

CITY OF AURORA, ILLINOIS

RESOLUTION NO. R21-327
DATE OF PASSAGE November 23, 2021

A Resolution approving a Final Plan for the property located at 2120 Sullivan Road for a Warehouse, Distribution and Storage Services (3300) Use

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated September 14, 2021, Panattoni Development Company filed with the City of Aurora a petition requesting approval of a Final Plan located at 2120 Sullivan Road for a Warehouse, Distribution and Storage Services (3300) Use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on November 3, 2021, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on November 10, 2021, the Building, Zoning, and Economic Development Committee of the Aurora City Council reviewed said Final Plan and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plan with the following conditions:

- 1.) That the documents be revised to incorporate the Engineering Staff comments.
- 2.) That the developer post signs at the exits to the property requiring semi-trucks leaving the site to make a left turn only.

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BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any easement dedications or vacations deemed necessary by the Aurora City Engineer.

RESOLUTION NO. R21-327
LEGISTAR NO. 21-0759


PASSED AND APPROVED ON November 23, 2021

AYES 12 NAYS 0 NOT VOTING 0 ABSENT 0

| ALDERMAN | Vote |
|-----------------------------|------|
| Alderman Llamas, Ward 1 | yes |
| Alderman Garza, Ward 2 | yes |
| Alderman Mesiacos, Ward 3 | yes |
| Alderman Donnell, Ward 4 | yes |
| Alderman Franco, Ward 5 | yes |
| Alderman Saville, Ward 6 | yes |
| Alderman Hart-Burns, Ward 7 | yes |
| Alderman Smith, Ward 8 | yes |
| Alderman Bugg, Ward 9 | yes |
| Alderman Baid, Ward 10 | yes |
| Alderman Woerman, At Large | yes |
| Alderman Jenkins, At Large | yes |

ATTEST:


City Clerk


Mayor

FINAL PLAN

PROPOSED INDUSTRIAL BUILDING
 (356,999 S.F.)
 FF = 690.50
 DOCKS = 686.50

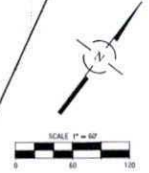
SULLIVAN ROAD

DETENTION BASIN A

DETENTION BASIN B

DETENTION-BASIN C

DETENTION BASIN D



LEGEND

- HEAVY DUTY PAVEMENT
 - CONCRETE PAVEMENT OR APRON
 - CONCRETE SIDEWALK
 - STANDARD DUTY PAVEMENT
 - CONCRETE SIDEWALK WITH CURB (C) (UNLESS NOTED)
 - PITCH OUT CURB
 - DEPRESSED CURB & GUTTER
- LEGEND**
- EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - PROPOSED VALVE VAULT
 - PROPOSED FIRE HYDRANT
 - PROPOSED PRESSURE CONNECTION
 - PROPOSED INLET
 - PROPOSED CATCH BASIN
 - PROPOSED MANHOLE
 - PROPOSED SANITARY MANHOLE

