



City of Aurora

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Legistar History Report

File Number: 21-1035

File ID: 21-1035

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 12/15/2021

File Name: Jet Brite Car Wash / 1427 N. Farnsworth Avenue /
Final Plat

Final Action:

Title: A Resolution approving the Final Plat for the property located at 1427 N.
Farnsworth Avenue (Jet Bright Car Wash - 21-1036 /
AU12/3-21.364-Fsd/Fpn/R - JS - Ward 1).

Notes:

Agenda Date: 01/26/2022

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Land Use Petition and Supporting Documents -
2021-12-14 - 2021.364, Exhibit "A" - Final Plat, Plat of
Survey - 2021-12-14 - 2021.364, Legistar History
Report (Final Plat) - 2022-01-20 - 2021.364

Enactment Number:

Planning Case #: AU12/3-21.364-Fsd/Fpn/R

Hearing Date:

Drafter: sodaroj@aurora.il.us

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	01/19/2022	Forwarded	Building, Zoning, and Economic Development Committee	01/26/2022		Pass
Action Text: A motion was made by Mr. Choudhury, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/26/2022. The motion carried.							
Notes: See Attachment for Items 21-1035 and 21-1036.							
Aye: 5 Chairperson Pilmer, At Large Anderson, At Large Gonzales, At Large Choudhury and At Large Kahn							

Attachment for Items 21-1035 and 21-1036:

21-1035 A Resolution approving the Final Plat for the property located at 1427 N. Farnsworth Avenue (Jet Bright Car Wash – 21-1035 / AU12/3-21.364-Fsd/Fpn/R – JS – Ward 1)

Mr. Sodaro said as Chairman Pilmer stated, we are looking at a Final Plat to consolidate some of the lots around the existing Jet Bright Car Wash at 1427 N. Farnsworth Avenue. The site currently consists of 3 lots, 2 being vacant and 1 containing the existing Jet Bright Car Wash. The plan is to consolidate to 2 lots, 1 being vacant for future development and 1 that will hold the future expanded Jet Bright Car Wash, the isle stack, the isles and the expanded vacuum spaces. Concurrently with the proposal, we are looking at a Final Plan to, as I stated, relocate and expand the car wash drive isle. Currently at its peak, the Jet Bright cue can extend onto Farnsworth Avenue, being able at most to stack 30 vehicles. The proposed drive isles, which will be relocated from the south of the property to the north part would be able to stack around 90 without potential for spillover into Farnsworth Avenue. Additionally, there will be an expanded 42 additional vacuum spaces to be constructed as you can see in the center part of the little parking island surrounded by the drive isle. The current layout sometimes has a potential for conflict between cars waiting to get into the car wash and the cars that are coming out of the car wash looking to vacuum, so this plan is to separate the two traffics so that there will not be any conflict. Also included with this, we would be moving the access points. Right now the only access point is to the south of the property as you can see there. This will be creating a second access point for in and out. The current in and out access point would be converted just to an egress. If you have any questions for me, I'd be happy to answer, otherwise, we do have members of the Petitioner present.

Chairman Pilmer said would the Petitioner like to add anything?

My name is Sam Youssef. I'm the co-owner of Jet Bright Car Wash. I live at 268 N. Jackson Road in Clarendon Hills, Illinois. Thank you for having us tonight. We are really excited about the expansion and thanks for having us for the last 11 years as being part of Aurora and being a part of the community. We are very proud of that. We are hoping this expansion will just enhance the whole customer service experience and make everything nice and safer for everybody that comes in and out of this place. We are hoping to divert all of the spillage on Farnsworth that's been happening for the last few years. Hopefully this will get it done. I'd be happy to answer any questions for you.

Mr. Sodaro said staff would recommend conditional approval of the Resolution approving the Final Plat for the property located at 1427 N. Farnsworth Avenue with the following conditions:

1. That approval is contingent upon Final Engineering and stormwater management review.
2. Expansion of existing dormant Special Service Area will be required for the long-term maintenance of the proposed detention basin.

Mr. Sodaro said these were 2 conditions put on by the Engineering Department just to ensure that everything goes smoothly after the City Council approval.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Choudhury

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Gonzales, Mr. Kahn

NAYS: None

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, January 26th at 4:00 p.m. in Council Chambers.

21-1036 A Resolution approving a revision to the Final Plan to relocate and expand the car wash drive aisle on the property located at 1427 N. Farnsworth Avenue (Jet Bright Car Wash – 21-1036 / AU12/3-21.364-Fsd/Fpn/R – JS – Ward 1)

Mr. Sodaro said staff would recommend conditional approval of the Resolution approving a revision to the Final Plan to relocate and expand the car wash drive isle for the property located at 1427 N. Farnsworth Avenue with the following conditions:

1. That approval is contingent upon Final Engineering and stormwater management review.
2. Expansion of the existing dormant Special Service Area will be required for the long-term maintenance of the proposed detention basin.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Choudhury

MOTION SECONDED BY: Mrs. Anderson

AYES: Chairman Pilmer, Mrs. Anderson, Mr. Choudhury, Mr. Gonzales, Mr. Kahn

NAYS: None

Mr. Sodaro said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, January 26th at 4:00 p.m. in Council Chambers.