



City of Aurora

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

Legistar History Report

File Number: 15-00404

File ID: 15-00404	Type: Ordinance	Status: ATS Review
Version: 3	General Ledger #:	In Control: Planning & Development Committee
File Name: Deerpath Commerce Center Unit 2 / Comp Plan Revision		File Created: 05/06/2015
		Final Action:

Title: An Ordinance Approving Revisions to Aurora’s Comprehensive Plan for Property located at the southwest corner of Orchard Gateway and Deerpath Road in the City of Aurora, Illinois, 60506

Notes:

Agenda Date: 06/24/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit “A” 1984 Aurora Comprehensive Plan Update - 2015-06-12 - 2015.131.pdf, Seize the Future Letter of Support - 2015-06-40 - 2014.330.pdf, Legistar History Report - 2015-06-11 - 2015.131.pdf

Enactment Number:

Planning Case #: SG01/4-15.131-COMP

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	City Council	05/12/2015	referred to	DST Staff Council (Planning Council)	05/19/2015		
	Action Text:	This Petition was referred to to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	05/19/2015					
	Notes:	<p><i>Representatives Present: Amy Rzepka, Darryl Strouse, Brian Ratajczak, and Dan Fogarty</i></p> <p><i>Ms. Rzepka said what we are proposing here is a 300,000 square foot build to suit expandable to about 160,000 square feet for PPG. PPG is a Fortune 500 company that actually currently has a facility in Aurora. They are a supplier of paints, stains, and glass products. What they are looking to do here is a similar use to their current facility. This will be for the storage and distribution of their paint. Because of that use, we are requesting a modification to the Plan Description to allow for the warehouse use.</i></p> <p><i>Mr. Strouse said well the building itself is a high bay distribution type center with an office, 5,500 or 5,600 square feet of office, in the northwest corner and shipping docks on the side. You can see the top image is the north elevation and you can see the office entrance on the right side. It's got a</i></p>					

corrugated metal panel out there to call attention to that area and a canopy and some high glazing. The rest of it is precast panels with reveals and different colors, clear story glazing all around. Then there is an element at the left side of that image that addresses the corner at Deerpath and Orchard Commons that tries to mimic the elements of the entrance without being confusing, recognizing that that is an important corner, so we've got to have something there.

Mr. Sieben said so the gist of it based on a lot of the comments through our DST process was the goal here was to make this kind of an attractive façade, especially on the public side and you guys were attempting, based on different comments and so on, to upgrade that façade, correct?

Ms. Rzepka said correct.

Mr. Sieben said if that's it with the elevation, I can go back to the site plan here. Before we get into some of the engineering related, do you want to talk about some of the value added and the employment type of issue here?

I'm Dan Fogarty with Conor Commercial. Amy and I together head up all development for Conor in the Midwest, so this is a very important project. As Amy had stated, knowing that the city's propensity at this site was to be a use other than strict straight industrial...

Mr. Sieben said straight warehouse.

Mr. Fogarty said straight warehouse. What was interesting to Seize the Future with Dave Hulseburg's help, was this is obviously a very high quality tenant that already exists in town looking to consolidate 2 facilities from Joliet and Montgomery and wanted to remain in Aurora and likes doing business in the city. Eventually they will fold the other facility that they have with Liberty Property Trust into this facility, so they were choosing a location, a municipality. The other distinction is that there is value added in this facility. There is tinting of paints. There is mixing. There will be 100 jobs to start and eventually when fully expanded, there will be as many as 200 jobs at the facility. Those were the elements along creating a more high-end facility and then the typical warehouse that made Seize the Future feel like this was something worthy of the city's consideration and to change the Comprehensive Plan for the site.

Mr. Sieben said and you are identifying a future expansion on the site too.

Mr. Fogarty said absolutely. This is a 12 year lease, so they are making a long-term commitment to the facility and within the lease there is the right to expand the facility by almost 50%, which would take it from 304,000 to about 475,000 when it is fully expanded on the site.

Mr. Sieben said and this will have full landscaping. I know we have existing berming on Deerpath. You will be enhancing that and supplementing that. You do have commercial across the street and so on.

Mr. Fogarty said this is a more robust landscaping package then is called for by ordinance. Like you said, there will be some berming to help buffer from the roadways, more planting than is necessary to also help create screening at the ground level. Entrances from Deerpath, or the entrance from Deerpath, was altered so that it is directly across from the curb cut on the east side of the road for more safe traffic flow. Then, obviously, much more attention paid to the detail of the precast with more paint, more clear story windows, more reveals, more texture to make the building look much more high-end kind of a Class A+ office/business park type deal.