| Item | Description | Quantity | Unit | Value | Notes |
|------|---|----------|-------------|---------|-----------------------|
| 1 | Site Preparation (Excavation, Backfill, etc.) | 10,000 | Square Feet | 10,000 | As per specifications |
| 2 | Foundation Work (Concrete, etc.) | 5,000 | Square Feet | 5,000 | As per specifications |
| 3 | Structural Steel (I-beams, etc.) | 100 | Tons | 100 | As per specifications |
| 4 | Roofing System (Metal Decking, etc.) | 356,999 | Square Feet | 356,999 | As per specifications |
| 5 | Interior Finishes (Drywall, etc.) | 356,999 | Square Feet | 356,999 | As per specifications |
| 6 | Exterior Finishes (Siding, etc.) | 356,999 | Square Feet | 356,999 | As per specifications |
| 7 | Site Work (Paving, etc.) | 10,000 | Square Feet | 10,000 | As per specifications |
| 8 | Utilities (Sewer, Water, etc.) | 10,000 | Linear Feet | 10,000 | As per specifications |
| 9 | Site Office (Temporary) | 10,000 | Square Feet | 10,000 | As per specifications |
| 10 | Site Office (Permanent) | 10,000 | Square Feet | 10,000 | As per specifications |
| 11 | Site Office (Mobile) | 10,000 | Square Feet | 10,000 | As per specifications |
| 12 | Site Office (Storage) | 10,000 | Square Feet | 10,000 | As per specifications |
| 13 | Site Office (Workshop) | 10,000 | Square Feet | 10,000 | As per specifications |
| 14 | Site Office (Breakroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 15 | Site Office (Bathroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 16 | Site Office (Kitchen) | 10,000 | Square Feet | 10,000 | As per specifications |
| 17 | Site Office (Storage Room) | 10,000 | Square Feet | 10,000 | As per specifications |
| 18 | Site Office (Workshop) | 10,000 | Square Feet | 10,000 | As per specifications |
| 19 | Site Office (Breakroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 20 | Site Office (Bathroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 21 | Site Office (Kitchen) | 10,000 | Square Feet | 10,000 | As per specifications |
| 22 | Site Office (Storage Room) | 10,000 | Square Feet | 10,000 | As per specifications |
| 23 | Site Office (Workshop) | 10,000 | Square Feet | 10,000 | As per specifications |
| 24 | Site Office (Breakroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 25 | Site Office (Bathroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 26 | Site Office (Kitchen) | 10,000 | Square Feet | 10,000 | As per specifications |
| 27 | Site Office (Storage Room) | 10,000 | Square Feet | 10,000 | As per specifications |
| 28 | Site Office (Workshop) | 10,000 | Square Feet | 10,000 | As per specifications |
| 29 | Site Office (Breakroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 30 | Site Office (Bathroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 31 | Site Office (Kitchen) | 10,000 | Square Feet | 10,000 | As per specifications |
| 32 | Site Office (Storage Room) | 10,000 | Square Feet | 10,000 | As per specifications |
| 33 | Site Office (Workshop) | 10,000 | Square Feet | 10,000 | As per specifications |
| 34 | Site Office (Breakroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 35 | Site Office (Bathroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 36 | Site Office (Kitchen) | 10,000 | Square Feet | 10,000 | As per specifications |
| 37 | Site Office (Storage Room) | 10,000 | Square Feet | 10,000 | As per specifications |
| 38 | Site Office (Workshop) | 10,000 | Square Feet | 10,000 | As per specifications |
| 39 | Site Office (Breakroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 40 | Site Office (Bathroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 41 | Site Office (Kitchen) | 10,000 | Square Feet | 10,000 | As per specifications |
| 42 | Site Office (Storage Room) | 10,000 | Square Feet | 10,000 | As per specifications |
| 43 | Site Office (Workshop) | 10,000 | Square Feet | 10,000 | As per specifications |
| 44 | Site Office (Breakroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 45 | Site Office (Bathroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 46 | Site Office (Kitchen) | 10,000 | Square Feet | 10,000 | As per specifications |
| 47 | Site Office (Storage Room) | 10,000 | Square Feet | 10,000 | As per specifications |
| 48 | Site Office (Workshop) | 10,000 | Square Feet | 10,000 | As per specifications |
| 49 | Site Office (Breakroom) | 10,000 | Square Feet | 10,000 | As per specifications |
| 50 | Site Office (Bathroom) | 10,000 | Square Feet | 10,000 | As per specifications |



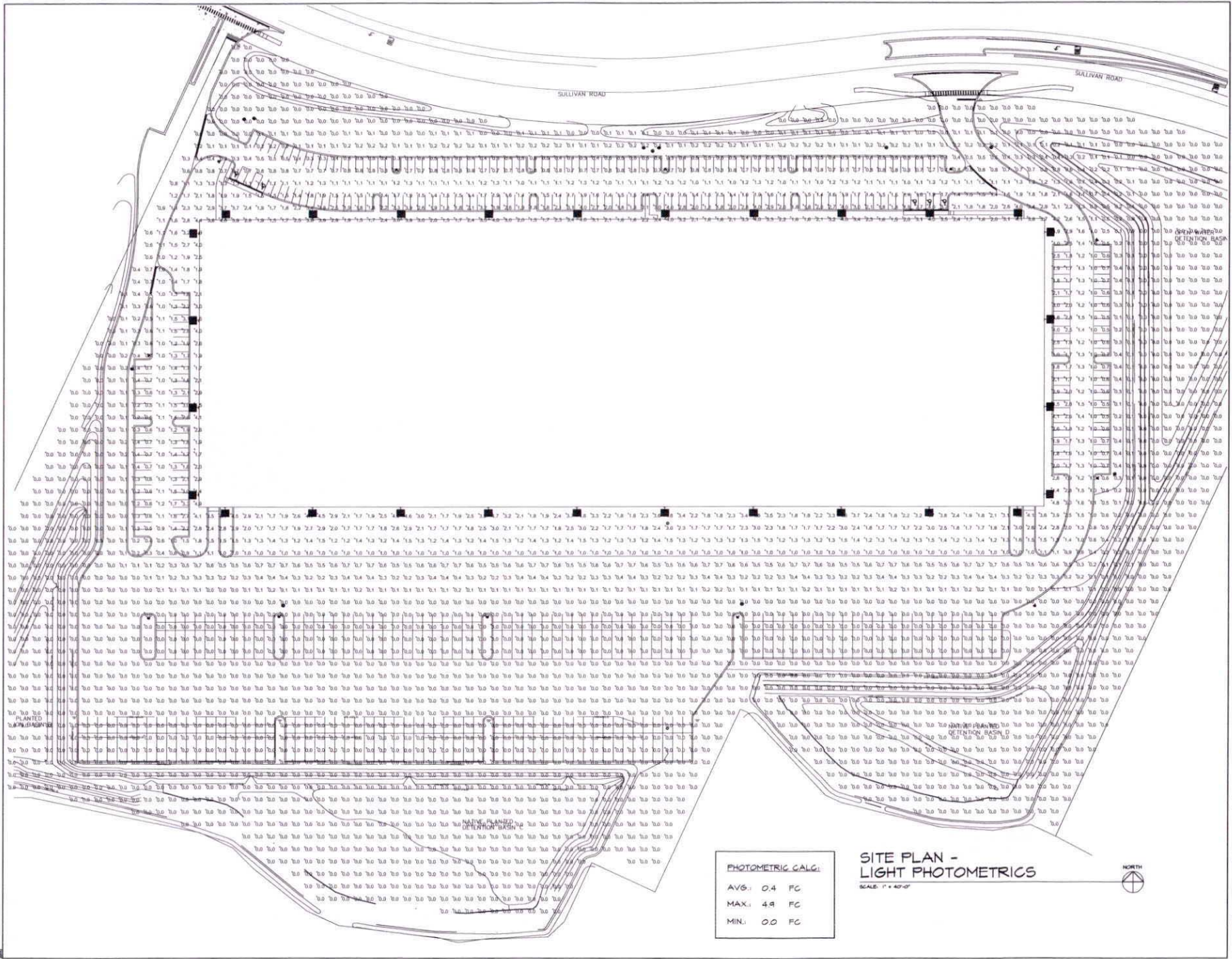
PETITIONER:
 PANAVION DEVELOPMENT COMPANY, INC.
 200 W. WASHINGTON STREET
 SUITE 4050
 ROSEMONT, ILLINOIS 60018

