



# City of Aurora

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

## Legistar History Report

File Number: 17-00226

File ID: 17-00226

Type: Resolution

Status: ATS Review

Version: 3

General  
Ledger #:

In Control: Planning &  
Development  
Committee

File Created: 03/09/2017

File Name: Henkels & McCoy / 975 and 985 Corporate  
Boulevard / Final Plat

Final Action:

Title: A Resolution Approving the Final Plat for Lot 1 of Church Corporate Park  
Resubdivision Number 2, Located at 975 and 985 Corporate Boulevard

Notes:

Agenda Date: 05/11/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Final Plat, Land Use Petition and  
Supporting Documents, Property Research Sheet,  
Legistar History Report (Final Plat) - 2017-04-26 -  
2016.178.pdf

Enactment Number:

Planning Case #: AU02/4-16.178-Fsd/Fpn

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	City Council	03/14/2017	referred to	DST Staff Council (Planning Council)			
	<b>Action Text:</b> This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	03/21/2017					
	<b>Notes:</b> <i>Representatives Present: Cameron Trefry, Brian Ratajczak, and Lori Sartin Bruno</i>						
<i>Ms. Sartin Bruno said I'm not sure if you are all aware, but Henkels &amp; McCoy is a 94 year old private company and we are basically a utility infrastructure company. Our primary business is utility companies, municipalities, energy developers, and telecommunication companies. We've actually been in the Chicago area for about 10 years in the Batavia area. We are in the area now, but we've outgrown our current location and we are looking to move to the Aurora area. We have currently about 49 employees in Batavia. We are looking to grow that now to about double that to come to Aurora, so that's why we are looking for the new location for this. Our primary major markets are the electrical, power, natural gas, telecommunications and renewable energy. We are looking to take 2 different lots and putting them together and developing those. Cameron will go into the site plan.</i>							
<i>Mr. Trefry said as Lori mentioned, there is an existing building that is an office building. It is currently a 2 story building. They are planning to occupy that with their office function. There is currently parking</i>							

here. There is an easement that allows access down to the property down to the south. We plan to maintain that. We are planning to do some reconfiguration of that parking lot and the existing building site to accommodate their increased parking needs there. Adjacent to that is another lot where Henkels and McCoy is planning to build a small warehouse facility. That building is used for housing of materials as well as their trucks that they use for servicing their job sites. There will be parking and then some outdoor storage space on that site. We are in the M-1 zoning district and I believe we are planning to be in full compliance with all the zoning regulations. We are not here asking for any variances today. We've been working with staff to make sure that we do meet all of those requirements. That's the site plan in a nutshell. Any questions there before I keep going?

Mr. Beneke said I do have one question. The plan we have and the one you just showed are different. Did you modify it?

Mr. Trefry said so you are looking at likely the engineering plan, which should govern and we'll make sure we update the architectural plan to match that. What I didn't mention is that there are currently 2 lots that will be combined into 1 lot. There will be 2 addresses on 1 lot, which we confirmed with staff is acceptable by code.

Ms. Phifer said but for all intents and purposes, it is meant to act as a campus, so really you are combining the lots, but it is really all going to function as one facility even though it is going to have the 2 buildings and the 2 addresses, correct?

Mr. Trefry said that's correct. The next board that I have for you is an elevation of the entrance of the existing building. We've got a smaller picture down here of the existing building as it is today. It is a masonry construction. We are planning to add some new glass and an entry portal element as well as a canopy. That will be a composite metal panel construction to just enhance the entrance and give it a little bit more presence and brand it for Henkels & McCoy.

Ms. Sartin Bruno said can I add, this is our regional office for our central area, so this a location that houses Human Resources, Project Management. It houses Engineering. It houses pretty much a lot of the functions for the central area for the country for our business. It also houses Warehousing and it acts as kind of a central location so we can disperse trucks and equipment easily.

