



City of Aurora

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

Legistar History Report

File Number: 17-00692

File ID: 17-00692	Type: Ordinance	Status: ATS Review
Version: 3	General Ledger #:	In Control: Planning & Development Committee
File Name: Steven Mouroukas / Plan Description Revision / 1675 Montgomery Road		File Created: 09/07/2017
		Final Action:

Title: An Ordinance Approving a Revision to the Waterford Plan Description on 4.78 Acres for Property located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive.

Notes:

Agenda Date: 09/14/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" - Legal Description, Exhibit "B" - Plan Description Revision - 2017-07-21 - 2016.221.pdf, Land Use Petition and Supporting Documents - 2017-07-11 - 2016.221.pdf, Property Research Sheet ID 50412 - 2016-11-14 - 2016.221.pdf, Property Research Sheet ID 50409 - 2017-05-17 - 2016.221.pdf, Legistar History Report (Plan Description Revision) - 2017-08-09 - 2016.221.pdf

Enactment Number:

Planning Case #: AU36/1-16.221-Fsd/Fpn/R

Hearing Date:

Drafter: aminnella@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	08/01/2017	Forward to Planning Council	DST Staff Council (Planning Council)			
	Action Text:	This Petition was Forward to Planning Council to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	08/08/2017	Forwarded	Planning Commission	09/06/2017		Pass
	Action Text:	A motion was made by Mr. Minnella, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/6/2017. The motion carried by voice vote.					
	Notes:	<i>Mr. Minnella said I'd like to make a motion to move this forward to Planning Commission on September 6th. The Petitioner addressed all of our comments. Mrs. Vacek seconded the motion. The motion carried unanimously.</i>					

2	Planning Commission	09/06/2017	Forwarded	Planning & Development Committee	09/14/2017	Pass
---	---------------------	------------	-----------	--	------------	------

Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/14/2017. The motion carried.

Notes: See *Attachement for Items 17-00691, 17-00692 and 17-00693.*

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

Attachment for Items 17-00691, 17-00692 and 17-00693:

- 17-00691 A Resolution approving a Final Plat Revision consolidating Lot 2 and Lot 6 of Waterford Plaza Subdivision located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive establishing Lot 1 of Waterford Plaza Resubdivision (Steven Mouroukas – 17-00691 / AU36/1-16.221-Fsd/Fpn/R – AM – Ward 3)
- 17-00692 An Ordinance approving a Revision to the Waterford Plan Description on 4.78 acres for property located at 1685 Montgomery Road being south of Montgomery Road and west of Waterford Drive (Steven Mouroukas – 17-00692 / AU36/1-16.221-Fsd/Fpn/R – AM – Ward 3) (PUBLIC HEARING)
- 17-00693 A Resolution approving a Revision to the Final Plan for Lot 1 of Waterford Plaza Resubdivision located at 1685 Montgomery Road being south of Montgomery Road and west of Waterford Drive for a Mini-Storage (3340) Use (Steven Mouroukas – 17-00693 / AU36/1-16.221-Fsd/Fpn/R – AM – Ward 3)

Mr. Minnella said the 3 items are together. Steven Mouroukas and his engineer, John Tebrugge, are here tonight. The Petitioner is proposing for the Final Plat Revision, to consolidate Lot 2 and Lot 6 establishing Lot 1 of the Waterford Plaza Resubdivision. The use on Lot 2 is currently a mini-storage facility, which will be expanded on the southern lot. The Petitioner is also providing on the lot where the expansion of the mini-storage facility is going to be located 5 parking spaces. The expansion of the mini-storage facility will include 4 cold storage buildings and 1 climate controlled building, which lies on the eastern portion of the property, along with all the 5 parking spaces along the climate controlled units. The Final Plan also requires a Revision of the Plan Description of the Waterford Plaza Planned Development District to allow the mini-storage facility use to be permitted. Should you have any questions for staff, I would be more than happy to answer them all.

