing those comments.  
22 So the 275 parking spaces is additional  
23 parking spaces from the original plan you saw,  
24 which only had 235 spaces, which is also

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1 changed -- minor change from the preliminary  
2 plan.  
3 There will be 49 trailer parking spaces to  
4 the north from Corporate Boulevard and not part  
5 of the Tollway. There will be two access points  
6 off of Lot 1 onto the current development. There  
7 will also be some retaining walls for some major  
8 change variations. So there is several retaining  
9 walls on the site.  
10 The landscaped plan provides trees along  
11 Corporate Boulevard and some under story trees  
12 along Mitchell Road because they do have overhead  
13 power lines there.  
14 The majority of the open space in Lot 3 and  
15 Lot 4 will be planted with native prairie plants.  
16 And then there will also be seeded areas along  
17 Corporate Boulevard for the street trees as well  
18 as seeded area to the east.  
19 Canopy trees are planted within the native  
20 prairie along the perimeters. The elevations  
21 show a white precast building with small sections  
22 of gray and blue and a small glass entrance at  
23 each end with adjacent windows along the top on  
24 the north elevation sides.

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1 We have added some last running elevations,  
2 some windows at those entrances. And the changes  
3 on the elevations that we have added some  
4 additional windows along the top on the north  
5 portion that faces Corporate Boulevard as well as  
6 on the side elevations.

7 Are there any questions for Staff?

8 MS. COLE: I have a question. First  
9 a comment. Congratulations on using the native  
10 plants. But my question is are they going to  
11 have professional management of these areas? We  
12 have had some other areas where they have native  
13 plantings and they haven't been professionally  
14 maintained and they don't look so good.

15 MS. MORGAN: We did have a  
16 maintenance plan, but I think the Petitioner can

17 address that for you.  
18 CHAIRPERSON TRUAX: Any questions for  
19 staff?  
20 MS. COLE: They did a nice job.  
21 CHAIRPERSON TRUAX: Any other  
22 questions?  
23 MR. KENNY: My name is John Kenny  
24 with Pizzuit Companies. I think I will approach

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1 that particular question first. Yes, we have  
2 developed over 900 acres down in Romeoville with  
3 the native plants. And in the last five ponds  
4 that we have constructed, we have had great  
5 success with the native plants. This is  
6 something that you do need to keep up on. But we  
7 have done is get the weed grasses and whatnot  
8 that may not be as desirous, where you use a  
9 glove with a pesticide to kill only the plants  
10 that you don't want and maintain the ones that  
11 you do want. So it is a process.  
12 We also work with a group called Pizzo  
13 Group. And they are one of the top agencies that  
14 the Army Corps really asks you to work with. So  
15 it is something that we are very familiar with.  
16 Any other questions?  
17 CHAIRPERSON TRUAX: Any other  
18 questions for the Petitioner?  
19 MR. KENNY: I would say that Staff  
20 has been fantastic to work with and I appreciate  
21 all the time and effort.  
22 CHAIRPERSON TRUAX: Do we have a  
23 staff recommendation?  
24 MS. MORGAN: Staff would recommend

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1 Conditional approval of a Planning and  
2 Development Committee Resolution approving a  
3 final plat for Mitchell Road Industrial Park  
4 Subdivision, being vacant land located at the  
5 northeast corner of I88 and Mitchell Road with  
6 the following conditions:  
7 1. That the developer obtain the necessary  
8 off-site water main easement.  
9 CHAIRPERSON TRUAX: Staff  
10 recommendation? What's the wish of the  
11 Commission?  
12 MS. COLE: Move for approval?

13 MR. CAMERON: Second.  
14 CHAIRPERSON TRUAX: Call the roll,  
15 please.  
16 MS. JACKSON: Mrs. Anderson?  
17 MS. ANDERSON: Yes.  
18 MS. JACKSON: Mr. Cameron?  
19 MR. CAMERON: Yes.  
20 MS. JACKSON: Mr. Chambers?  
21 MR. CHAMBERS: Yes.  
22 MS. JACKSON: Mrs. Cole?  
23 MS. COLE: Yes.  
24 MS. JACKSON: Mr. Divine?

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1 MS. DIVINE: Yes.  
2 MS. JACKSON: Mrs. Head?  
3 MS. HEAD: Yes.  
4 MS. JACKSON: Mr. Reynolds?  
5 MR. REYNOLDS: Yes.  
6 CHAIRPERSON TRUAX: Motion carries.  
7 MS. MORGAN: For the final plan, just  
8 to note the Staff does have a general meeting  
9 review comment. We are still almost working  
10 through all of our review comments. I think the  
11 Petitioner might have some slight changes. So we  
12 will leave that condition off for now.  
13 So Staff would recommend conditional  
14 approval of a Planning and Development Committee  
15 Resolution approving a final plan for Lot 1 and  
16 Lot 4 of Mitchell Road Industrial Park  
17 Subdivision located at the northeast corner of  
18 I88 and Mitchell Road for a warehouse,  
19 distribution and storage services use with the  
20 following conditions:  
21 1. That the Plans be amended to reflect  
22 staff's comments from their Review Comment Memos;  
23 2. That the Developer obtain the necessary  
24 off-site water main easement;

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1 3. That the Developer obtain the necessary  
2 Army Corps of Engineers and Kane County permits.  
3 CHAIRPERSON TRUAX: We heard the  
4 Staff recommendation. What's the wish of the  
5 Commission?  
6 MS. ANDERSON: Move approval of the  
7 conditions.  
8 MS. COLE: Second.

9 CHAIRPERSON TRUAX: Moved and  
10 seconded. Would you call the roll, please.  
11 MS. JACKSON: Mrs. Anderson?  
12 MS. ANDERSON: Yes.  
13 MS. JACKSON: Mr. Cameron?  
14 MR. CAMERON: Yes.  
15 MS. ANDERSON: Mr. Chambers?  
16 MR. CHAMBERS: Yes.  
17 MS. JACKSON: Mrs. Cole?  
18 MS. COLE: Yes.  
19 MS. JACKSON: Mr. Divine?  
20 MR. DIVINE: Yes.  
21 MS. JACKSON: Mrs. Head?  
22 MS. HEAD: Yes.  
23 MS. JACKSON: Mr. Reynolds?  
24 MR. REYNOLDS: Yes.

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1 CHAIRPERSON TRUAX: Motion carries.  
2 MS. VACEK: July 26th at 4:00  
3 o'clock.  
4 CHAIRPERSON TRUAX: Thank you. I  
5 believe it's our last item.