Mr. Trefry said we've indicated where wall mounted signage will be located. There is another board here that I'll show you that has all the pertinent information for size of that sign. We made sure that we are in compliance there. So this is that next board that I was referencing. We are indicating the types of lighting that we would add to the canopy, underneath the canopy, and to the building, as well as the size of the signage we are planning to add to the building. Then this is the elevation for the new warehouse structure. The idea was to keep it in the appearance similar to the existing building to maintain that campus feel. It would be a masonry construction, likely internal steel structure to support that. We haven't finalized the final construction type yet, but the exterior would be that appearance, which is masonry. You can see the overhead doors that are access for the trucks where they will be entering the building to park. We then have entrances for a small office area. There will be restrooms in there and part storage and other storage areas.

Mrs. Vacek said are you looking to have signage on that also?

Mr. Trefry said that is a good question.

Ms. Sartin Bruno said yes.

Mr. Trefry said right now we are planning on some small signage. We haven't decided on what that signage is, but we just indicated the sign size and again in compliance with the zoning regulations.

Ms. Sartin Bruno said but basically just to identify us. We don't have a lot of foot traffic through, so there is not going to be public traffic, but just basically to identify the location.

Ms. Phifer said well, and again since you are looking for it to be a campus, I think it is good that all the buildings have some signage.

Mr. Trefry said and then the final slide is really just for the ground mounted signage that we are planning for the facility. It is actually an existing sign that we are planning to re-clad with the same composite metal panel system to match the entry portal. Then we would add new lettering to that signage with the Henkels & McCoy logo and the project address.

*Mrs. Vacek said Steve is the Planner on this, so he will be doing a review of everything. I think he has started his review, so he will be getting comments out probably in the next week.*

*Ms. Sartin Bruno said I think he's gotten 1 or 2 back already.*

*Mr. Cross said you got my comments already?*

*Mr. Ratajczak said yes.*

*Mr. Feltman said Engineering is in review.*

*Mr. Frankino said we have none.*

*Ms. Phifer said so I think as soon as we get the first round of comments out then we'll be able to give you a tentative schedule as far as the next step.*

*Mr. Ratajczak said the Fire Department we did get the comments last Thursday I believe and we are looking at moving the Fire Department connection then to the south side of the building with a hydrant off the southeast corner then.*

*Mr. Cross said it has to be on the address side.*

*Mr. Beneke said but this is in the middle of nowhere here, so this is a concern.*

*Mr. Ratajczak said right, but it needs to be the minimum of the 50 feet away from the building, correct?*

*Mr. Beneke said correct. But it can't just be in the middle of a paved area.*

*Mr. Cross said it's got to be on an island or some kind of way where that's protected.*

*Mr. Ratajczak said okay, so it could be there, but then an island created around it and then that would be acceptable to leave it that way potentially?*

*Mr. Cross said yes.*

*Mr. Ratajczak said okay. I think we would need to do a loop then or come across the street to connect.*

*Mr. Beneke said you have to have separate taps for the hydrants. Each hydrant has to have their own taps and your water and domestic. Your domestic and your fire have to be a separate tap too that goes to the building. One line coming in.*

*Mr. Feltman said because that is too long of a dead-end.*

*Mr. Ratajczak said okay. We thought we had to be on this side. We were going to come for a shorter run here, but it would have to be on that side.*

*Mr. Beneke said it's got to always face the street of address.*

- 1 DST Staff Council 03/28/2017  
(Planning Council)

**Notes:** *Mr. Broadwell said we sent review comments on Thursday. We are still waiting to hear back. It will be at Planning Commission on April 19th.*

*Mr. Beneke said Fire does have comments out on this one.*

*Mr. Frankino said we haven't received any plans yet for review.*

- 1 DST Staff Council 04/04/2017  
(Planning Council)

**Notes:** *Mr. Broadwell said we sent out review comments. We are still waiting to hear back to get those back. It should be Thursday of this week.*

*Mr. Feltman said Engineering is in review right now.*

*Mr. Cross said we've sent out comments. We are just waiting for a resubmittal.*

1 DST Staff Council 04/11/2017  
(Planning Council)

**Notes:** *Mr. Broadwell said staff received a resubmittal last week. We're finishing up our second round of comments. We need a Fire Access Plan to be resubmitted and resolved before it can be voted out.*

*Mr. Feltman said Engineering sent out comments. They were pretty minor. There wasn't anything real major.*

1 DST Staff Council 04/18/2017  
(Planning Council)

**Notes:** *Mr. Broadwell said they are turning in some revisions tomorrow. The Fire Access sounds like it meets standards.*

