



City of Aurora

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Legistar History Report

File Number: 18-0223

File ID: 18-0223

Type: Petition

Status: Draft

Version: 2

General Ledger #:

In Control: Planning & Development Committee

File Created: 03/08/2018

File Name: Vermeer Midwest / 2801 Beverly Drive / Final Plan Revision

Final Action:

Title: A Resolution Approving a Revision to the Final Plan on Lot 1, Lot 14, Lot 15, and Lot 16 for Phase Two of Fermi Corporate Park Subdivision, Located at 2801 Beverly Drive for a Business and Professional, Office (2400) and Warehouse, Distribution and Storage Services (3300) Use (Vermeer Midwest - 18-0223 / BA36/4-17.259-Fpn/R - SB - Ward 1)

Notes:

Agenda Date: 04/12/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-04-03 - 2017.259, Exhibit "A-2" Landscape Plan - 2018-03-26 - 2017.259.pdf, Exhibit "A-3" Building Elevations - 2018-04-03 - 2017.259.pdf, Fire Access Plan - 2018-04-03 - 2017.259.pdf, Fire Prevention Review Memo - 2018-03-27 - 2017.259.pdf, Planning & Zoning Review Memo - 2018-03-29 - 2017.259.pdf, Tree Survey - 2018-03-08 - 2017.259.pdf, Plat of Survey - 2018-03-08 - 2017.259.pdf, Land Use Petition and Supporting Documents - 2018-03-08 - 2017.259.pdf, Property Research Sheet - 2018-03-16 - 2017.259.pdf, Legistar History Report - 2018-03-28 - 2017.259.pdf

Enactment Number:

Planning Case #: BA36/4-17.259-Fpn/R

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:
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1	City Council	03/13/2018	referred to	DST Staff Council (Planning Council)			
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Action Text: This Petition was referred to to the DST Staff Council (Planning Council)

1 DST Staff Council 03/20/2018
(Planning Council)

Notes: Representatives Present: Bill Perry and Ken Price

I'm Bill Perry with Watermark Engineering, the Civil Engineer for the proposed project. I have with me the team, Architect Lisa Aiken from Cornerstone Architects, Mitch from Vermeer and Mark Keeley, the General Contractor for the project. Ken Price is the Landscape Architect. Vermeer has been in the community for a long time, 1995 was the original development. What we are proposing is a building addition both to the front of the building with additional offices up to the front. Then to the rear we are going to make an addition to the existing building for more loading and expansion of the existing warehousing area in the back. We are also going to expand on the additional land to the south of the project. For really hard surface, we are going to use millings for that really for storage of outdoor equipment. On the site today, Vermeer uses a good portion of the property for storage of their equipment that they are selling and renting out and we are going to expand that area out to Emily Lane. We are going to screen that area from the perimeter roads with a fence as per the original as it is out there today. We are also going to put a berm out around the perimeter with some heavy landscaping on it, again to try to screen from the users that are to the south and to the west. We have seen staff comments and we don't see anything that is inappropriate at this point. I have seen comments from Tim as well. The only thing that I saw on it was Tim asked to kind of stop the berm where the utilities are coming through kind of right in the middle of the property. There is a sanitary and a water main that come through there. He asked to kind of dip the berm down in that location. We'd like it for screening, but I understand if there is a reason why he doesn't have the berm.

Mr. Thavong said there are some concerns regarding the fill.

Mr. Perry said just putting it over the top of it?

Mr. Thavong said correct.

Mr. Perry said okay. Is it really just you don't want any of the fill for the berming on top of it, like I can't open it up, or is it for conveyance of the stormwater to come through there or is it just for having to fill over the top of the utilities?

Mr. Thavong said just the fill over the utilities.

Mr. Perry said it will still have the fence and then the landscaping will still be there.

Mr. Sieben said this is pretty straightforward. Steve is the Planner on this so he will be taking this through.

Mr. Broadwell said I appreciate how working with you guys it's been really easy so far. Unless you have any questions, I don't have anything.

Mr. Sieben said this is set to go on the April 4 Planning Commission?

Mr. Broadwell said yes. We'll vote it out next week. It will be on the agenda still. We'll vote it out next week. I don't see any issue why we wouldn't.

