



# City of Aurora

44 E. Downer Place  
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## Legistar History Report

**File Number: 25-0602**

**File ID:** 25-0602

**Type:** Petition

**Status:** Draft

**Version:** 1

**General  
Ledger #:**

**In Control:** Building, Zoning,  
and Economic  
Development  
Committee

**File Created:** 07/25/2025

**File Name:** Freedom Graphic Systems, Inc / 780 McClure Rd /  
Final Plat

**Final Action:**

**Title:** A Resolution Approving the Final Plat for Freedom Graphic Systems  
Subdivision, located at 780 McClure Road. (Freedom Graphic Systems, Inc  
- 25-0602 / AU13/1-25.221-FSD/SR - SB - Ward 1)

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" - Final Plat - 2025-07-25 - 2025.221, Land  
Use Petition and Supporting Documents -  
2025-07-25 - 2025.221, Property Parcel Maps -  
2025-07-29 - 2025.221

**Enactment Number:**

**Planning Case #:** AU13/1-25.221-FSD/SR

**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	Planning and Zoning Commission	08/06/2025	Forwarded	Building, Zoning, and Economic Development Committee	08/13/2025		Pass
<b>Action Text:</b> A motion was made by Mr. Lee, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 8/13/2025. The motion carried.							
<b>Notes:</b> Mr. Broadwell said okay, thank you. It's good to see you all again. My name is Stephen Broadwell. I'm a Planner with the City Zoning Division. So, as we just heard, this is the Final Plat for Freedom Graphic Systems. We do have representatives here who can answer any questions, give some background of the proposal for this Final Plat. But I'll just first give some background. So, you can see the Subject Property here on your screen. The property itself is approximately 22 acres. On the northern side, you can see the existing building which is approximately 193,000 square feet. It has, you can see, there's 3 access points on the property. There's a northern one, which is I guess an emergency access. Or, I guess, the northern access, excuse me, if for limited access. The central access is for employees. And then, the southern is for shipping and receiving. And then, there is also southern access to Mountain Street which is via private drive which is ingress/egress. So, a little bit of the background: the Petitioner is requesting to subdivide this zoning lot into 3 lots. The northern, Lot 1, will be approximately 12 acres and contain the existing building. And then also a							

portion of the parking lot that's closest to McClure Road.

And then, Lot 2 will have a new approximately 86,000-square-foot building with some parking.

And then, Lot 3 will be in the back and will be 3 acres and is to serve the existing stormwater.

There's also going to be a 30-foot-wide Cross Access Easement that essentially wraps around Lot 2, connecting the central and the southern access through the property. And then, there's also an accompanying Stormwater Management Easement really to serve the stormwater in the back for the property.

And then, there's also along the front on McClure Road on Lot 2, there's a Sign Easement that's about 25 feet wide which is intended to allow monument signage for the subdivision.

So, that is really the extent of the Final Plat. I don't know if there are any other questions for Staff. We can have the Petitioner come up.

Acting Chair Owusu-Safo said is there any questions for Staff?

Mr. Pickens said yeah, I have a couple. Shouldn't the zoning map, aerial map, and the comprehensive maps more closely reflect what's on the new plat?

Mr. Broadwell said so, the aerial that we're seeing right now reflects existing lot lines. So, once the subdivision is recorded, the County will adjust the lot lines...

Mr. Pickens said so, Lot 2 already exists then?

Mr. Broadwell said no, not in the current form. I'll show you the Final Plat. I think that'll help. So, you can see this kind of rectangular piece that's down here. It's similar but you can see there's this kind of inset right here. This northeastern portion, that's where the drive...the parking lot is right now. So, it's similar but it's not exactly...it's similar but it's not the same. The outline of the Subject Property, the zoning lot, is remaining the same. That's not changing, it's just these interior lot lines that are being...

Mr. Pickens said yeah, because you got that dog leg in Lot 1 as well that...

Mr. Broadwell said yeah, so the aerial that we always show is essentially the existing conditions.

Mr. Pickens said okay. Thank you.

Acting Chair Owusu-Safo said okay, any other questions for Staff? Hearing none, the Petitioner...the Applicant is present. Could you please come up and tell us about...? Do we need to swear him in?

