



City of Aurora

44 E. Downer Place
Aurora, IL 60505
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Cover Memorandum File Number: 23-0602

Agenda Date: 9/27/2023

Version: 2

Status: ATS Review

In Control: Building, Zoning, and Economic Development Committee

File Type: Resolution

TO: Mayor Richard C. Irvin

FROM: Planning and Zoning Commission

DATE: September 22, 2023

SUBJECT:

A Resolution Approving a Final Plan on Lot 8 of Podolsky Orchard 88, Phase 1 Subdivision, Located at 1995 Melissa Lane, for Business and Professional Office (2400) use, Vehicle Repair, Minor (2834) use, and a Warehouse, Distribution and Storage Services (3300) use. (Omega Equipment Sales LLC - 23-0602 / SG12/2-23.377-FPN/CUPD - SB - Ward 5)

PURPOSE:

The Petitioner, is requesting approval of a Final Plan on Lot 8 of Podolsky Orchard 88, Phase 1 Subdivision, Located at 1995 Melissa Lane, for Business and Professional Office (2400) use, Vehicle Repair, Minor (2834) use, and a Warehouse, Distribution and Storage Services (3300) use, which includes development of the Subject Property for a trucking facility business.

BACKGROUND:

The Subject Property is zoned ORI, Office, Research, Light Industrial. The Comprehensive Plan designates the Subject Property as Office / Research / Light Industrial, and designates Melissa Lane as a Local Street. The Subject Property is an approximately three (3) acre vacant lot that fronts on Melissa Lane, with rear frontage on the I-88 Toll Road.

The Petitioner, Omega, LLC, is requesting approval of a Final Plan for a Business and Professional Office (2400) use, Vehicle Repair, Minor (2834) use, and a Warehouse, Distribution and Storage Services (3300) use. The details of the request include construction of an approximately fourteen thousand, two hundred (14,200) square foot building, which will include a total of six (6) bay doors: four (4) for the vehicle repair services, and two (2) for the warehouse services. The Final Plan shows a total of twenty-five (25) parking passenger vehicle parking spaces, which is the minimum requirement per the Zoning Ordinance for the entire proposed use. There are also thirty-six (36) parking spaces on the Final Plan for trailer parking stalls, and five (5)

spaces for bob-tail semis. The building itself is approximately twenty-nine (29) feet tall, and consists of a CMU block masonry design on the warehouse and vehicle repair portions of the building, and a framed aluminum composite material on the office portion of the building.

Concurrently with this proposal, the Petitioner is requesting approval of a Conditional Use for Vehicle Repair, Minor (2834) use. The details of the request include dedicating approximately eight thousand (8,000) square feet of space for light vehicle maintenance, which typically includes services such as oil changes, tire rotations, tire replacements, and windshield wiper replacements. The vehicle repair use will otherwise comply with the standards of the ORI zoning district.

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:

- 13.1 (5): To develop major retail, office and industrial uses that rely on efficient access to expressways in the vicinity of expressway interchanges.
- 41.1 (1): To attract and encourage industrial, office, and office-research development to planned sites where requisite public facilities are either present or proposed.
- 41.1 (8): To promote a quality environment through the enforcement of industrial performance standards.

RECOMMENDATIONS:

The Planning and Zoning Commission recommended APPROVAL of the resolution approving a Final Plan on Lot 8 of Podolsky Orchard 88, Phase 1 Subdivision, Located at 1995 Melissa Lane, for Business and Professional Office (2400) use, Vehicle Repair, Minor (2834) use, and a Warehouse, Distribution and Storage Services (3300) use.

ATTACHMENTS:

- Exhibit "A-1" Final Plan
- Exhibit "A-2" Landscape Plan
- Exhibit "A-3" Building & Signage Elevations
- Qualifying Statement
- Land Use Petition with Supporting Documents

cc: Building, Zoning, and Economic Development Committee:
Alderman Patricia Smith, Chairperson
Alderman Shweta Baid, Vice Chairperson
Alderman Michael B. Saville

Alderman William "Bill" Donnell
Alderman Carl Franco

CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Final Plan on Lot 8 of Podolsky Orchard 88, Phase 1 Subdivision, Located at 1995 Melissa Lane, for Business and Professional Office (2400) use, Vehicle Repair, Minor (2834) use, and a 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 July 26, 2023, Omega Equipment Sales LLC filed with the City of Aurora a petition Requesting approval of a Conditional Use for a Vehicle Repair, Minor (2834) use on Lot 8 of Podolsky Orchard 88, Phase I, Subdivision, Located at 1995 Melissa Lane. and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on September 20, 2023, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on September 27, 2023, the Building, Zoning and Economic 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.

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 easement dedications deemed necessary by the Aurora City Engineer.