FINAL PLAN

SULLIVAN ROAD INDUSTRIAL
 AURORA, ILLINOIS

CONSULTING ENGINEERS
SPACECO INC.
 1875 W. Higgins Road, Suite 700
 Rosemont, Illinois 60018
 Phone: (630) 584-4200 Fax: (630) 584-4255

DATE: 08/27/21
 JOB NO.: 10879
 SHEET: FP



PHOTOMETRIC CALG:
 AVG: 0.4 FC
 MAX: 4.9 FC
 MIN: 0.0 FC

**SITE PLAN -
 LIGHT PHOTOMETRICS**

SCALE: 1" = 40'-0"



ABC
 Electrical Construction and Design, LLC
 811 S. Adams Ave.
 Aurora, IL 60506
 P: 773.233.1230
 F: 773.233.1230
 www.abcedesign.com

DESIGN, REGISTRATION, AND
 14-000841

Sullivan Road Industrial
 Aurora, Illinois

PROJECT:

REGISTRATION:

Expire Date: 11/30/23



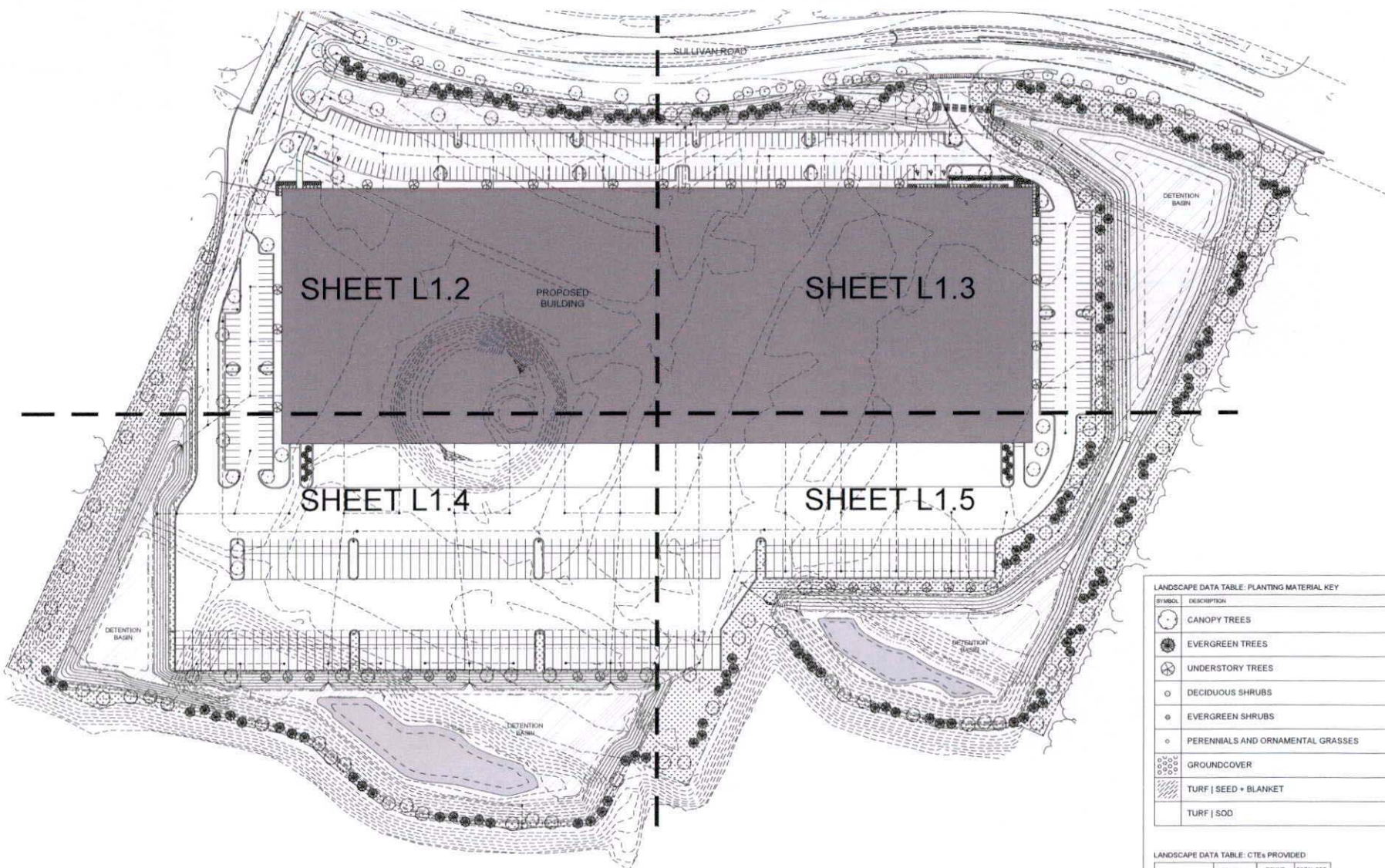
| | |
|------------------|----------|
| PROJECT NO. | 140727 |
| DATE FOR PRINT | 07/20/23 |
| DATE FOR PROJECT | |

