



City of Aurora

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

Legistar History Report

File Number: 19-0958

File ID: 19-0958

Type: P&D Resolution

Status: Agenda Ready

Version: 2

General Ledger #:

In Control: Building, Zoning, and Economic Development Committee

File Created: 10/18/2019

File Name: Gripple, Inc. / 1611 and 1621 Emily Lane / Final Plat Revision

Final Action:

Title: A Building, Zoning, and Economic Development Committee Resolution Approving a Revision to the Final Plat for Lot 7 and Lot 8 of Fermi Corporate Park, Phase II, Located at 1611 and 1621 Emily Lane, Establishing Lot 1 of the Gripple Subdivision (Gripple, Inc. - 19-0958 / AU01/2-18.231-Fsd/Fpn/R - SB - Ward 1)

Notes:

Agenda Date: 11/13/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat - 2019-10-15 - 2018.231.pdf, BZE Appeal Sheet - 2019-11-07 - 2018.231.pdf, Property Research Sheet - 2017-03-22 - 2018.231.pdf, Land Use Petition and Supporting Documents - 2019-10-15 - 2018.231.pdf, Legistar History Report (Final Plat Revision) - 2019-11-01 - 2018.231.pdf

Enactment Number:

Planning Case #: AU01/2-18.231-Fsd/Fpn/R

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	City Council	10/22/2019	referred to	Planning Council	10/29/2019		
	Action Text:	This Petition was referred to to the Planning Council					
1	Planning Council	10/29/2019	Forwarded	Planning Commission	11/06/2019		Pass
	Action Text:	A motion was made by Mr. Broadwell, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 11/6/2019. The motion carried by voice vote.					
	Notes:	<i>Representatives Present: Tom Burgess, John Tebrugge and Steve Hansen</i>					
		<i>I'm Steve Hansen, Architect for the project. This is an existing facility for a manufacturer of basically</i>					

construction supplies. They make hangers for heating and electrical equipment. They are an English company and this is the US subsidiary of their company. They currently have up in the left hand corner, they've got a 15,000 square foot office and manufacturing facility. We will be adding approximately 38,000 square feet on the footprint and consolidating two lots in the subdivision. I think it is Fermi Subdivision. They currently are going to be going to two shifts, so they currently have street parking, which we are adding all the new parking to pick up the current load of the employees. The load will actually go down a little bit in reality because of the two shifts that they are going to. They are looking forward to staying here and making a quality international facility.

Mr. Sieben said I know we've been dealing with Gripple. They've been looking at doing this for a few years. We're glad to see them staying in Aurora. They are an international company, like you said. I know we've had a few different preliminary DST meetings, so I think this lays out to what we had agreed on with the setbacks and the parking. You guys are cleaning up the lot lines. Steve of our office will be taking a look at this, but I believe we are moving this forward then to the November 6th Planning Commission. Due to our lag process, it took a little while to get here, so we're going to vote this out today.

Mr. Broadwell said I think the plans are where they need to be for Zoning. I think we are all set. Herman, I don't know if you have any comments.

Mr. Beneke said Fire is approved. We are good to go.

Mr. Sieben said Zoning should be pretty good. Fire is good. Engineering?

Mr. Phipps said Engineering review is ongoing. You haven't gotten a letter, but I expect you will get one this week. I don't foresee any major issues. I would be okay voting this out with a condition that all of the Final Engineering comments be addressed prior to final approval.

Mr. Frankino said it is just domestic waste water discharge?

Mr. Hansen said yes. There is no processing or anything. Basically they take a roll of metal cable and they run it through a machine that cuts it. They have a little tiny metal fastener that puts the wire through it, they make a loop and they singe it with compressed air.

Mr. Frankino said then we'll just expect the plan like the city is getting so when you submit to the city please submit to us and we'll see that is done for you.

Mr. Broadwell said I would like to make a motion to vote this out to the November 6th Planning Commission. Mr. Minnella seconded the motion. The motion carried unanimously.

2	Planning Commission	11/06/2019	Forwarded	Building, Zoning, and Economic Development Committee	11/13/2019	Pass
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Action Text: A motion was made by Mr. Hull, seconded by Ms. Tidwell, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 11/13/2019. The motion carried.

Notes: See Attachment for Items 19-0958 and 19-0959.

