



City of Aurora

2nd Floor Council
Chambers
44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Planning Commission Meeting Minutes

Wednesday

September 04, 2019

7:00 PM

CALL TO ORDER

Chairman Pilmer called the meeting to order at 7:00 p.m.

ROLL CALL

The following Commission members were present: Chairman Pilmer, Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds and Ms. Tidwell. Mrs. Duncan called in and excused herself from the meeting.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mr. Broadwell and Mrs. Jackson.

Others Present: Mary Tortorici (Liberty Property Trust).

APPROVAL OF MINUTES

19-0697

Approval of the Minutes for the Planning Commission meeting on August 7, 2019.

A motion was made by Ms. Tidwell, seconded by Mrs. Anderson, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

Chairman Pilmer said if you are here for an item that does not appear on the agenda and you wish to speak to the Commission, we can give you 3 minutes to do so.

No one came forward.

AGENDA

[19-0718](#)

A Resolution Approving a Building, Zoning, and Economic Development Committee Resolution Approving a Revision to the Final Plan on Lot 201, Phase II, Unit 2-1 of the Butterfield Subdivision, located at 2759

North Eola Road, for a Warehouse, Distribution and Storage Services (3300) Use (Liberty Property Trust - 19-0718 / NA05/2-18.092-Fpn/R - SB - Ward 10)

Mr. Broadwell said this is for the building at 2759 N. Eola Road. Essentially they are constructing new parking areas for passenger vehicles and commercial vehicles, which you can see in the Final Plan, which is in your Legistar packet. A little bit of background here. This property is located in the Butterfield Planned Development District. It is about 17.4 acres. Right now the warehouse there is 505,600 square feet and there are 2 units in the building. Right now there are 410 parking spaces on the site. There was actually a Final Plan Revision that was approved by the city in December of 2012. It still is pretty much a similar Final Plan Revision there. It consisted of adding 47 new parking spaces to the site and then also the construction of a storage silo on the east side of the building. Then you can see more in the Property Research Sheet, which is in your Legistar. With this Final Plan Revision, the Petitioner is proposing the construction of parking to the east, south and northeast of the building. Essentially, there will be 88 passenger vehicle stalls on the east side of the building. There will be 18 passenger vehicle parking stalls to the south of the building. Once this is all done, they are adding 106 parking stalls right now, or redoing part of the parking lot, for 106 new parking stalls and then after this Final Plan is approved, this Final Plan Revision, they will have a total of 466 parking stalls on the site for the cars. In addition, to the northeast of the building they will be adding 19 parking stalls, which will be for commercial trucks. The areas where the passenger vehicle parking is being added is extending north from areas where there is currently parking. The area where their commercial truck parking is being added is grass and it will be near some loading docks on the north side of the building.

Mr. Cameron said does this cause for any more retention or is that covered adequately?

Mr. Broadwell said they have actually been working with the Engineering Department to do that. One of the conditions, which I'll get into later with one of the Engineering conditions, is that I believe they are all set with the detentions. They don't need to add any basins or anything like that. That is being covered in the Engineering review.

Mr. Broadwell said we do have the Petitioner here on behalf of Liberty Property Trust.

Ms. Tortorici said thank you everybody for your time. I appreciate it. Again, this is for our 2 tenant facility. It is more going to be for the east tenant, which is WestRock, and just to help with their car situation and their truck facility.

Mr. Broadwell said staff would recommend conditional approval of the Building, Zoning and Economic Development Committee Resolution approving a Revision to the Final Plan on Lot 201, Phase II, Unit 2-1 of the Butterfield Subdivision, located at 2759 N. Eola Road for a Warehouse, Distribution and Storage Services use with the following conditions:

- 1. That all the comments of the Fire Prevention Bureau be addressed prior to approval of the Fire Access Plan. I did want to clarify some of these conditions. The Engineer has been working with the city's Fire Marshall to just correct everything. The Final Plan that you have in your Legistar right now has been revised along with the Fire Access Plan. The issue was that there was a fire hydrant that was located where the new semi-trucks are going to be parked so they had to make sure that they had the adequate spacing for the trucks to be there in addition to the fire hydrant. I think there*

has to be bollards every few feet away from the fire hydrant for protection. The conclusion that the Engineer and the Fire Marshall worked out is that the fire hydrant will be moved out of the way of the truck parking, which you can see in the Final Plan. I spoke with the Fire Marshall yesterday and I think it sounds like this condition is all but resolved.

2. That all of the comments of the Engineering Department be address prior to approval of the Final Engineering Plans. That's just so that we can have both projects being reviewed at that same time so that one doesn't get away from the other. I did speak with the Engineer in the city's Engineering Department about his review. He really just has some general comments just to provide them with some information about the permits that they are going to be submitting to Kane County and then also some detention that they will be working on for their detention review and then a few other things on the site plan. I think they are just moving forward with their review, which is the essence of the Engineering condition.

Ms. Tidwell said so are the conditions removed?

Mr. Broadwell said Ed, would we just be able to remove that now?

Mr. Sieben said the fire one?

Mr. Broadwell said yes.

Mr. Sieben said I would remove the fire one since that's been resolved since the staff report was done.

Mr. Broadwell said and then the Engineering condition would just go through with the Resolution that's approved by the Building, Zoning and Economic Development Committee.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Ms. Tidwell

MOTION SECONDED BY: Mr. Cameron

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, September 11, 2019, at 4:00 p.m. on the fifth floor of this building.

PENDING

COMMITTEE REPORTS

A) Amendments

B) Grant and Award Research

C) Comprehensive Plan

ANNOUNCEMENTS

Mr. Cameron said I've noticed that really nothing is changed on the plantings and the natural prairie out at the Hindu Temple out on Randall. Is there anything, or any controls that we have, on that?

Mr. Sieben said we can circle back with them. I know a year ago they had hired a landscape maintenance company to maintain it. We'd be glad to circle back with them and find out.

Mr. Cameron said it doesn't look like they've done anything.

Mr. Sieben said the next Planning Commission meeting will be in 2 weeks on September 18th. We will have 2 items. There is a Special Use for a cell tower in lieu of a light pole at the West Aurora High School football field. Some of you may have seen some stuff on social media that was a little overblown, but that's what that is. The other item is Aurora University's Final Plan for a Student Success Center off of Prairie Street near the new parking garage. The new parking garage, and maybe in 2 weeks they can give an update, but our understanding for those who live in the area is sometime in November that will be opened with 503 spaces. I know today going through mid-day, there was a lot, probably the biggest expanse of cars on the street I've ever seen. But it is also early in the semester, which is always the biggest parking time.

ADJOURNMENT

A motion was made by Mr. Elsbree, seconded by Mr. Chambers, that the meeting be adjourned. The motion carried by voice vote. Chairman Pilmer adjourned the meeting at 7:14 p.m.

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