Mr. Sieben said just to let you guys know, this will be at the April 4th Planning Commission. It is just a discussion item only. Then the final vote is the P&D Committee, the Planning and Development Committee, the following Thursday, so 8 days from the 4th I calculate to be April 12, so I think that will be your final vote. Alderman Franco, who was just sitting here, is also on P&D. He is one of the 3 Alderman, but there is an appeal period of 5 days, so we could sign off on any building permit 5 days after that. So if any of the Aldermen wanted to appeal it for a full City Council vote, I would highly doubt that would happen. So mid-April we should be ready to go. Feel free to submit your building permit at any time for the additions.

Mr. Beneke said as far as Fire and Building, we took a look at this and we are good with the site plan. Everything looks fine. We have signed off on the Fire Plan. As Ed mentioned, at any point you want to submit to us, we can start the process, the building permit process.

Mr. Keeley said can we just submit for site? We want to do the site right away. Do we need a building permit for that?

Mr. Beneke said that would be an engineering permit.

Mr. Thavong said you would basically apply for a mass grading only permit. We can get you going. There are fees and things that are required, but then we would just approve just the site grading only. We can work with you on that.

1	DST Staff Council (Planning Council)	03/27/2018	Forwarded	Planning Commission	04/04/2018	Pass
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Action Text: A motion was made by Mr. Broadwell, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/4/2018. The motion carried by voice vote.

Notes: Mr. Broadwell said Zoning received its resubmittal yesterday. They cleaned up a lot of formatting issues. There are still a few things that need to be addressed. I think Fire had some issues regarding the hydrant.

Mr. Cross said I spoke with Deanne yesterday and I told her once I spoke with you I would call her back.

Mr. Broadwell said will you be sending out a review memo?

Mr. Cross said I'm going to just talk to her and just kind of confirm that those 2 spaces will be consolidated and then I will sent out the review memo.

Mr. Broadwell said and it sounds like they are still waiting for some engineering documents to come through. I think Tim is still waiting for a resubmittal.

Mr. Thavong said Engineering has sent out review comments. We are just waiting for a resubmittal.

Mr. Broadwell said we are hoping to move this forward for Planning Commission on April 4th, so I move to vote this out to Planning Commission next week. Mrs. Morgan seconded the motion. The motion carried unanimously.

2	Planning Commission	04/04/2018	Forwarded	Planning & Development Committee	04/12/2018	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Mr. Cameron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/12/2018. The motion carried.

Notes: Mr. Broadwell said we are here to tell you about the Final Plan Revision for the Fermi Corporate Park for the property located at 2801 Beverly Drive. They are revising their Final Plan for building additions for a business and professional office use and warehouse, distribution and storage service use. A little bit about the background of the property. It is currently being utilized by the Petitioner, Vermeer Midwest, who is here for machinery rental, storage and maintenance facilities. There is also existing space on the site for office usage. The subject property is 9.27 acres. It is zoned PDD Planned Development District. You can see a little bit more about it on the Property Research Sheet. Some details of this Final Plan Revision request include the construction of 2 additions to the existing facilities on the property. The existing 2 story facility will be expanded with an approximately 5,000 square foot addition to the north and the existing industrial warehouse will be expanded with an approximately 10,400 square foot addition to the south. There is a typo in the staff report. The existing building is actually approximately 38,000 square feet in regard to what they are changing on the site. So the existing drive isle to the north of the building and the parking lot to the west of the office are being repaved to insure that the minimum parking requirements and needs are met. We've been working with the engineers on this plan. I think they have done a really good job of putting together a plan that demonstrates what the site will look like after it's been planned out. We've

done a few Final Plans along Beverly Drive in the last year or so and I think this building expansion and parking lot expansion will add nicely to the environment there. With that in mind, the current parking area for machine storage is located on Lot 1, which is near the existing proposed building, Lot 16 and part of Lot 14. With this Final Plan Revision request, the machine storage area is being expanded to include Lot 14 and the remaining areas of Lot 15. The Petitioner has also taken steps to provide screening for this storage area utilizing screening landscaping and a 7 foot berm along the entire expanded areas frontage along Emily Lane to the south, which you can see in the landscape plan. The Petitioners are here.

