



City of Aurora

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Legistar History Report

File Number: 15-00998

File ID: 15-00998	Type: Resolution	Status: Draft
Version: 3	General Ledger #:	In Control: Planning & Development Committee
File Name: AAA Auto Club Group / 35 S. State Route 59 / Final Plan Revision		File Created: 11/05/2015
		Final Action:

Title: A Resolution Approving a Revision to the Final Plan on Lot 2 of the Turtle Wax Subdivision located at 35 S. State Route 59 (The Auto Club Group - (AAA) - L15-00998 / NA21/4-14.249-Fpn/R - AM - Ward 10)

Notes:

Agenda Date: 01/14/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2015-12-08 - 2014.249, Exhibit "A-2" Landscape Plan - 2015-12-28 - 2014.249, Exhibit "A-3" Building and Signage Elevations - 2015-11-04 - 2014.249.pdf, Exhibit "A-4" Fire Access Plan - 2016-01-04 - 2014.249.pdf, Land Use Petition and Supporting Documents - 2015-11-04 - 2014.249, Property Research Sheet - 2015-09-23 - 2014.249, Plat of Survey - 2015-11-04 - 2014.249, Legislative History Report - 2015-12-16 - 2014.249

Enactment Number:

Planning Case #: NA21/4-14.249-Fpn/R

Hearing Date:

Drafter: aminnella@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	11/10/2015	referred to	DST Staff Council (Planning Council)			
	Action Text:	This Petition was referred to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	11/17/2015					
	Notes:	<i>Representatives Present: Eric Granrud, Denny Gappens, Dan Autrey, and Will Walters</i>					
		<i>Mr. Granrud said what we are doing here is this is the existing car wash facility. It was originally approved as a PDD as Turtle Wax. The building itself is remaining. There is a small area, maybe a few hundred square feet, that we are going to demo to make room for some new service bays along the south elevation view. In total there will be 10 bay doors. Right now, the bay doors right there at</i>					

the northwest corner, that's the entry to the car wash and then the car wash takes vehicles all the way through over to the east side where they exit the building. The car wash will be completely revamped, taken out, and it will become an internal auto service center with office space. AAA sells their policies, insurance and travel, so a large portion of the building will be devoted to that, as well as the automotive car care. The rest of the site is pretty much remaining in its original configuration. There is probably a plat that Ed has which shows the existing parking lot, but basically we are honoring the common access drives along the west side of the site there where we have a shared access and then also along the north side of the site. Currently with the car wash, that internal parking row right there is diagonal and so we are going to make that a perpendicular design as well as bump out the sidewalks around the front of the building and add landscaping up against the building and improve a parking lot there fronting Route 59. So the curb line that is adjacent to Route 59 there internal to our site, that's existing so we are not moving any closer to the state highway and we are providing a sidewalk access to the existing sidewalk on Westbrook. Overall, because it is a redevelopment, we have a few opportunities for landscaping. We are going to try and put our trees in the Westbrook Drive parkway. There are no main utilities in that parkway and so we feel that that's a good betterment to the intersection. I think that about covers it from a civil standpoint. We've got 55, I think, parks provided and we do have a truck turn plan that shows the access to the site. I'll turn it over to Denny who can talk about the building.

Mr. Gappens said so as mentioned, it is an existing car wash facility. Along the north elevation at the top, we reutilized a lot of the existing overhead doors. They had detailing bays, so we were able to resize or reuse the existing overhead doors along that façade. At the very right side of that elevation you will see where we have 2, there was an existing 1 door there and now we are creating 2. Then on the south side of the building, those are all new overhead doors there, the 4 in a row. Most of the building is remaining untouched other than paint and cosmetic changes. Over the entry portion of the building there we will be popping up a new tower feature, architectural feature, over the entryway to help guide the pedestrians into the building. Then also on the highway frontage we are adding another tower pop up element again to try to add some architectural interest to the existing building, which is a smooth level parapet across the building, so trying to get a little bit of changes in the parapet heights to add some interest. We will also be repainting the exterior. The new tower bump outs will be brick at the base, brick veneer masonry, and at the top will be an EFIS, which is consistent with the existing EFIS on the building over the round element that you see, which will be refinished. Then we are showing proposed signage locations that will be permitted separately. We've had a signage vendor go through and make sure we comply with the local ordinances. Inside you see the 10 car care bays. All work is performed inside the building. You see the layout and the function there. As mentioned, 2/3 of the building is the car care, 1/3 of the building is the retail component where they sell insurance, travel trip tickets, etc. You will see that office layout there on the right, or retail layout. We are moving the existing building entrance slightly to better accommodate the interior layout, but otherwise we are keeping everything the same.

