



City of Aurora

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

Legistar History Report

File Number: 15-01146

File ID: 15-01146	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Final Plat / PPG / Conor Commercial / Orchard-Gateway Road		File Created: 12/30/2015
		Final Action:

Title: A Resolution Approving a Final Plat on Lots 5A, 6A, 7A and 10 for Phase 1 of the Resubdivision of Deerpath Commerce Center Subdivision Unit 2 (Conor Commercial Real Estate - L15-01146 / SG01/4-15.249-Fsd/Fpn/R - AM - Ward 5)

Notes:

Agenda Date: 01/28/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat, Land Use Petition and Supporting Documents, Property Research Sheet, Plat of Survey, Legistar History Report (Final Plat)

Enactment Number:

Planning Case #: SG01/4-15.249-Fsd/Fpn/R

Hearing Date:

Drafter: aminnella@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	01/05/2016	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)	01/12/2016	Forwarded	Planning Commission	01/20/2016		Pass
	Action Text: A motion was made by Mr. Minnella, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 1/20/2016. The motion carried by voice vote.						
	Notes: <i>Representatives Present: Brian Ratajczak and Randy Metz</i>						
	<i>I'm Brian Ratajczak with Spaceco, the site Civil Engineer, and this is Randy Metz from Ives/Ryan Group. We are here on behalf of Amy Zepka of Conor Commercial Real Estate. Basically the revision came up during the process of construction during earthwork activities. Up in the upper northeast corner the basin that was proposed there, the material that was being generated out of there was not suitable for the fill for the building pad and that's what Ed was talking about, the property to the east is where PPG Industries building is currently under construction that's part of the plat. So the desire was to make that a native planted bottom basin rather than an open water feature and then in order to generate the material still needed for the pad construction, the other detention basin that's all the way</i>						

at the west got extended a little bit further to the south so really the platting change here is the lot line, that southern lot line of that encloses that basin and separates it from the remaining property that you see there, which is the compensatory storage area in the flood plain. That lot line shifted south. That's the change. All the detention is still being met. Actually we have quite a bit more detention than we need and then the compensatory storage change that's all still being provided as well.

Mr. Sieben said Planning and Zoning did review this and I know Randy and I had correspondence last week and I know we just got a resubmittal late yesterday with, I think, the change we had talked about.

Mr. Ratajczak said the electronic copies. I have the hard copies here, which I can either leave with you Alex or I can walk them over to the other building when we leave.

Mr. Sieben said it was basically landscape related. We wanted more evergreens essentially for the ratio, the category.

Mr. Metz said I attempted to add as many evergreens as I could.

Mr. Sieben said we talked a little bit where that would be.

Mr. Feltman said we just started looking at it, but on the surface it looks like compensatory storage is being met, so I don't see any issues. Obviously, the detention basin expanded so that is not a problem.

Mr. Minnella said we are going to vote this out to be presented at the next Planning Commission on January 20th. I make a motion to move this forward to the January 20th Planning Commission. Mr. Feltman seconded the motion.

Mr. Sieben said I believe we may need an engineering condition, but we'll talk with you. We're going to need a standard. The motion carried unanimously.

2	Planning Commission	01/20/2016	Forwarded	Planning & Development Committee	01/28/2016	Pass
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Action Text: A motion was made by Mr. Engen, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 1/28/2016. The motion carried.

Notes: Mr. Minnella said good evening. We are here tonight with the Petitioner, Conor Commercial Real Estate, requesting approval of the Final Plat for Lots 5A, 6A, 7A, and 10 of the resubdivision of the Deerpath Commerce Center Subdivision, Unit2. This is a revision of the approved Final Plat, which maintains the exact number of lots, but it will adjust the lot lines for 3 detention lots. This Plat revision is also concurrently submitted with a Final Plan Revision to redesign the stormwater management facilities and also the development on Lot 7A of a building. If the Commission has any questions, I will be more than happy to answer them all. We do have Mr. Brett Duffy representing Conor Commercial willing to answer any of your questions.

Good evening. My name is Brett Duffy with SPACECO. I'm here on behalf of Conor Commercial this evening. Thanks for seeing us again. This is a minor revision to the plat that you saw last fall for the resubdivision of the Deerpath Commerce Center. The reason for the resubdivision is during construction we were building a pond on Lot 10 and also on Lot 5A. We were using the material out of the pond for Lot 10 to fill the pad for the building. When they started construction, the material wasn't suitable for a building pad so we went and expanded pond 5A to get additional materials, so the pond grew in size. We picked up an additional storage volume in the pond and used that material to fill the site. In order to keep the detention pond within the allocated lot, we had to shift the lot line about 75 feet to the south, so really the only revision is Lot 5A, that south lot line, shifted about 75 feet.

Mr. Minnella said staff recommends approval.

Chairman Truax said are there conditions?

Mr. Minnella said none.

MOTION OF APPROVAL WAS MADE BY: Mr. Engen

MOTION SECONDED BY: Mrs. Cole

AYES: Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Minnella said this will next be heard at the Planning and Development Committee meeting on Thursday, January 28, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 7 At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp
Representative Reynolds, At Large Divine, At Large Engen and SD 204
Representative Duncan