*Mr. Cross said they need to send the hard copy to us.*

*Mr. Sieben said so we'll vote this out next week with the plan that this will go to the May 3rd Planning Commission.*

*Mr. Feltman said do they show a median around that fire hydrant? How did they handle that?*

*Mr. Cross said they just made the entranceway wider and then they put the hydrant in the entrance as you come in.*

*Mr. Beneke said they did this and moved it over here. They split all the stuff. The only thing we really still have a problem with is they are trying to drive through this loading dock area. That's what we are waiting for a resubmittal on.*

*Mr. Feltman said but as far as the hydrant location, we are good with that?*

*Mr. Cross said yes.*

1 DST Staff Council 04/25/2017 Forwarded Planning 05/03/2017 Pass  
(Planning Council) Commission

**Action Text:** A motion was made by Mr. Broadwell, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 5/3/2017. The motion carried by voice vote.

**Notes:** *Mr. Broadwell said the Petitioner sent in revisions last week and they met all of Planning and Zoning's comments.*

*Mr. Feltman said we have not received a resubmittal. However, our comments are pretty minor, so whenever you want to move it out, that's fine.*

*Mr. Beneke said we approved it.*

*Mr. Feltman said and they put in a median, correct?*

*Mr. Beneke said no. They actually created a larger access drive into the space, so they pulled the lane down and the curb is actually pushed down and they moved the fire hydrant into that location.*

*Mr. Broadwell said I make a motion to vote this out to the May 3rd Planning Commission. Mr. Beneke seconded the motion. The motion carried unanimously.*

2 Planning Commission 05/03/2017 Forwarded Planning & 05/11/2017 Pass  
Development Committee

**Action Text:** A motion was made by Mrs. Anderson, seconded by Mr. Garcia, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/11/2017. The motion carried.

**Notes:** *See Attachment for Items 17-00226 and 17-00227.*

Aye: 11 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 131 Representative Garcia, Fox Valley Park District Representative Chambers, At Large Owusu-Safo and SD 129 Representative Head

Attachment for Items 17-00226 and 17-00227:

17-00226     A Resolution approving the Final Plat for Lot 1 of Church Corporate Park Resubdivision Number 2 located at 975 and 985 Corporate Boulevard (Henkels & McCoy, Inc. – 17-00226 / AU02/4-16.178-Fsd/Fpn – SB – Ward 1)

17-00227     A Resolution approving a Final Plan for Lot 1 of Church Corporate Park Resubdivision Number 2 located at 975 and 985 Corporate Boulevard for a Business and Professional Office (2400) and Warehouse, Distribution and Storage Services (3300) Use (Henkels & McCoy, Inc. – 17-00227 / AU02/4-16.178-Fsd/Fpn – SB – Ward 1)

Mr. Broadwell said a little bit of background. The subject property is located at 975 and 985 Corporate Boulevard in the Church Corporate Park and is zoned M-1 Manufacturing District Limited. Henkels and McCoy, Inc. is a privately held utility infrastructure contractor company and they will be moving their regional office to the existing 18,672 square foot building on the property at 975 Corporate Boulevard. The property located at 985 Corporate Boulevard is presently vacant and is 2.74 acres in size. There is additional information in the property information sheet. The Petitioner is requesting approval of a Final Plat for Lot 1 of Church Corporate Park Resubdivision 2. Details of the request include consolidating the existing Lot 1 and Lot 2 into a single lot. The size of the subject property is 4.97 acres. Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan for Lot 1 of Church Corporate Park located at 975 and 985 Corporate Boulevard for a Business and Professional, Office, and Warehouse, Distribution and Storage Services use. Details of the request include expansion of existing parking to 65 parking stalls to serve the office staff at 975 Corporate Boulevard. The Petitioner is also proposing to construct an 8,000 square foot warehouse building with 8 grade level truck doors at 985 Corporate Boulevard, which will house construction materials and supplies. We have plans that we can look at more carefully in just a moment. They are also proposing outside storage, including storage units for equipment. However, these will not be permanent, as they are only on-site for the restocking of materials. Finally, an 8 foot tall wooden security fence will be installed on the perimeter to surround the storage facility and parking area and landscaping materials will also be placed along the subject property's perimeter for adequate screening, especially along Corporate Boulevard and Church Road.