CHECKED BY: JD
 DRAWN BY: AD
 SCALE: AS NOTED
 DATE: -

SHEET TITLE:
 Site Plan -
 Light
 Photometrics

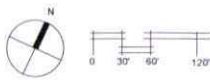
SHEET NUMBER:
 EP.1

LANDSCAPE PLAN



OVERALL LANDSCAPE PLAN

SCALE: 1" = 60'-0"



LANDSCAPE DATA TABLE: PLANTING MATERIAL KEY

| SYMBOL | DESCRIPTION | TOTAL |
|--------|-----------------------------------|-----------|
| | CANOPY TREES | 151 |
| | EVERGREEN TREES | 178 |
| | UNDERSTORY TREES | 42 |
| | DECIDUOUS SHRUBS | 46 |
| | EVERGREEN SHRUBS | 127 |
| | PERENNIALS AND ORNAMENTAL GRASSES | 77 |
| | GROUNDCOVER | 0 |
| | TURF SEED + BLANKET | 60,250 SF |
| | TURF SOD | 43,900 SF |

LANDSCAPE DATA TABLE: CTEs PROVIDED

| | CTE VALUE | COUNT PROVIDED | TOTAL CTEs PROVIDED |
|------------------|-----------|----------------|---------------------|
| CANOPY TREES | 1 | 151 | 151 |
| EVERGREEN TREES | 1/3 | 178 | 68 |
| UNDERSTORY TREES | 1/3 | 42 | 14 |
| DECIDUOUS SHRUBS | 1/20 | 46 | 2.3 |
| EVERGREEN SHRUBS | 1/20 | 127 | 6.3 |
| TOTAL | | | 232.8 |

Kathryn Talty
landscape architecture
WINNEBAGO SQUARE 60005
848.022.2544
www.ktlandscape.com



| no. | revision | description | initials | date |
|-----|----------|-------------------|----------|----------|
| | 001 | ISSUED FOR REVIEW | KT | 08-27-22 |
| | 002 | FOR CITY COMMENTS | KT | 09-28-22 |

SULLIVAN ROAD
INDUSTRIAL
2120 SULLIVAN ROAD
AURORA, IL

LANDSCAPE PLAN
LANDSCAPE KEY

date: 08-27-22
job no.: 21300
sheet no.: L 1.1

SHEET L1.3

TRUCK DOCKS

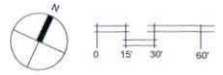
SOCKS
AROUND
BUILDING

EXISTING
TREE LINE

OPEN
WATER

SHEET L1.4

SOUTHEAST LANDSCAPE PLAN
SCALE: 1" = 30'-0"



Kathryn Talty
landscape architecture
WINNETKA, ILLINOIS 60093
847.633.5184
www.kathtalty.com