Mr. Sieben do you want to touch briefly on engineering, what's being done with the property?

Mr. Ratajczak said the lot is within the existing Deerpath Commerce Center Subdivision and when that project was originally built there were a couple of detention basins that were constructed. One of them you can see that's at Orchard-Gateway, at the west end of Orchard-Gateway, that area there, kind of the square at the far right. There is one there and then there is one across the street that you don't see on the plan. Detention for the entire, including this lot to be developed, on the original plans was originally intended for that basin there to be expanded, as shown, all of the full amount from the Jacob and Hefner plans that were prepared originally. At one of the prior meetings, it was discussed that one of the original thoughts was to have a detention basin in another spot closer to the lot that is currently being developed, so our original intent was to expand the basin per the original plans. However, in meeting with staff, what was decided was to come up with, there is still a basin expansion there and then another basin that you see that's more kind of that triangular area just to the west of the building.

One of the other things too, there is compensatory storage that is on the property, so currently actually to the southwest of the proposed building there is currently comp storage that is on the property. That's proposed to be filled, removed off the property and where that will be compensated for then is actually south of the westernmost detention basin, so all the comp storage will still be provided for in that location and the detention will be in those two basins that are proposed there. From a stormwater standpoint that's the engineering design.

Mr. Sieben said do you have anything else you want to add before staff has any comments?

Mr. Fogarty said I think we covered it. We are happy to answer questions.

Mr. Wiet said did Liberty ever make a push to expand at their current location into the north? You aren't part of that, but was that ever a discussion that you had heard from PPG?

Mr. Fogarty said I did. If you look at the way the building lays out, it is a cross dock that runs east/west. To expand to the land on the north would have been expanding out of a dock wall and it wouldn't have made sense for the functional layout of the facility. They'd either have to scrape what they've got and try to reposition it on the land or create like an "L" shape expansion, which I don't think makes sense functionally for Liberty.

Mr. Sieben said Dan, do you have any comments initially?

Mr. Feltman said you touched on the flood plain. We are going to need a letter of map revision. It won't interrupt the building permit process, but we do need to have that finalized before the final acceptance of the subdivision. There is a second water main connection that needs to be coordinated with North Aurora. We've already started that conversation, but that is something that also needs to be addressed. We are in the process of reviewing right now the whole submittal.

Mr. Sieben said Building and Fire?

Mr. Beneke said we do have fire comments that I believe Gary sent out already.

Mr. Krientz said I did send notes out already, the fire comments. I believe you've seen them. On this side of the building, standpipes are going to be required in there. The fire lane access did meet the turnaround specs in this one corner.

Mr. Ratajczak said on the north side, we had anticipated using Orchard-Gateway as the fire lane because the curb, as near as we could tell, was within 200 feet of the building façade. Maybe we misunderstood the rules.

Mr. Beneke said you have to have that parking lot for a fire lane because your fire department connection is there and so we've got to be able to get into that site.

Mr. Fogarty said let me just ask a question about the fire department connection. Can we move the connection, or is the connection already existing? Can we move it closer to Orchard-Gateway so that the connection could be made there if Orchard-Gateway could serve as the fire lane?

Mr. Beneke said the fire department connection is on the building and it has to face Orchard-Gateway.

Mr. Fogarty said so what we have to do is widen that lane, the drive isle and the parking lot.

Mr. Beneke said just so everybody is aware, that connection if you guys are concerned with it, can be just a fire access connection. It doesn't have to be access for regular parking and driving.

Mr. Strouse said our intention here would be to try and keep cars from going here.

Mr. Beneke said so if you have a gate there or whatever, you'll need a lockbox on that gate.

Mr. Krientz said I have a second note on wherever your connection is going to be to make sure that there is a sidewalk in front of it.

Mr. Sieben said Mike, anything from Fox Metro at this time?

Mr. Frankino said we had a question about the existing sanitary and then the proposed sanitary as it

heads toward the building. We noticed that it was going to be in a city easement, but we've been hearing conflicting information about whether that's going to be a City of Aurora owned sewer or if it is going to be a service simply for the building.

Mr. Feltman said I assume it would just be a service for the building.

Mr. Frankino said I don't know if we've received the IEPA applications yet, but somewhere I thought it had said City of Aurora owned and I was questioning that.

