



Legislation Text

File #: 17-00227, **Version:** 3

TO: Mayor Robert J. O'Connor

FROM: Planning Commission

DATE: May 4, 2017

SUBJECT:

A 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 (2400) and Warehouse, Distribution and Storage Services (3300) Use (Henkels & McCoy, Inc. - 17-00226 / AU02/4-16.178-Fsd/Fpn - SB - Ward 1)

PURPOSE:

The Petitioner, Henkels & McCoy, Inc., is requesting approval of 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 (2400) and Warehouse, Distribution and Storage Services (3300) Use

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. Henkel and McCoy, Inc., a privately held utility infrastructure contractor company, will be moving there 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. Additional information on the legislative history of the property can be found in the attached Property Information Sheet.

The Petitioner is requesting approval of 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) Uses. 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 proposed to construct an 8,000 square foot warehouse building with eight grade level truck doors at 985 Corporate Boulevard, which will house construction materials and supplies. This building will be twenty-five feet tall, with a Turlington Brick exterior to match the subject property's existing building. They are also proposing outside storage including storage units for equipment, however, these will not be permanent as they are only on-site for restocking of materials.

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

Concurrently with this proposal, the petitioner is requesting approval of a Final Plat for Lot 1 of Church Corporate Park, Resubdivision Number 2. Details of the request include consolidating the existing Lots 1 and 2 into a single lot. The size of the subject property is 4.97 acres.

DISCUSSION:

Staff has reviewed the Final Plan petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies:

- 41.1(2): To promote a balanced distribution of industries within the City.
- 41.1(6): To promote attractive, well-maintained industrial and office-research areas through landscaping and site design.
- 41.1(7): To encourage improvements in existing industrial areas that minimizes industrial blight and reduce incompatibilities with neighboring land uses.

RECOMMENDATIONS:

The Planning Commission recommended 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 (2400) and Warehouse, Distribution and Storage Services (3300) Use

ATTACHMENTS:

Exhibit "A-1" Final Plan
Exhibit "A-2" Landscape Plan
Exhibit "A-3" Building and Signage Elevations
Fire Access Plan
Land Use Petition with Supporting Documents
Landscape Material Worksheet (1-23)
Property Research Sheet
Legistar History Report

cc: Alderman Saville, Chairman
Alderman Donnell
Alderman Richard C. Irvin
Alderman Hart-Burns, Alternate



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A 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 (2400) and Warehouse, Distribution and Storage Services (3300) Use

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated March 9, 2017, Henkels & McCoy, Inc., filed with the City of Aurora a petition 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 (2400) and Warehouse, Distribution and Storage Services (3300) Use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on May 3, 2017, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on May 11, 2017, the Planning and Development Committee of the Aurora City Council reviewed said Final Plan and the before mentioned recommendations and recommended APPROVAL of said petition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plan; and

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any dedications or modifications deemed necessary by the Aurora City Engineer.