

City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



Land Use Petition

Subject Property Information

Address / Location: 4173 Ogden Avenue

Parcel Number(s): 07-28-205-005; 07-28-205-006

Petition Request

Requesting approval of a Final Plan for Lot 3 and 4 of the Fox Valley Villages Unit 27A Subdivision, located at 4173 Ogden Avenue for an addition to a car dealership; Requesting approval of a Major Variance to reduce the side yard setback for the property located at 4173 Ogden Avenue

Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only (1-0)

Two Paper and pdf Copy of:

One Paper and pdf Copy of:

Final Plan (2-4) or Final Plat (2-5)

Existing or Proposed CC and Rs OR Lease Restrictions
(2-1)

Landscape Plan (2-7)

Qualifying Statement

Building and Signage Elevations (2-11)

Petition Fee: \$1,500.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: Mark Van Benschoten Date 12.11.2024

Print Name and Company: MARK VAN BENSCHOTEN ROUSH LEASING LLC

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 11 day of December.

State of Ohio)

County of Franklin) SS

K. Tilley
Notary Signature



Contact Information Data Entry Worksheet

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Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:	Mark	Initial:		Last Name:	VanBenschoten	Title:	Mr.
Address:	100 West Schrock Road						
City:	Westerville	State:	OH	Zip:	43081		
Email Address:	mark.vanbenschoten@roushaut	Phone No.:	614-882-1535	Mobile No.:			
Company Name:	Roush Leasing, Inc.						
Job Title:	CFO						

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Architect						
First Name:	Thomas	Initial:		Last Name:	Lybrook	Title:	Mr.
Address:	5300 Golf Road						
City:	Skokie	State:	IL	Zip:	60077		
Email Address:	tlybrook@konstantarchitecture.c	Phone No.:	847-967-6115	Mobile No.:			
Company Name:	Konstant Architecture - Planning, Inc.						
Job Title:	Architect						

Additional Contact #1

Relationship to Project	Architect						
First Name:	Patrick	Initial:		Last Name:	Rauber	Title:	Mr.
Address:	5300 Golf Road						
City:	Skokie	State:	IL	Zip:	60077		
Email Address:	prauber@konstantarchitecture.c	Phone No.:	847-967-6115	Mobile No.:			
Company Name:	Konstant Architecture - Planning, Inc.						
Job Title:	Architect						

Additional Contact #2

Relationship to Project	Land Developer / Builder						
First Name:	Athena	Initial:		Last Name:	Pappadis	Title:	Mrs.
Address:	613 W 16th Street						
City:	Chicago	State:	IL	Zip:	60616		
Email Address:	ap@athensconstruction.com	Phone No.:	312-243-2727	Mobile No.:			
Company Name:	Athens Construction Co., Inc.						
Job Title:	Customer Support Manager						

Additional Contact #3

Relationship to Project	Land Developer / Builder						
First Name:	Dimitri	Initial:		Last Name:	Kourkouvis	Title:	Mr.
Address:	613 W 16th Street						
City:	Chicago	State:	IL	Zip:	60616		
Email Address:	dk@athensconstruction.com	Phone No.:	312-243-2727	Mobile No.:			
Company Name:	Athens Construction Co., Inc.						
Job Title:	President						

Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Filing Fee Worksheet

Project Number: DST2024-388

Petitioner: Mark VanBenschoten, Roush Leasing, Inc.

Number of Acres: 0.00

Number of Street Frontages: 0.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 750.00
	Variance (Non-Residential)	\$ 750.00

Total: **\$1,500.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Emma Field

Date: 11/22/2024

December 5, 2024

Qualifying Statement for 4173 Ogden Avenue

The proposed renovation and addition to the Valley Honda Car Dealership at 4173 Ogden Ave. This proposal is a result of a Honda Corporate image refresh as well as a dealership update and upgrade. In addition to the exterior cosmetic façade updates, there are functional upgrades needed for the dealership to operate at its highest level of service and customer experience. The proposal includes the renovation of the front façade, existing showroom, additions at the service reception, tool room, new car delivery, a new tunnel car wash, and second floor office spaces. We are requesting two variances as part of this proposal. 1. Setback relief along the West side of the property, which is along Longmeadow Drive. The request proposes a setback of 3'-6" for proposed parking from the current setback of 20'-6" for existing parking. 2. Relocate the watermain at the South side of the property for the proposal of a new tunnel car wash addition to the building.

The proposed work will allow Valley Honda to serve their customers more effectively through the development of a building that is designed and built in a way that supports public health, safety, morals, comfort and general welfare. All done through thoughtful design, responsible building methods, and considerate operational practices.

This work will not only continue the highest level of service for the customers of the dealership, but with the inclusion of an additional service lane it will allow for smooth interface with customers and relieve traffic congestion.

Valley Honda is already a significantly positive part of the neighborhood and City of Aurora, this proposed work will increase that positive impact.

This proposal will not have any impact on the development and improvement of surrounding properties.

In addition to the relocation of the watermain, which will require a variance, the building will need to upgrade the water service. A new electrical transformer will need to be installed for the additional operational needs. And all access roads and drainage will be either maintained or adjusted as needed to comply with applicable requirements.

The addition of a third lane in the Service Reception will make a dramatic impact on any traffic congestion that may currently be a result of busy times during the day. All other elements of this proposal will not have any effect on the ingress or egress of the site as it relates to public streets.

This proposal will not change the current compliance of this property with the applicable regulations of the zoning district that this property is located.

List of variances being seeked:

- Setback relief along the West side of the property, which is along Longmeadow Drive. The request proposes a setback of 3'-6" for proposed parking from the current setback of 20'-6" for existing parking.
- Relocate the watermain at the South side of the property for the proposal of a new tunnel car wash addition to the building. Civil drawings and formal submittal for variance to be submitted under separate cover.

In response to the Planning and Zoning Commission Findings of Fact Sheet for Minor and Major Variances:

1. The requested variance is based on the previously established City Easement and the limitations that it has created for the property to expand their building and operations in a way that limits public visibility for a new tunnel car wash.
2. Because of the existing water retention pond and relationship between the building and City Easement, this condition is unique to this particular property.
3. The requested variance is based on a difficulty to maximize productivity for the owner of the property and a result to the existing site conditions and City Easement ordinance.
4. The requested variance is in conformance to the applicable regulations of the district in which it is located in all other respects except the regulations of the current City Easement.