Mr. Fogarty said well I guess the question is due to the length of the service, do you have a stipulation on what the maximum length could be from where we need to get to that is the public sewer to the building because ultimately I think the extension is only going to serve the proposed building, but due to the length of it, it is probably going to need manholes due to the pipe change directions rather than just cleanouts.

Mr. Frankino said it is only going to be the lot in between the two detention areas there. Is that buildable?

Mr. Ratajczak said that' all compensatory storage.

Mr Frankino said okay, so there won't be any connection to it. We can work on how to do it exactly. Being in the treatment works, we get concerned about structures because structures end up leaking and a lot of our INI comes from structures. We can figure out a good design for that, maybe cleanouts or something instead. I was just concerned about whether or not it was a city sewer.

Mr. Fogarty said Mike, what is INI?

Mr. Frankino said infiltration and inflow.

Mr. Ratajczak said coming all the way from the public sewer on Orchard-Gateway right now the route is in between the triangular detention basin and the comp storage area and then it comes over. At that point you are to the property.

Mr. Fogarty said it will run the lot, like in the middle of the western wall, and connect. Is our pump on that side too?

Mr. Ratajczak said yes. So then an easement would be off of their property and over these other properties.

Mr. Fogarty said it is all going to be owned by, for now it will all be owned by us. The long-term owner of the asset will be an institution that likes to own these kind of real estates, an insurance pension or somebody like that. All these parcels will be sold together because it is self-contained, all the compensatory storage is related to this development. There won't be an association. This will be contained among itself. This will be one free-standing real estate investment and so the easement will be an easement through somebody's own property.

Mrs. Vacek said as you see on the agenda, there is a Comp Plan change that is required to go along with this as we kind of go through the process. The city did do a Comp Plan Revision about 2 years ago and they did look at this as not warehousing, so because of that, we do need to bring the Comp Plan change forward as we kind of go along with all this. I will be reviewing this probably in the next week or so and getting you comments.

1 DST Staff Council 05/26/2015
(Planning Council)

Notes: Mrs. Vacek said I have not started reviewing this. This is going to the June 17th Planning Commission, so I will be getting comments out this week.

Mr. Beneke said there are fire comments on this also.

1 DST Staff Council 06/02/2015
(Planning Council)

Notes: Mrs. Vacek said this will be voted out next week and it will go to the June 17th Planning Commission.

1 DST Staff Council 06/09/2015 Forwarded Planning 06/17/2015 Pass
(Planning Council) Commission

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 6/17/2015. The motion carried by voice vote.

Notes: *Mrs. Vacek said I'm going to be writing the change for the Comp Plan in the next week or so. I make a motion to move this forward to the June 17th Planning Commission. Mr. Minnella seconded the motion. The motion carried unanimously.*

2	Planning Commission	06/17/2015	Forwarded	Planning & Development Committee	06/24/2015	Pass
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Action Text: A motion was made by Mr. Cameron, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 6/24/2015. The motion carried.

Notes: 23 *Second item on the agenda is an*
24 *ordinance approving revisions to Aurora's*

GROVE & ASSOCIATES REPORTING

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1 *Comprehensive Plan for property located at the*
2 *southwest corner of Orchard Gateway and Deerpath Road*
3 *in the City of Aurora in Ward 5. This is also a*
4 *public hearing.*
5 *MS. VACEK: Good evening. In May of this*
6 *year, Conor Commercial Real Estate filed a plan*
7 *description revision and preliminary plan and plat*
8 *petition for a warehouse building on the property*
9 *located at the southwest corner of Orchard Gateway*
10 *and Deerpath Road.*
11 *Pursuant to that staff produced the*
12 *attached comp plan or the attached comp plan that you*
13 *guys have in your packets, a report which takes a*
14 *more comprehensive look at the land use in this area.*
15 *This area consists of 47.66 acres*
16 *and is located at the southeast corner of Orchard*
17 *Gateway Road and Deerpath Road and is within the*
18 *Orchard and I-88 corridor.*
19 *The northern and eastern limits of*
20 *the subject property is generally the northern and*
21 *eastern boundary of the City of Aurora's planning*

22 area being the boundary to North Aurora.
23 The subject area has historically
24 been reflected on the City's comprehensive land use

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1 as office and conservation open space recreational
2 and drainage land uses, which is inconsistent with
3 the office research light industrial land use that
4 the petitioner is considering for the subject area.