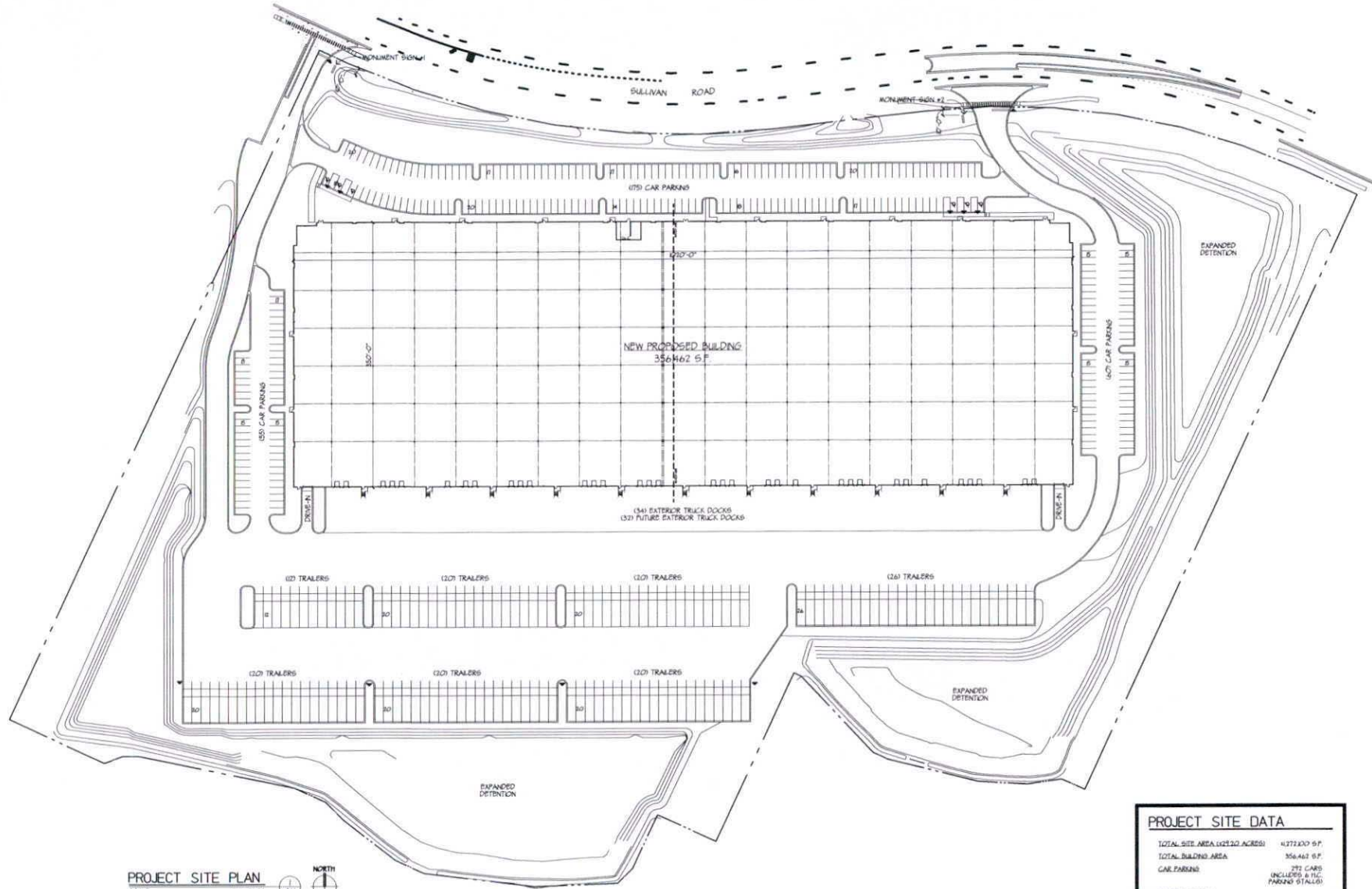
| DATE | DESCRIPTION |
|----------|-------------------|
| 08-27-21 | ISSUED FOR REVIEW |
| 10-29-21 | FOR CITY COMMENTS |
| | |
| | |
| | |

SULLIVAN ROAD
INDUSTRIAL
2120 SULLIVAN ROAD
AURORA, IL

SOUTHEAST LANDSCAPE PLAN

DATE: 10/29/21
JOB NO: 21300
SHEET NO: L 1.5

ARCHITECTURAL SITE PLAN FOR SULLIVAN ROAD

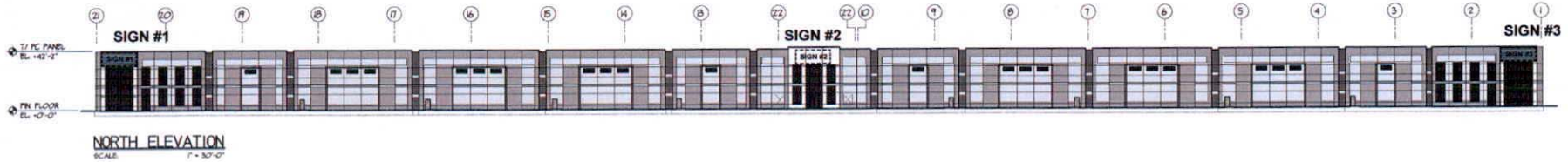


PROJECT SITE PLAN
SCALE: 1" = 40'-0"
NORTH

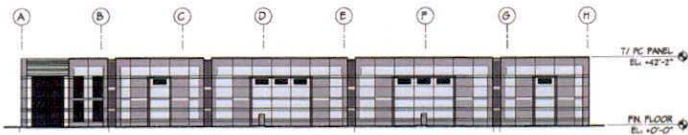
| PROJECT SITE DATA | |
|--------------------------------|--|
| TOTAL SITE AREA (121.20 ACRES) | 4,272,000 S.F. |
| TOTAL BUILDING AREA | 356,462 S.F. |
| CAR PARKS | 272 CARS (INCLUDES 8 TRUCK PARKING STALLS) |
| EXTERIOR DOCKS | |
| EXTERIOR DOCKS PROVIDED | 34 DOCKS |
| FUTURE EXTERIOR DOCKS | 32 DOCKS |
| FUTURE TOTAL EXTERIOR DOCKS | 66 DOCKS |
| TRAILER STALLS | 88 STALLS |
| DRIVE-IN OVERHEAD DOORS | 2 DOORS |
| BUILDING CLEAR HEIGHT | 36'-0" |
| FLOOR AREA RATIO (F.A.R.) | 0.504 |