Aye: 10 At Large Cameron, Aurora Twnshp Representative Reynolds, At Large Anderson, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo, SD 129 Representative Head, SD 131 Representative Hull, At Large Tidwell and At Large Gonzales

Attachment for Items 19-0958 and 19-0959:

19-0958 A Building, Zoning and Economic Development Committee Resolution approving a Revision to the Final Plat for Lot 7 and Lot 8 of Fermi Corporate Park, Phase II, located at 1611 and 1621 Emily Lane, establishing Lot 1 of the Gripple Subdivision (Gripple, Inc. – 19-0958 / AU01/2-18.231-Fsd/Fpn/R – SB – Ward 1)

Mr. Broadwell said this is the Final Plat and Plan for the Gripple business, which is at 1611 and 1621 Emily Lane. The background here is that Gripple is at the property with the address of 1611 Emily Lane. They have been operating there for a number of years. Right now they are in a building that is approximately 15,300 square feet. With the Final Plat, they are expanding their building onto 1621 Emily Lane, which is the 1.4 acre vacant lot to the east. So the Final Plat is consolidating these 2 lots and then the Final Plan is essentially for them to expand the existing building by approximately 23,200 square feet to be a building that will be approximately 38,600 square feet so that they can continue to operate here in Aurora. Other than that, you can see on the Final Plan there will be 87 parking spaces. The building at its highest point will be 29 feet and the addition will be made from precast concrete, which will be consistent with the existing building's material and style. We do have the Petitioner here.

My name is Jonathon Palmersten. My current address is 7782 Janero Avenue S in College Grove, Minnesota. Thanks for allowing me the opportunity to speak. I wanted to give you just a brief overview of who Gripple is. We have a company that is experiencing our 30th anniversary. We manufacture a proprietary and patented product that we sell into the MEP services market for commercial construction. We also sell into the agricultural market all throughout the world. We also have a civil engineering product that we sell for levy work similar to what you see down in New Orleans. Gripple was started 30 years ago. Our founder developed this little widget and this little widget has allowed us to grow as a company. We are a little bit different than a lot of other companies out there in that we are 100% employee owned. We are privately held. All of our employees are also owners. We moved to Aurora in 2008 occupying our current building. Throughout that time we have grown substantially through automation. We have allowed our employees to have good paying jobs with incredible benefits. We have happy people and they are well taken care of. We need a bigger building for us to be able to grow any further. What we plan on doing is being able to bring in more automation. That will help our employees out because we won't have to split shifts so it will allow them more time with their families and allow us to grow even more. We'd like to stay in Aurora. We like it here. We need to build a larger building and this is where we are going to put down our US Corporate Headquarters. So we ask for your approval on this plan. Thank you very much.

Mrs. Owusu-Safo said I have a question. Just generally looking at the site plan, I didn't see how stormwater was being addressed.

I'm John Tebrugge with Tebrugge Engineering, 410 E. Church Street, Sandwich, Illinois. The detention facility is located directly south of the building. That is an existing pond that is there. We will be directing all of our drainage with new storm sewer into the pond.

Mrs. Owusu-Safo said so it was originally sized for potential development of the other lots?

Mr. Tebrugge said yes. All the lots in this park were sized to allow for up to 80% impervious area on each of the lots and all drain into the pond.

Mr. Broadwell said there is a condition here on the Final Plat and Plan similar to what we've seen otherwise tonight. Just as a little bit of background, the city's Engineering Department is working with the Petitioner to review the engineering drawings. They are working through that so it is just kind of our standard engineering condition. Staff would recommend conditional approval of the Building, Zoning and Economic Development Committee Resolution approving a Revision to the Final Plat for Lot 7 and Lot 8 of Fermi Corporate Park, Phase II, located at 1611 and 1621 Emily Lane establishing Lot 1 of the Gripple Subdivision with the following condition:

1. That all of the review comments per the Engineering Department be addressed prior to approval of the Final Engineering plans.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Hull

MOTION SECONDED BY: Ms. Tidwell

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mrs. Duncan, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, November 13, 2019, at 4:00 p.m. on the fifth floor of this building.

19-0959 A Building, Zoning and Economic Development Committee Resolution approving a Final Plan Revision to Gripple Subdivision, Lot 1, located at 1611 and 1621 Emily Lane, for a Business and Professional, Office (2400) Use and a Warehouse, Distribution and Storage Services (3300) Use (Gripple, Inc. – 19-0959 / AU01/2-18.231-Fsd/Fpn/R – SB – Ward 1

Mr. Broadwell said staff would recommend conditional approval of the Building, Zoning and Economic Development Committee Resolution approving a Final Plan Revision to Gripple Subdivision, Lot 1, located at 1611 and 1621 Emily Lane for a Business and Professional, Office Use and a Warehouse, Distribution and Storage Services Use with the following condition:

1. That all of the review comments per the Engineering Department be addressed prior to approval of the Final Engineering Plans.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Duncan

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mrs. Duncan, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, November 13, 2019, at 4:00 p.m. on the fifth floor of this building.