Mr. Sieben said Eric, we did have some preliminary meetings and you are adding parking to this. We did calculate those square footages and this does meet our parking requirements for the change of use within the PDD 10% allowance. Alex Minnella is going to be the Planner reviewing this.

Mr. Minnella said I will be reviewing your plans. We are in the process of reviewing your plans and in the next few days we will send out comments if any need to be addressed.

Mr. Feltman said we have the engineering submittal. We will be sending out comments shortly, probably within the week.

Mr. Beneke said we do have a question. The south side of the building where the addition is being moved there is a dashed in line. What is that?

Mr. Granrud said what we have there is there are water reclamation tanks associated with the car wash, probably due to recycling the water as well as capturing any sediment, so those tanks are original to the building. They would not necessarily be plumbed for the purpose of taking any new bay trench drains. We'll have an internal oil interceptor or triple basin be added on and that, we'll call it water reclamation tank, will be abandoned or removed.

Mr. Beneke said so those will be totally removed?

Mr. Granrud said yes. Right now there are 3 manholes so there is some cleanout so the ultimate configuration has changed over time to not necessarily need oil removal rather than sediment removal.

Mr. Beneke said one of the concerns was that Fire Department connection.

Mr. Krientz said that Fire Department connection to the sprinkler was located right there too. It is tough access for us. I'd like to be able to pull the sidewalk out to Westbrook there or something and get us clean access to there. I imagine it is a bell on there too, just a red bell for our alarm. Normally your Fire Department connection would be on the address side, so we wouldn't necessarily be looking for it there. I'd like to see a red strobe put on that bell too so that it signifies to us where that connection is for the sprinkler system and stuff like that.

Mr. Granrud said we've got 1 new door there. You can see that is labeled there over there to the east a little bit. That is all new sidewalk that we put in trying to get you access to that FDC valve as well to the closest door to the mechanical room. You would rather see that walk turned 90 degrees and go out to Westbrook? I'm asking because of the vegetation that we are going to plant.

Mr. Krientz said that's what I'll have to discuss with Planning. As far as that access going that way, that's difficult coming in the parking lot. This is a dumpster over here too.

Mr. Granrud said yes, that is the new dumpster pad, so I'll call it the alley right there where those doors are, that will be wide open for you to be able to have access to the FDC valve. We'd be happy to add a different sidewalk that went out to the Westbrook sidewalk. There is grade change and at this point I can't guarantee that there wouldn't be a step and so on and so forth, so I don't know if that's a straight shot.

Mr. Krientz said it is just something in here that I'm exploring because what happens in these alleyways, especially at car places, cars pile up in there and all that stuff and then eventually we just don't have access period. I'd like to be proactive on that. We'll discuss that internally and get back to you on that.

Mr. Frankino said Eric, you guys are doing inside and outside work. Could you just make sure that we get some plans for Fox Metro?

Mr. Granrud said yes.

Mr. Sieben said again, you will be getting comments back shortly. You do not need to come back here next week. Your next meeting would be the Planning Commission meeting, which again is not a public hearing, but it will be a general discussion item. Once Alex does the review on it we could probably get you a tentative date.

Mr. Granrud said were there any questions from a landscaping perspective?

Mr. Seiben said Alex is going to review that. I know we talked about it. It is a little bit of a hybrid because some is existing and some is new. We'll be looking at that and then getting any comments.

1 DST Staff Council 11/24/2015
(Planning Council)

Notes: Mr. Minnella said staff is reviewing plans and is going to send out comments fairly soon.

Mr. Feltman said Engineering is in review as well. We sent out comments.

1 DST Staff Council 12/01/2015
(Planning Council)

Notes: Mrs. Vacek said Planning already sent out comments. We are just waiting for revisions.

Mr. Krientz said I sent out comments as well for Fire.

Mr. Feltman said Engineering has reviewed it and basically we are ready to approve it.

