



# City of Aurora

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

## Legistar History Report

**File Number: 17-00986**

**File ID:** 17-00986

**Type:** Petition

**Status:** Draft

**Version:** 2

**General Ledger #:**

**In Control:** Planning & Development Committee

**File Created:** 10/19/2017

**File Name:** QT9 / 2731 Beverly Drive / Final Plan

**Final Action:**

**Title:** A Resolution Approving a Final Plan on Lot 5 of Phase II of Fermi Corporate Park Subdivision located at 2731 Beverly Drive, being between Emily Lane and Bilter Road, for a Business and Professional, Office (2400) use (QT9 Software - 17-00986 / AU01/2-17.077-Fpn - JM - Ward 1)

**Notes:**

**Agenda Date:** 11/16/2017

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A-1" Final Plan - 2017-11-07 - 2017.077.pdf, Exhibit "A-2" Landscape Plan - 2107-11-07 - 2017.077.pdf, Exhibit "A-3" Building and Signage Elevations - 2017-11-07 - 2017.077.pdf, Fire Access Plan - 2017-10-18 - 2017.077.pdf, Property Research Sheet - ID 52497 - 2017-03-31 - 2017.077.pdf, Land Use Petition and Supporting Documents - 2017-10-18 - 2017.077.pdf, Legistar History Report - 2017-10-31 - 2017.077.pdf, Plat of Survey - 2017-10-18 - 2017.077.PDF, Landscape Material Worksheet - 2017-10-18 - 2017.077.pdf

**Enactment Number:**

**Planning Case #:** AU01/2-17.077-Fpn

**Hearing Date:**

**Drafter:** jmorgan@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	10/24/2017	referred to	DST Staff Council (Planning Council)			
	<b>Action Text:</b>	This Petition was referred to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	10/31/2017	Forwarded	Planning Commission	11/08/2017		Pass
	<b>Action Text:</b>	A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 11/8/2017. The motion carried by voice vote.					

Notes: Representatives Present: Rob Costello and Brant Engelhart

Mr. Engelhart said we are a software company. We develop and sell our own software globally. We started actually out in Aurora, in downtown Aurora, and moved to Naperville. We've been leasing office space for 12 or 13 years now and we are in a position now where we would like to build a new building so that we have no worries for expansion of workforce and just a little more elbow room. That's pretty much where we are at right now. We've been growing like a weed for about 7 years now.

Mr. Sieben said do you want to touch on specifically this development?

Mr. Costello said it is part of the Fermi Industrial Park. He's going to build about a little over a 16,000 square foot precast building. He is planning for growth. About ¾ or it of maybe 2/3 of it is built out as office now. He's left some storage on the east side for office expansion. It is a software company. They don't physically make anything there, so the storage space is for future expansion space if he is building a new building. The whole west side is all his office space. The entrance is on the lower southwest corner. How many employees do you currently have now?

Mr. Engelhart said 14.

Mr. Costello said 14 employees. He is planning for some expansion. There are 34 spots there. They don't have a lot of visitors and such so pretty much the building is built larger for his expansion. We're not asking for any variances. It is a precast building fitting with the height of the neighboring buildings, a flat roof, and a larger entry.

Mr. Sieben said we kind of went over a lot of this in the pre-development stages. I think we worked on issues with the length of the parking lot so you don't need a fire turn around. We worked on the minimum parking for the use of the building, so I think we are alright there. Jill Morgan is the Planner who will be working on this.

Mrs. Morgan said I sent out some comments. Sorry about the confusion on the dates. We wanted to get you guys through. There are no major comments from us. The landscaping was basically it. If you have any questions, feel free to give me a call.

Mr. Costello said I think they were pretty minimal comments.

Mr. Cross said I believe we signed off on this already.

Mr. Feltman said we are in review. It is a pretty straightforward project. It is part of the business park and detention has already been provided. It is just a matter of just checking the grades and making sure everything works.

Mrs. Morgan said I do make a motion to move this forward to the November 8th Planning Commission with the condition that the comments from staff's memo are addressed. Mrs. Vacek seconded the motion. The motion carried unanimously.

2	Planning Commission	11/08/2017	Forwarded	Planning & Development Committee	11/16/2017	Pass
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**Action Text:** A motion was made by Mr. Chambers, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 11/16/2017. The motion carried.

**Notes:** Mrs. Morgan said the Petitioner, QT9, is requesting a Final Plan on 2731 Beverly Drive for a business, professional office use, which includes the development of an office building with storage space for the software company. The subject property is currently vacant with PDD development zoning. The details of the request include the construction of a 16,200 square office building for QT9. Approximately 8,400 square feet will be dedicated to office space with the remainder being used for office amenities for the employees and for storage. The plan calls for 34 parking spaces and a sidewalk. The landscape plan shows the addition of street trees and landscaping focal points at the site entrance. Also to note, your packet does now include updated plans that were submitted, which also changed some of the staff's recommendations.

*Mrs. Cole said I have a question. In the report in the information that we originally got, it said something about subject to staff's comments on 10/27/17 and I could not find any staff comments.*

*Mrs. Morgan said I didn't include it in your packet because there were a lot of comments. We were trying to get them to this meeting so they didn't have time to address staff's comments. I didn't include them. There was nothing major, but just a lot of kind of formatting and landscape comments. That has been addressed. That is one of the changes. I'm removing that as a condition. Actually staff is not recommending any conditions. They have met all the major concerns staff had. I think there might be some minor formatting. We got it yesterday, so we are still looking at it in detail.*

*Mrs. Cole said so it has been addressed?*

*Mrs. Morgan said it has been addresses, yes.*

*My name is Rob Costello from Torch Architecture. I'm here to answer any questions or give any explanation of the building.*

*Mr. Sieben said just one thing I'd like to add. It may not be in the staff report. QT9 Software is a startup company, and maybe Rob you can touch on this, that did originally start in downtown Aurora and then moved to Naperville and now they are expanding and moving back to Aurora, so we are happy to have them in town.*

*Mr. Costello said the founder grew up in Naperville, attended Waubonsie and Aurora University. He has lived here all his life.*

*Mrs. Morgan said staff's recommendation has changed since the original packet was sent out. Staff would recommend approval of a Resolution approving a Final Plan on Lot 5 of Phase II of Fermi Corporate Park Subdivision located at 2731 Beverly Drive being between Emily Lane and Bilter Road for a Business and Professional, Office (2400) Use.*

*Chairman Truax said no longer any conditions.*

*Mrs. Morgan said correct, no longer any conditions.*

*MOTION OF APPROVAL WAS MADE BY: Mr. Chambers*

*MOTION SECONDED BY: Mrs. Cole*

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

*NAYS: None*

*Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, November 16, 2017, at 4:00 p.m. on the fifth floor of this building.*

*Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head*

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