



City of Aurora

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

Legistar History Report

File Number: 15-00408

File ID: 15-00408

Type: Resolution

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 05/06/2015

File Name: Deerpath Commerce Center / Final Plan

Final Action:

Title: A Resolution Approving the Final Plan on Lot 5A, 6A, 7A, and 10 for Unit Two of the Resubdivision of Deerpath Commerce Center Subdivision being Vacant Land located at the southwest corner of Orchard Gateway and Deerpath Road, Aurora, Illinois 60506

Notes:

Agenda Date: 07/30/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2015-05-06 - 2015.088.PDF, Exhibit "A-2" Landscape Plan - 2015-05-06 - 2015.088.pdf, Exhibit "A-3" Building and Signage Elevations - 2015-05-06 - 2015.088.pdf, Exhibit "A-4" Fire Plan - 2015-05-06 - 2015.088.PDF, Property Research Sheet - 2015-05-06 - 2015.088.pdf, Land Use Petition and Supporting Documentation - 2015-05-06 - 2015.088.pdf, Plat of Survey - 2015-05-06 - 2015.088.pdf, Address Plat - 2015-05-06 - 2015.088.pdf, Legistar History Report - Final Plan - 2015-07-20 - 2015.088.pdf

Enactment Number:

Planning Case #: SG01/4-15.088-Fpn/Fsd/R

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:	<i>Representatives Present: Amy Rzepka, Darryl Strouse, Brian Ratajczak, and Dan Fogarty</i>					
		<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</i>					

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.

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 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 I am going to be getting comments out for the Preliminary this week. This will go to the June 17th Planning Commission and then I will be following up with Final. I believe that Engineering did get comments out already.

Mr. Feltman said yes.

Mr. Sieben said Mike, did you take a look at that one yet? That's the PPG project. Do you have any comments or did you already?

Mr. Frankino said our one comment and concern was the sanitary service and whether or not it was slated to be a main or a service. I think Dan and I worked that out that it was going to be a service and a private easement, correct?

Mr. Feltman said correct.

Mr. Frankino said I think we've got plan revisions, but I don't think we've seen anything on the easement just to verify that. We want to make sure that the city doesn't have any more main to maintain than necessary.

Mrs. Vacek said I will be voting the Preliminary out next week, so if you guys do have any conditions, let me know and we can add those to the staff report.

- 1 DST Staff Council 06/09/2015
(Planning Council)

Notes: Mrs. Vacek said I will be sending out comments in the next week or so.

- 1 DST Staff Council 06/16/2015
(Planning Council)

Notes: Mr. Sieben said this is actually the follow up of the Rezoning and the Preliminary Plat that's going to Planning Commission tomorrow night.

Mrs. Vacek said that is correct. They need to modify their Final Plan and Plat per our preliminary comments and then I need to review the landscaping, so I will be doing that probably in the next couple of weeks and then getting that out to them.

Mr. Feltman said Engineering sent out comments on the Preliminary and we are currently reviewing the Final.

- 1 DST Staff Council 06/23/2015
(Planning Council)

Notes: Mrs. Vacek said I'll be getting comments out on this one.

Mr. Feltman said we've sent comments on the Preliminary and I believe we are in review for the Final right now.

- 1 DST Staff Council 06/30/2015
(Planning Council)

Notes: Mr. Sieben said the Preliminary is at COW next week and then City Council July 14, so this will be moving behind it. I think Planning comments have already gone out on a few things.

Mr. Feltman said Engineering sent out comments on the Preliminary and I believe we sent out comments on the Final as well.

Mr. Sieben said did Building and Fire have anything on the Final for PPG?

Mr. Beneke said we are still waiting for a resubmittal on the fire plan.

Mr. Feltman said just so you know, we are still working with North Aurora for that second meter connection, the second connection of the meter. We were going to send out a Memo of Understanding that this would be our second connection per the Water Agreement that we have with North Aurora and that we also were going to not have the sidewalk installed on Deerpath at this time because there is a sidewalk on the east side.

- 1 DST Staff Council 07/07/2015
(Planning Council)
Notes: *Mr. Feltman said we sent out comments and have just received a resubmittal yesterday.*

Mr. Sieben said I don't know if we've gotten ours yet. I think we are still waiting.

Mr. Wiet said we talked yesterday about this. I guess North Aurora sent us a Boundary Agreement Revision to put an emergency valve on Mitchell. I don't think it needs to go that far, so we'll talk about what we need to do there.

Mr. Feltman said I have the original agreement and the Memo of Understanding that we were going to send so we can talk about that.
- 1 DST Staff Council 07/14/2015 Forwarded Planning 07/22/2015 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 7/22/2015. The motion carried.
Notes: *Mrs. Vacek said this needs to be voted out today. The Final Plan, I will have some conditions on there, mostly regarding landscaping. There may be a condition in regard to the Final Plat and the setback vacation. I make a motion to move this forward to the July 22nd Planning Commission meeting.*

Mr. Feltman said Engineering will just have one condition and that is that they coordinate the second water main connection with North Aurora. We'll formalize a written condition.