Good evening. I'm Lori Sartin from Henkels and McCoy in Bluebell, Pennsylvania. It is nice to see everyone tonight. We are a 94 year old company, privately held company, and we are a utility infrastructure contractor. We build infrastructure for utility contractors. We've been actually in the Chicago Metro area for about 10 years up in the Batavia area and we are actually in a leased facility that's about 7,500 square feet now and we've just outgrown our area. So we were looking to put permanent residence in a permanent location on our map and we have been looking in the area for probably about a year and a half and this piece of property came up for sale. With the available lot beside it, it was very enticing to us to be able to have a warehouse to store utilities and store materials to be able to bring the materials in and get those back out to sites around the Chicago area. This is a regional office, the central region office for us, so that's why the 20,000 or 18,000 square foot building to the right of the site will house our corporate or our central headquarters office, so you will see a lot more staff people there, which will house HR, Marketing and a lot more staff than just a typical normal

project. So that's why the building meets our needs for that, so basically not having to have a yard associated and then a corporate office building not attached, so being able to have both things in one location is very enticing to us. It met our needs. I have 2 people that can walk through the site plan if anyone is interested.

Mr. Garcia said once you are done with the build-out here, what's the anticipated employment growth here?

Ms. Sartin said we are actually going to double in size to about 75 more employees to this location. However, I met with our staff here in Batavia this morning and we actually increased to about 100 more members than we have now. We are currently at about 40 people in the Batavia area and by today's counts we are going to be up about 100 by the time everything is said and done.

Mrs. Owusu-Safo said what kind of material are you planning on storing in that 8,000 square foot building proposed?

Ms. Sartin said typically what happens is a utility company will contract us to build infrastructure for them, so we will be getting parts from a contractor or from a utility company, whether that is rolls of cable to install or pieces of equipment like transformers to put in ground, so those are things that we would keep in warehouses and once those jobs are ready to start or begin we then load up those materials and then take those to job sites so they can be installed into whatever area we've been assigned work to do that. It also will be housing our safety equipment, which would be utility signs, caution signs, safety equipment, testing materials or testing equipment to make sure that we have voltage and those kinds of things. We need high testing equipment for that.

Mrs. Cole said I have a question regarding parking places. I know they said there were 65 parking places. Are there additional parking places?

Ms. Sartin said that was 65 for the office.

Mrs. Cole said and then there is additional parking? How many people are working in the office?

Ms. Sartin said we have about 65 in the office and then we have the warehouse side that we will have trucks that are there, so employees will bring their personal vehicles. Miro can explain more of the parking and the warehouse side of it. We have personal vehicle parking spaces and then we have truck parking spaces, so they would park their personal vehicles and take their trucks out.

Mrs. Cole said so the warehouse side of this is where the increase is in where trucks would come in?

Ms. Sartin said yes.

Good evening everybody. My name is Miro Moro. I'm an architect with Ware Malcomb. We put together the architectural site plan and building footprint for this 8,000 square foot warehouse. The majority of the parking for employees is oversized for semi-trucks because the employees probably go to the job site, sometime maybe they use their personal trucks to help with the distribution. All the

parking spaces over there are not like typical 9 by 18 or 10 by 20. Those are to accommodate vans and pickup trucks for the employees. There is plenty of parking in the area. As far as the footprint of the building, the 8,000 square feet, there are drive-in bays, 4 and 4 on each side, we have elevations we can go through later on, for the trucks to pull in, get the equipment and get out to the job site.

Mr. Cameron said I'm assuming that the vehicles that are used in the construction process are stored there overnight. I suppose it is a function of how far it is to where the job is, but what would be a typical maximum number of trucks that would be stored there on an overnight basis?

Ms. Sartin said right now we are looking at about 30 trucks on site. A lot of the trucks usually stay out on site, but right now bringing back to this location about 30. Since this is one of our central regional offices, we have trucks coming from all over the country, so if we have a project that is starting up and they need to deploy trucks to Batavia or if they needed to deploy trucks all the way to Pataskala, we could then bring 10 trucks in that would then be deployed the next day. It is more like a central location to pull trucks in and then pull trucks back out. We don't have things staying at this office very long. It is just more of a central location to be able to deploy.