alston
 CONSTRUCTION
 HARRIS ARCHITECTS, INC.
 1000 W. 11TH STREET, SUITE 200
 AURORA, ILLINOIS 60007
 (708) 938-8800
 NEW OFFICE/WAREHOUSE FOR:
SULLIVAN ROAD
 AURORA, ILLINOIS
 PROJECT NO. 22972
 DRAWN BY: EDH
 DATABASE: 22972_BLDG
 SHEET NO. **A1.1**
 2 OF 25 SHEETS

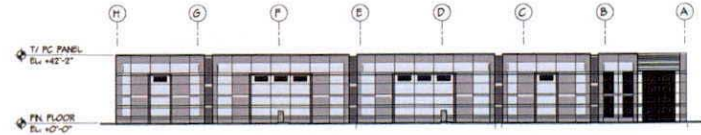
ELEVATIONS FOR SULLIVAN ROAD



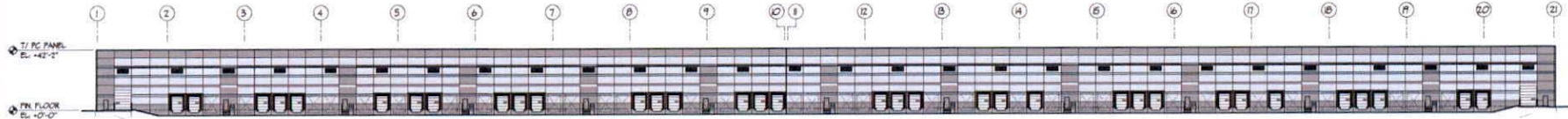
NORTH ELEVATION
SCALE: 1" = 30'-0"



WEST ELEVATION
SCALE: 1" = 30'-0"



EAST ELEVATION
SCALE: 1" = 30'-0"



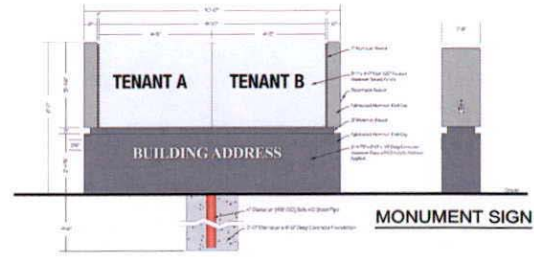
SOUTH ELEVATION
SCALE: 1" = 30'-0"

| Elevation Data Table: Wall Signage | | | |
|------------------------------------|---|-----------|-------------|
| Wall Sign # | Description | Value | Unit |
| 1 | a) Width of Façade - on which Sign is Located | 1,020.00 | Feet |
| | b) Height of Façade - on which Sign is Located | 42.20 | Feet |
| | a) Square Footage of Façade - on which Sign is Located | 43,044.00 | Square Feet |
| | v) Width of Sign Face | 26.00 | Feet |
| | v) Height of Sign Face | 10.00 | Feet |
| | v) Square Footage of Sign Face | 260.00 | Square Feet |
| | vii) Percent of Sign Coverage - Façade on which Sign is Located | 1% | Percent |

| Elevation Data Table: Wall Signage | | | |
|------------------------------------|---|-----------|-------------|
| Wall Sign # | Description | Value | Unit |
| 2 | a) Width of Façade - on which Sign is Located | 1,020.00 | Feet |
| | b) Height of Façade - on which Sign is Located | 42.20 | Feet |
| | a) Square Footage of Façade - on which Sign is Located | 43,044.00 | Square Feet |
| | v) Width of Sign Face | 26.00 | Feet |
| | v) Height of Sign Face | 10.00 | Feet |
| | v) Square Footage of Sign Face | 260.00 | Square Feet |
| | vii) Percent of Sign Coverage - Façade on which Sign is Located | 1% | Percent |