Vice Chairman Cameron said there was a question earlier on the conditions of cold storage and for anyone that didn't hear that answer, cold storage just means that it is not heated. It is not a refrigeration operation.

Mr. Minnella said correct. The larger building is going to be a controlled...

Vice Chairman Cameron said heat, so that has heating and cooling.

Mr. Minnella said correct.

The Petitioners were sworn in.

I'm John Tebrugge with Tebrugge Engineering, 410 E. Church Street, Sandwich, Illinois. Just to briefly go over this project, we started this project with looking at expanding his self-storage facility. He originally had 7 lots in the subdivision. The one immediately south of the existing storage is Lot 6. That's the one that we are combining with Lot 2 that was in the middle. It is now being called Lot 1. Lots 4 and 5 to the east are currently not built on. They would be developed in the future. The entire subdivision is

connected by storm sewer and drains to the existing detention facility. The new self-storage facility will have storm sewer installed, which will allow for the drainage to come to the pond as well. We are also taking into account oversizing the pipe and extending it to the east so when they do expand into Lots 4 and 5 everything would be able to be expanded and taken into the stormwater facility. Just for clarification, there is a building on the south side, so we actually do have 5 cold storage and 1 climate controlled. Overall, there is going to be some new fence put just around the entrance and around the perimeter just for security. We have worked it out with the Fire Department to add a gate on the north east/west road and with a Knox box so in case they do need to come they'll have access to come through the property. Currently they will be entering from the north, which is the main entrance through the existing self-storage now. We have already checked turning radiuses to get fire trucks to all the buildings. Other than that, that's kind of the high points.

I'm Dave Rawlings, Architect, 39 W. New York Street. One point I'd like to make on this project is it is kind of development of something that was originally planned out many years ago. Montgomery Road being the more focused sites have 3 retail buildings on it. On the Waterford, those sites could have some exposure. I see those developing as possible medical offices or even retail. The site being so deep as it is, we've got our detention all the way to the southwest and surrounding the detention are some lots that don't have exposure to Waterford or Montgomery and it seems very natural that the self-storage be placed in those and that was the original plan. We're simply expanding that program. The buildings are built in material and color to match the existing facility. The perimeter of the buildings will be clad with a masonry material as the existing buildings are with decorative fencing linking the spaces between buildings for the security. Landscaping is being provided, a step up from what's existing there.

My name is Steve Mouroukas. I'm the Petitioner for the project. The lot is ideal to expand the self-storage. There isn't much else that can be done with this lot because of the depth of it. We feel that it is ideal for it. We are basically just expanding what we already have.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mr. Minnella said staff recommends approval of the Resolution approving a Final Plat Revision consolidating Lot 2 and Lot 6 of Waterford Plaza Subdivision located at 1675 Montgomery Road, being south of Montgomery Road and west of Waterford Drive establishing Lot 1 of Waterford Plaza Resubdivision.

MOTION OF APPROVAL WAS MADE BY: Mr. Pilmer

MOTION SECONDED BY: Mrs. Cole

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Head, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Minnella said staff recommends approval of the Ordinance approving a Revision to the Waterford Plan Description on 4.78 acres for property located at 1675 Montgomery Road, being south of Montgomery Road and west of Waterford Drive.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Head, Mr. Pilmer, Mr. Reynolds

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Cole said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Reynolds said the proposal represents the highest and best use of the property.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Pilmer said this is a revision to the Plan Description and as a result is consistent with the trend of development in the general area.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Anderson said there should be no adverse effect in traffic.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Pilmer said they are either in place or will be provided as noted.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Vice Chairman Cameron said it will feed into the existing property and out through its normal entrance and exit area.

Mr. Minnella said staff recommends approval of a Revision to the Final Plan for Lot 1 of Waterford Plaza Resubdivision located at 1675 Montgomery Road, being south of Montgomery Road and west of Waterford Drive for a Mini-Storage Use.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Duncan

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mrs. Head, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Minnella said this will next be heard at the Planning and Development Committee on Thursday, September 14, 2017, at 4:00 p.m. on the fifth floor of this building.