Mr. Minnella seconded the motion. The motion carried unanimously.
Aye: 7 Member Phifer, Chairperson Wiet, Member Sieben, Member Feltman, Vacek, Member Andras and Minnella
- 2 Planning Commission 07/22/2015 Forwarded Planning & 07/30/2015 Pass
Development
Committee
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 7/30/2015. The motion carried.
Notes: *Mrs. Vacek said you saw this about a month ago. The Plan Description was revised to allow for the expansion of the ORI zoning district as well as a Preliminary Plan and Plat Revision so now they are coming back with a Final Plat Revision to actually resubdivide the property from Lot 5, Lot 6, and Lot 7 of the Deerpath Commerce Center Unit 2 to create 4 lots. Lot 5A and Lot 10 will contain stormwater facilities and Lot 6A will contain compensatory storage. Lot 7A will create a buildable lot, which will contain a 304,560 square foot facility with the ability for a 159,800 square foot expansion for warehousing. The trailer parking will be contained on the west side of the property. There will be 2 accesses off of Orchard Gateway Road and 1 access off of Deerpath Road, which will align with the commercial across the street in North Aurora. The plan does include 293 automobile parking spaces, of which 213 are being banked, so 80 are being constructed at this point. There is an undulating berm that is proposed on the east side of the property to help screen the building and the docks on that side. The Petitioner is requesting that there is a ground sign, which will be at the northeast corner of Lot 7A. Landscaping has been implemented throughout the site, including all the stormwater detention facilities. I will turn it over to the Petitioner and they can kind of going into a little bit more detail of who they are and what they do and give a little bit more on their operation.*

Good evening. I'm Amy Rzepka from Conor Commercial Real Estate, the developer for the project. Thank you for having us back tonight. Tracey gave a pretty comprehensive overview of the project, but I'd like to ask our architect and landscape architect to come up and give a little bit more detail on some of the architectural features that we've incorporated as well as the signage package that we put together.

My name is Grant Brandenburg. I'm with Ware Macomb Architects, the architect for the building. So basically I can give you a little bit more of an enhanced explanation of the building. I think we went over the size and use of the building already. The main points I want to touch on are the massing of the building and how we've provided some interest on the corners. The overall building is a precast building that has paint to match the corporate colors of the user. We've added some interest at the office entry with a corrugated metal panel system, the painted steel canopy and some punched out office windows with upper and lower storefront glazing. There is also an enhanced entry feature at the northwest corner of the building to the main street presence, which also has similar material functions.

As you can see on the lower board, it highlights the areas of signage on the building. There are 3 wall mounted signs, 2 to the north and 1 on the east, which are approximately 6 feet by 7.9 feet in size. They are aluminum panels with backlit LED and then there is 1 monument sign on corner in the northeast as well. It is a ground monument sign. It is approximately 6 feet by 12 feet.

Good evening. My name is Randy Metz. I'm the landscape architect on the project. I work for the Ives/Ryan Group. The landscape plan was prepared in compliance with the city's ordinances governing landscaping. The buildable lot, a complete landscape buffer was being provided around all 4 sides of the property. Foundation plantings are being proposed. The 2 detention basins are being designed as naturalized detention areas. Buffers have been proposed for around those 2 basins and then the compensatory storage area is also being kind of designed as a native area and not only has the buffer been met around that area, but we also recently revised the landscape plan to address the compensatory storage landscaping requirements of which approximately 196 additional tree units were added within the compensatory storage area. Other revisions that were recently made were some additional plantings in the parkways to bring it up to code. Again, we added some additional plantings around the foundation to bring it up to code. The east buffer of the property, there was an existing berm which was being raised to help hide the loading dock areas. There was an existing landscape buffer in place, but that will be removed and replaced with the new plant material. I guess that's it in a nutshell. I'll be available for any questions.

Mrs. Vacek staff would recommend conditional approval of the Resolution approving the Final Plan on Lot 5A, 6A, 7A and 10 of Unit 2 of the Resubdivision of Deerpath Commerce Center Subdivision being vacant land located at the southwest corner of Orchard Gateway and Deerpath Road, Aurora, Illinois with the following conditions:

1. That the approval is contingent upon final engineering plan and stormwater management plan review.
2. That the letter of map revision based on Fill from FEMA is required and will be contingent for final acceptance and issuance of final occupancy permit.
3. That the engineering plans detailing the watermain connection be submitted to the Village of North Aurora for review and approval. Any watermain connection fees required by the Village of North Aurora will need to be paid prior to final engineering plan approval. Approval letter and a copy of payment from the Village of North Aurora shall be provided to the city.
4. That 15 evergreen or ornamental trees and 80 shrubs be added around the foundation to meet the city's landscape requirement.
5. That 3 canopy trees be replaced with 80 shrubs around the stormwater facilities to meet the city's landscape requirement.
6. That 5 canopy tree equivalents per 100 feet of high water line be planted around the perimeter of Lot 6A to meet the city's landscape requirement, of which a minimum of 25% of the required canopy tree equivalent shall be non-canopy tree planting material.
7. That the Honey Locust tree should be removed and replaced with a tree species listed in the city's approved Street Tree Species list.
8. That no genus shall account for more than 33% of any planting material type and that no more than 3 of the same species be clustered together.

Vice Chairman Truax said that's more recommendations than usual. Is this agreeable?

Mrs. Vacek said yes. Unfortunately, just with the timing of everything, I did not get comments out. I was on vacation, so when I got back I got comments out. We just didn't have time to do it. As you heard them say, they have made those revisions. I have not received them. They should be in to me by the end of this week, so most of these will probably go away at the time of Planning and Development Committee.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mr. Cameron

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

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, July 30, 2015 at 4:00 p.m. in the 5th floor conference room of City Hall.

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