Good evening. My name is Mitch Smith. My address is 849 Dunston Road in Geneva. My wife and I are both here tonight. This is a family business. Vermeer Midwest was founded in 1971 and we have 9 locations in the Midwest. Our facility in Aurora moved to its current address in 1995 from Batavia. We are just off Butterfield Road on Beverly. Our current employee head count is 51. I did a little research. Our sales tax revenue for the last 3 years is \$5.3 million dollars. This expansion will allow us to increase our service capacity, also our office and training ability and ultimately, hopefully, increase our revenue. So that's just a brief thumbnail about us. If there are any questions about Vermeer, I'd be happy to answer them.

Good evening. My name is Mark Pierski. I'm with Keely Construction. My address is 18N622 Spring Bluff Drive in Dundee. We are going to be the general contractor for the project. We also hired the architect and the civil engineer. We have been working with staff for a couple of months now. I think we've come a tremendously long way, so I will congratulate and thank the staff for their input and their quick responses, which to us is priceless because the quicker we can get in the ground the better. Right now Vermeer has told us that the equipment is coming. As you know, the construction season is starting, so they are selling equipment. They have no place to put it, so they are yelling at me why haven't I started yet. So thank you to everyone for so far so good. What we are doing too, which it's not really shown on the site plan, is that we are doing a renovation of the existing building. By redoing the parking lot we are bringing it up to the ADA standards that are in place today. We are going to put an elevator in the office someplace. We are still trying to work that out. We've got to squeeze that in someplace. They are increasing their employee count. Probably the biggest thing for them is they are increasing their shop area. To the south there's going to be a 10,000 square foot addition, which is all shop. Again, they make their money by the amount of doors they have. The more doors they have the more pieces of equipment they can bring and repair, retrofit or whatever. Their equipment is getting bigger. They used to be on the back of a pickup. Now they are on the back of a semi-trailer. So we are getting a little bit taller so they can bring the equipment inside. Also regarding the site is that I know it is a concern for everybody and even in an industrial park is what you can see from the street. We are going to planting plenty of trees around the perimeter. All I can say is they are going to be small, but they are going to grow big. Right now you cannot see anything on their property in the back if you drive by there. There will be a wood fence too, so that gets us through the first couple of years. There must be some good dirt out there because those are very good evergreen trees. They are pretty tall out there. We are going to try to duplicate the same thing. Again, we are ready to start going. The weather is conducive now so once we get through all the approval process here we are going to start, I'm going to say realistically, probably May 1st.

Mr. Broadwell said staff would recommend conditional approval of the Resolution approving a Revision to the Final Plan on Lot 1, Lot 14, Lot 15 and Lot 16 for Phase Two of Fermi Corporate Park Subdivision located at 2801 Beverly Drive for a Business and Professional, Office Use and Warehouse, Distribution and Storage Services Use with the following conditions:

We've been working with the Petitioner and we got the Fire Access Plan from them. It was reviewed by the Fire Marshall and he just had one comment. You can actually see the comment in your Legistar. The comment is that in order to provide a hydrant for the Fire Department Connection, there has to be a fire hydrant within at least 100 feet of the connection and so the Petitioner has provided a fire hydrant. They have it there and then bollards like on the side of the fire hydrant, which are right next to some parking spaces. The Petitioner has provided an update Fire Access Plan and the Fire Marshall will be reviewing it tomorrow. He just didn't have enough time to get it out, so we just wanted to insure that these fire standards are being met. So that is the first condition.

The second condition is just kind of a follow up to that just to insure that when the site plan is updated to meet the Fire Marshall's comments that the accompanying site plans come with that and that the parking spaces that are adjacent to the fire hydrant are adjusted appropriately. Then there are also some additional comments, just kind of some site review, like just to provide indication of the fence, the existing and proposed that's coming around the addition of the property, which they've all satisfied. It is just a matter of getting the parking stalls adjusted. So that should be coming soon.

Chairman Truax said so your recommendation is for approval with those conditions?

Mr. Broadwell said yes.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Cameron

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mrs. Head, Mrs. Owusu-Safo, Mr. Reynolds

NAYS: None

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, April 12, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 9 At Large Bergeron, At Large Cameron, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head