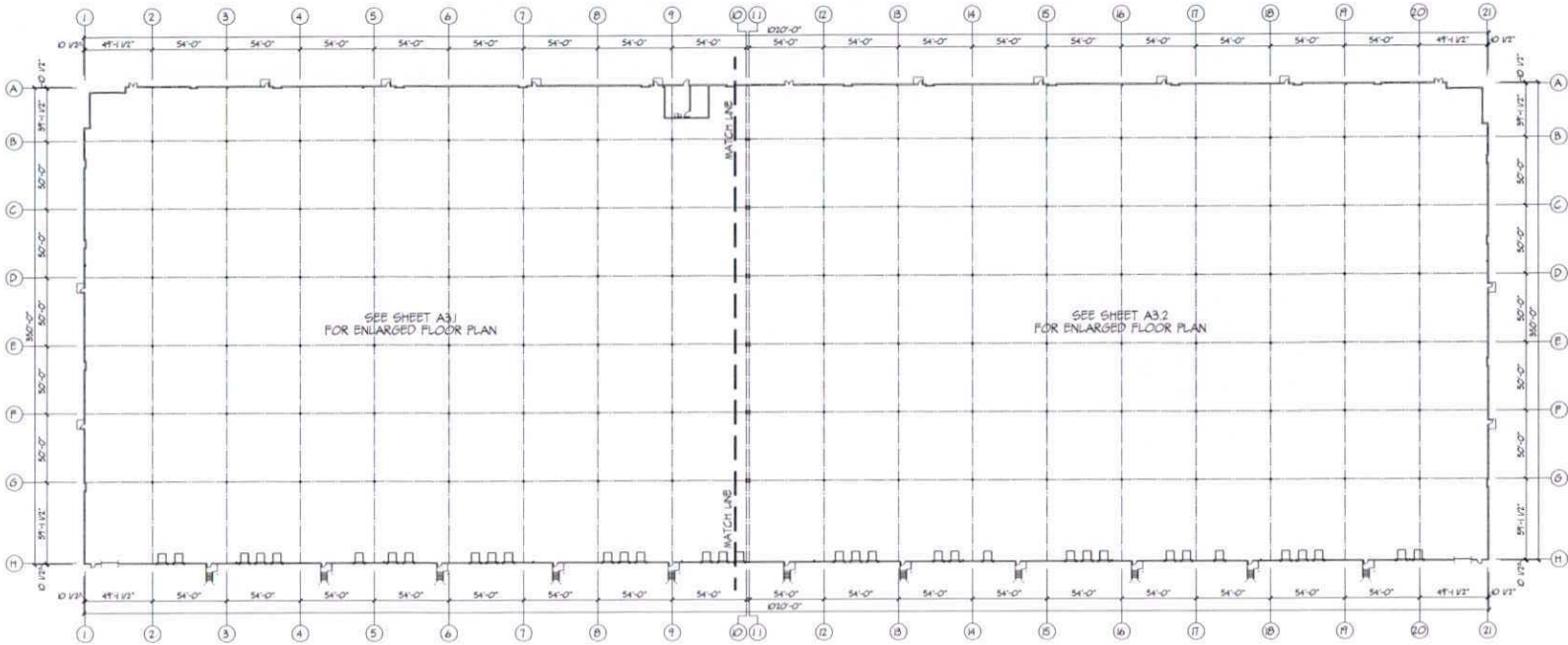
| Elevation Data Table: Wall Signage | | | |
|------------------------------------|---|-----------|-------------|
| Wall Sign # | Description | Value | Unit |
| 3 | a) Width of Façade - on which Sign is Located | 1,020.00 | Feet |
| | b) Height of Façade - on which Sign is Located | 42.20 | Feet |
| | a) Square Footage of Façade - on which Sign is Located | 43,044.00 | Square Feet |
| | v) Width of Sign Face | 26.00 | Feet |
| | v) Height of Sign Face | 10.00 | Feet |
| | v) Square Footage of Sign Face | 260.00 | Square Feet |
| | vii) Percent of Sign Coverage - Façade on which Sign is Located | 1% | Percent |

| Elevation Data Table: Ground Signage | | | | |
|--------------------------------------|---|---------------------------|-------------|--|
| Ground Sign # | Description | Value | Unit | |
| 1 | a) Length of street frontage - on which Sign is Located | 1,351 | Feet | |
| | b) Width of Sign Face | 10.00 | Feet | |
| | b) Height of Sign Face | 6.00 | Feet | |
| | v) Square Footage of Sign Face | 60 | Square Feet | |
| | v) Height of Sign (overall) | 8 | Feet | |
| | v) Width of Sign (overall) | 3 | Feet | |
| | v) Type of Sign | Aluminum Cabinet | | |
| | ix) Is there a Digital Display | NO | | |
| | If Yes then, Location of Digital Display on the sign | | | |
| | | Height of Digital Display | Feet | |
| | Width of Digital Display | Feet | | |
| | Square Footage of Digital Display | Square Feet | | |
| | Percent of Digital Display Sign Coverage | Percent | | |
| 2 | a) Length of street frontage - on which Sign is Located | 1,351 | Feet | |
| | b) Width of Sign Face | 10.00 | Feet | |
| | b) Height of Sign Face | 6.00 | Feet | |
| | v) Square Footage of Sign Face | 60 | Square Feet | |
| | v) Height of Sign (overall) | 8 | Feet | |
| | v) Width of Sign (overall) | 2 | Feet | |
| | v) Type of Sign | Aluminum Cabinet | | |
| | ix) Is there a Digital Display | NO | | |
| | If Yes then, Location of Digital Display on the sign | | | |
| | | Height of Digital Display | Feet | |
| | Width of Digital Display | Feet | | |
| | Square Footage of Digital Display | Square Feet | | |
| | Percent of Digital Display Sign Coverage | Percent | | |