Mrs. Vacek said no.

Acting Chair Owusu-Safo okay. Alright, please make sure you sign in if you haven't already done so.

Mr. Knepprath said hi, Tim Knepprath with Wellspring Construction. We're the design/build contractor for the proposed facility for Freedom Graphics. Along with me is Kevin Noland, the General Manager of Freedom Graphics' Aurora facility. And along with is Clay from MeritGroup who is the Civil Engineer for the project.

Freedom Graphics originally had 2 facilities in Illinois. They had a facility in Aurora here and one in Naperville. They want to combine those facilities here in Naperville to increase the production here. They'll be able to offer employment to more people of the Aurora area, and just really allow their business to continue to expand

Acting Chair-Owusu Safo said okay. Are there any questions for the Applicant?

Mr. Pickens said yes. The Lot 2 is taking out a lot of parking that was already related to Lot 1. That, to me, tells me that this is no longer a manufacturing facility but turning into a warehouse. This is kind of the thought I'm getting because you don't need parking for warehouses. And then, Lot 2, when you put the new building on there, will there be sufficient parking for any type of manufacturing?

Mr. Knepprath said great questions. No, it will not be a warehouse. They're both going to be for the printing industry that they currently have there. They're just expanding what they're currently doing, just more volume. So, definitely not are warehouse. We worked real close with the City Staff to provide a layout that provides adequate parking for both facilities that meets the zoning codes.

Mr. Pickens said yeah, I went to Google maps, and I'm not sure how old that picture was, but it seems like that parking lot in Lot 2 had substantial people parking on it. I would say 50% capacity. And so,

when you take that out and you've only got that smaller lot in front of the building, I just don't understand where you're gonna put all these people now.

Mr. Knepprath said the area we're building on right now, if you look on the image there, is the current green area. So, the building will not be taking over any existing parking. And then, the Lot divisions are designed so that each facility, if ever sold independently, would have the adequate parking to support the manufacturing in both buildings.

Mr. Pickens said ok, yeah. My other question was if the new building was going to be Plan A or not or the graphics company.

Mr. Knepprath said yes, both are going to be Freedom Graphics...

Mr. Pickens said Freedom Graphics, I'm sorry. Okay, thank you.

Acting Chair Owusu-Safo said alright. Any more questions for the Applicant? Thank you, sir.

Mr. Knepprath said thank you.

Acting Chair Owusu-Safo said alright. Staff, can you...can Staff give their recommendations?

Mr. Broadwell said yeah, thank you. So, as I mentioned, there is the sign easement that's being dedicated on McClure Road in the frontage.

So, just a little bit of background. So, the City has standard provisional language for the Certificates. So, like City Easements, Stormwater Easements, that's all being carried over on the Final Plat correctly. The Engineering Department is working with the Petitioner to just finalize the sign easement language just because it's essentially a new certificate that's not in our standards But they're okay with it moving forward and the Petitioner has been willing to work with us, so we're okay presenting this condition. I just wanted to give that background.  
So, the recommendation is this:

Staff recommends Conditional Approval of the resolution approving the Final Plat for Freedom Graphic Systems subdivision, located at 780 McClure Road, with the following condition:

1. That the sign easement language be reviewed and approved by the City's Engineering Division prior to recording the Final Plat.

Acting Chair Owusu-Safo said alright. What is the wish of the Commission?

MOTION OF APPROVAL WAS MADE BY: Mr. Lee

MOTION SECONDED BY: Mrs. Martinez

AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Lee, Mr. Kuehl, Mrs. Martinez, and Mr. Pickens.

NAYS: 0

ABSTAIN: 0

Motion carried.

Acting Chair Owusu-Safo said motion carries. The item, can you let us know where it's going next?

Mr. Broadwell said yes, of course. This item will next be heard at the Building, Zoning, and Economic Development Committee, Wednesday, August 13th at 4 pm, City Council Chambers.

Acting Chair Owusu-Safo said alright, thank you and good luck.

Aye: 7 At Large Lee, At Large Chambers, At Large Gonzales, At Large  
Owusu-Safo, At Large Pickens, At Large Martinez and At Large Kuehl

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**Text of Legislative File 25-0602**