Mr. Pilmer said I have a question. On Lot 1 around the building, is that all paved? Is the entire surface paved?

Ms. Sartin said there is some green, but it was paved.

Mr. Pilmer said so in the northeast corner, there are some sections there. Is that outdoor storage? It is kind of split off with the rectangles.

Ms. Sartin said so we have up in the top part around the northeast corner, that's all green space up around the corner up where the roads are. This will be green space. The fenced in lot will go and then you see the little boxes with the triangles. Those would be outside storage for like cable reels and maybe pipe that will be coming into the yard and then coming back out. The whole area around it would have the fenced in area, but that would be green space buffering the road to the space. So the top part of that would not be having trucks in there. The lighter shading is grass and the darker shading is the pavement.

Chairman Truax said so if someone is driving down Church Road, what do they see? A fence or grass, or both?

Ms. Sartin said the grass, the fence, and the trees. So they will be seeing trees, grass and the fenced in lawn. They will not be seeing what's in the property.

Mrs. Owusu-Safo said does that storage facility have like a gate that closes each day?

Mr. Moro said there is a gate. It is directly from Corporate Boulevard. There is a gate to enter the property.

Ms. Sartin said and then there is also a gate coming down the private entrance between the new building and the existing building. There is also a gate on the one side. So there will be 2 gates.

Mr. Chambers said will this warehouse be functional 7 days a week, 24 hours?

Ms. Sartin said we do have emergency services if there is some type of power outage, so we could be called out in the middle of the night for any type of power outage, which means employees come and get vehicles and then be deployed. As a general rule, we don't work 24/7 unless there is some type of power outage.

Mr. Chambers said what are the planned hours of operation?

Ms. Sartin said usually we work 6:00 to 3:00 to 5:00 at night, sometimes later in the summer, depending on the conditions and the weather.

Mrs. Anderson said how about light? Any special lighting outside of the building on the grounds?

Ms. Sartin said we are going to have outside lighting. The whole area should be lit.

Mr. Cameron said do you have lighting profiles to make sure that the light is not escaping that?

Mr. Moro said that will be part of the permitting process for this building. We obviously will provide photometric plans and we are aware of the guidelines.

Mrs. Owusu-Safo said for the additional impervious area, is the existing detention pond sized adequately for any additional impervious area added?

Ms. Sartin said we actually did all the calculations for that to make sure that we met the conditions for that, so the green space around the building was actually increased to be able to make sure that we met the conditions for the pond.

Mrs. Owusu-Safo said were like any green infrastructure considerations looked into for this area?

Mr. Duffy said you asked about the detention facility. Yes, the detention pond is sized adequately to provide the storage for this site. Because of the use of the heavy equipment in the warehouse area, it is going to be a regular type pavement. There is no green infrastructure included in this.

Mr. Pilmer said I have a question maybe for staff. On the plat, on Lot 1 coming off of Church Road, it looks like there is a 15 foot city easement that goes right to the middle of that building and it just comes and stops.

Mr. Duffy said there is a 15 foot easement along the eastern portion of the site. That's an existing storm sewer that runs from the corner of Corporate and Church down to the detention pond. There is a storm sewer that's going to be maintained. The building will not be over that easement.

Mr. Garcia said I have a question for staff. What school district is this representing?



Mr. Sieben said this is Batavia. North of the Tollway is Batavia up there.

Mr. Broadwell said staff would recommend approval of the Resolution approving the Final Plat for Lot 1 of Church Corporate Park Resubdivision Number 2 located at 975 and 985 Corporate Boulevard.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Garcia

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

NAYS: None

Mr. Broadwell said staff would recommend approval of the Resolution approving a Final Plan on Lot 1 of Church Corporate Park Resubdivision Number 2 located at 975 and 985 Corporate Boulevard for a Business and Professional, Office, and Warehouse, Distribution and Storage Services use.

MOTION OF APPROVAL WAS MADE BY: Mr. Garcia

MOTION SECONDED BY: Mr. Chambers

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

NAYS: None

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, May 11, 2017, at 4:00 p.m. on the fifth floor of this building.