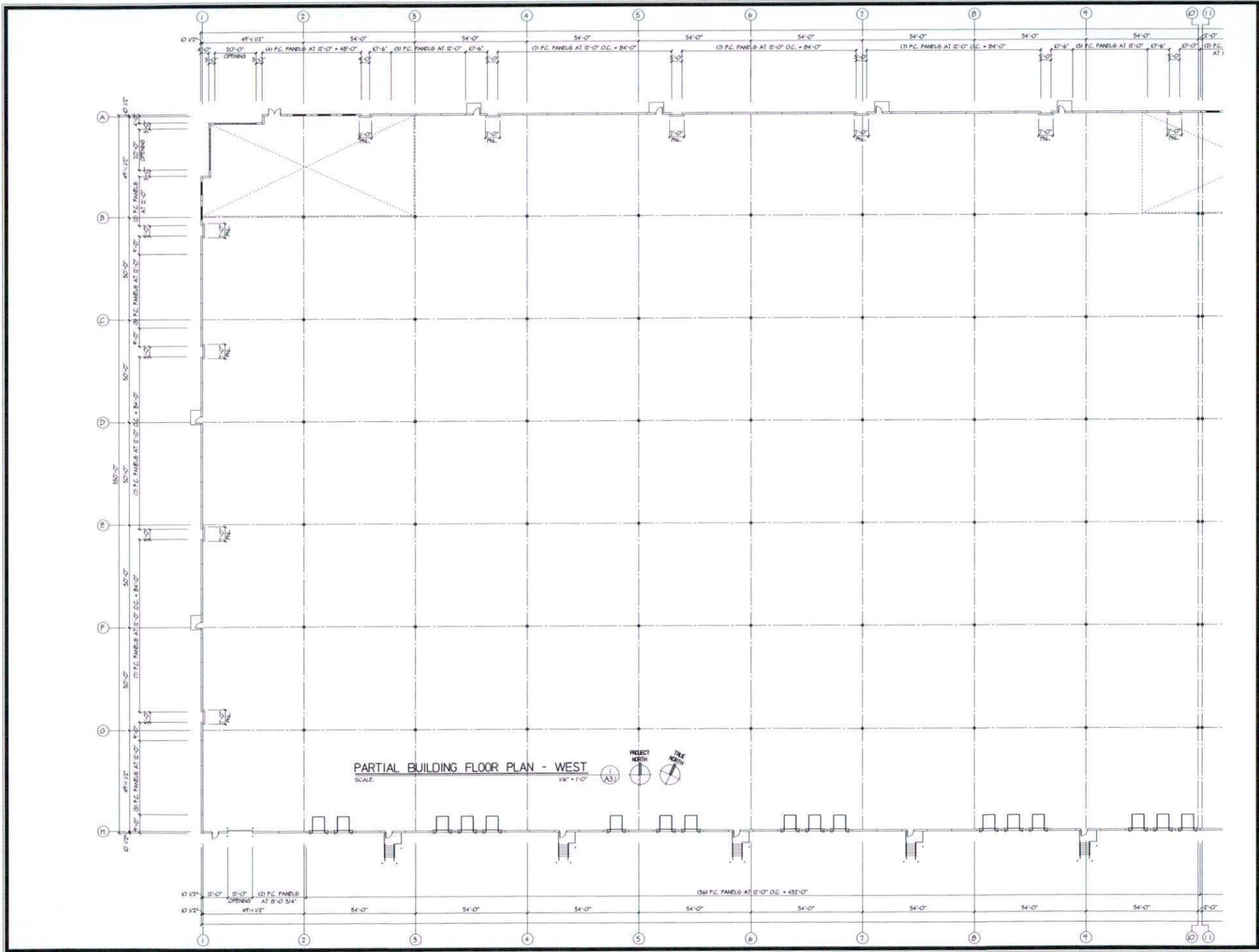
| EXTERIOR PAINT - COLOR LEGEND | |
|-------------------------------|--|
| | HIGH REFLECTIVE WHITE - SW 7157 SHERWIN WILLIAMS |
| | SITE WHITE - SW 7070 SHERWIN WILLIAMS |
| | NETWORK GRAY - SW 7075 SHERWIN WILLIAMS |
| | WEB GRAY - SW 7075 SHERWIN WILLIAMS |
| | FASCIA & GRAVEL STOP FAC-CLAD STONE WHITE |
| | CURTAINWALL SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM |
| | PUNCH/SD/CLEARSTORY WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM |
| | NETWORK GRAY - SW 7075 SHERWIN WILLIAMS |
| | WEB GRAY - SW 7075 SHERWIN WILLIAMS |
| | PPE COLLARDS SAFETY YELLOW |

FINAL PLAN FOR SULLIVAN ROAD



OVERALL BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0" A3.0





PARTIAL BUILDING FLOOR PLAN - WEST
SCALE: 1/8" = 1'-0"




HARRIS ARCHITECTS INC.
1111 W. 111th Street, Suite 100, Aurora, IL 60506
TEL: 630.470.0000 FAX: 630.470.0001

NEW OFFICEWAREHOUSE BUILDING
SULLIVAN ROAD
 AURORA, ILLINOIS

ISSUED FOR VILLAGE SUBMITTAL
08-23-2021

PROJECT NO.
 22212
DRAWN BY
 NAE
DATE
 12/21/2020

SHEET NO.
A3.1
A OF A SHEETS