5 Let me show you --

6 MR. SIEBEN: Since we are taking notes, just a
7 correction. It is the southwest corner of Orchard
8 Gateway and Deerpath.

9 MS. VACEK: Did I say southeast?

10 MR. SIEBEN: Yes.

11 MS. VACEK: Sorry. So this is the current
12 comp plan.

13 Factors in the planning of this area
14 include, among others, topography and natural
15 drainage existing and proposed land use in adjacent
16 areas and access to major roads and highways.

17 The revision to the comp plan
18 replaces the office land use that you see on the
19 screen with the ORI land use -- I'm sorry, the office
20 research light industrial land use designation on the
21 eastern portion, and the subject area reconfigures
22 the conservation open space recreational drainage
23 land use for the western portion of the subject area.

24 Since Seize the Future Foundation

GROVE & ASSOCIATES REPORTING

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1 has come on -- come aboard with the City, they have
2 been working with the petitioner and working on
3 economic development strategies. As you see in your
4 packet, there is a letter that they have written in
5 support of this change and they feel that this is in
6 keeping with their strategies.

7 So if you have any questions for me,
8 I can go ahead and answer them. Otherwise I can give
9 you my recommendation.

10 CHAIRMAN TRUAX: Questions for staff?

11 COMMISSIONER COLE: I do have some questions.

12 How much parking is on this site? In one place I
13 look I come up with 200 parking places with 4
14 handicap, and another I come up with 293, of which
15 213 are banked, which leaves a total of 80 parking
16 places.

17 And then in one place I come up with
18 75 warehouse workers with 12 staff, which comes out
19 to 87, which means seven people have to carpool. And
20 then in another place it says something about 100
21 employees and then possibly 200 employees so --

22 MS. VACEK: I can answer that, but this is
23 actually just looking at the land use. So this --
24 the comp plan report that we're looking at right now

GROVE & ASSOCIATES REPORTING

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1 looks at the land use of this. This does not look at

2 the preliminary plan and the -- and the revision

3 which will be the next item that we talk about.

4 COMMISSIONER COLE: Okay. Save my questions.

5 MS. VACEK: Yes.

6 CHAIRMAN TRUAX: Does anyone else have an

7 another -- have a question about the land use

8 comprehensive plan issues here?

9 (No response.)

10 CHAIRMAN TRUAX: Okay. Thank you. This is a

11 public hearing. I'm not sure -- it's also a public

12 hearing later, so I'm not quite sure how that

13 relates, but if someone in the audience wishes to

14 speak at the public hearing on this issue, this is

15 your opportunity now.

16 (No response.)

17 CHAIRMAN TRUAX: Okay. Seeing that no one

18 came forward, I'm going to close the public hearing.

19 Tracey, would you give us your

20 recommendation, please?

21 MS. VACEK: Staff would recommend approval of

22 the ordinance approving the revision to Aurora's

23 Comprehensive Plan for the property located at the

24 southwest corner of Orchard Gateway and Deerpath Road

GROVE & ASSOCIATES REPORTING

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1 in the City of Aurora.

2 CHAIRMAN TRUAX: Okay. That's the staff's

3 recommendation. Is there a -- some questions or a

4 motion?

5 COMMISSIONER CAMERON: Move for approval.

6 COMMISSIONER ANDERSON: *Second.*

7 CHAIRMAN TRUAX: *It's moved and seconded.*

8 Sue, would you call the roll,

9 please.

10 MS. JACKSON: *Mrs. Anderson?*

11 COMMISSIONER ANDERSON: *Yes.*

12 MS. JACKSON: *Mr. Bergeron?*

13 COMMISSIONER BERGERON: *Yes.*

14 MS. JACKSON: *Mr. Cameron?*

15 COMMISSIONER CAMERON: *Yes.*

16 MS. JACKSON: *Mrs. Cole?*

17 COMMISSIONER COLE: *Yes.*

18 MS. JACKSON: *Mr. Divine?*

19 COMMISSIONER DIVINE: *Yes.*

20 MS. JACKSON: *Mr. Pilmer?*

21 COMMISSIONER PILMER: *Yes.*

22 MS. JACKSON: *Mr. Reynolds?*

23 COMMISSIONER REYNOLDS: *Yes.*

24 CHAIRMAN TRUAX: *Okay. The motion carries.*

Aye: 7 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer,
Aurora Twnshp Representative Reynolds, At Large Anderson and At
Large Divine