1 DST Staff Council 12/08/2015
(Planning Council)

Notes: Mr. Sieben said this was also Alex. I believe his re-review, his comments, I think, also went out yesterday. I again, believe it was very, very minor.

Mr. Krientz said I attached a comment to that and Alex forwarded it to them.

Mr. Sieben said I believe that this will go to the January 6th Planning Commission also.

Mr. Krientz said it is just about having an access to the sprinkler room.

Mr. Feltman said Engineering is fine.

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|---|---|------------|-----------|--|------------|------|
| 1 | DST Staff Council
(Planning Council) | 12/15/2015 | Forwarded | Planning
Commission | 01/06/2016 | Pass |
| | <p>Action Text: A motion was made by Mr. Minnella, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 1/6/2016. The motion carried by voice vote.</p> <p>Notes: Mr. Minnella said I make a motion to forward this to the January 6th Planning Commission meeting. Mrs. Vacek seconded the motion. The motion carried unanimously.</p> | | | | | |
| 2 | Planning Commission | 01/06/2016 | Forwarded | Planning &
Development
Committee | 01/14/2016 | Pass |
| | <p>Action Text: A motion was made by Mr. Engen, seconded by Mr. Bergeron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 1/14/2016. The motion carried.</p> <p>Notes: Mr. Minnella said the Petitioner, The Auto Club Group, also known as AAA, is requesting your approval for a Final Plan Revision for the property located at 35 S. State Route 59. The proposal includes a small addition. The footprint will stay the same, except for this small addition. The Petitioner will also provide additional landscaping, which meets all the requirements that the city has, and new signage. This area, this cluster, this parcel has been zoned PDD Planned Development District within the Fox Valley District Region I. Just to give you some bearings, it is located off Route 59 and south of McCoy Drive, just north of Westbrook Drive. The intent, like I said, includes exterior remodeling, interior remodeling. The existing site will remain unchanged. Changes will be affecting the signage and landscaping. As I said before, should you have any questions for staff, I will be more than happy to answer them all. I will pass the presentation onto the Petitioner.</p> | | | | | |

Good evening everyone. I am Beth Mosher with AAA. I'm going to tell you a little bit about AAA, a little bit about the project that we have here today. I did bring a quick video because I think that it helps really explain pictorially what we are doing and it also answers a lot of the questions that we think you are going to ask ahead of time. I also brought with me colleagues from our engineering group and our design team and they can answer questions as well. So this ultimately is what we are proposing, what the new site will look like. Again, our architect and design team are going to come up and explain a little bit more about this in a little bit. When you think of AAA, no doubt you probably think of this, but we are actually a lot more than that. We're an insurance company. We're the nation's largest leisure travel agency. We, of course, have a membership organization. We are a bank, but we are also car care. We literally wrote the book on driver education and still operate a driving school today. So that's just a little bit about what we do and what this new location will be. A little bit about us. The company that I work for, we're the auto club group. We operate in 11 states across the US territory. We're the second largest club in North America. AAA itself, we have about 55 million paid members, so about 1 in every 4 drivers is an AAA member. We've been around for 110 years, so we are not going anywhere. We also are a leading traffic safety advocate and do quite a bit of work in the communities that we serve as well. If you don't know a lot about us, we have a number of traffic safety programs that we operate, whether it is from teen drivers or senior drivers, we have an entire research foundation that does some pretty compelling work in the field of distracted driving. We are also a strong community partner. We have a great partnership with United Way right here in Aurora right down the street as a matter of fact, and have a number of corporate contributions to support the good work that organizations do in communities such as Aurora. I want to play for you this short video that I brought because I think it will tell you a little about what we plan for this car care center, which is whole lot more than just a car care center. I'm going to bring up now from our architectural firm, Denny Gappens, to talk a little bit about what the project is going to look like on the outside.

Good evening Commissioners and thank you for your time. I can speak to you on the perspective. If we need to get into the elevations or the floor plans specifically afterwards, I'm more than welcome to do that. The existing facility is a car wash facility. It is currently painted CMU block with a split face CMU block at face. What we are proposing to do here with the AAA to dress up the building a little bit and bring it up to current day and kind of dress up what is a prominent site on Route 59, is repaint the entire building. Additionally, what we are trying to do to add some architectural interest to it is create two new tower elements here that you will see. They are clad in an architectural brick veneer with some EIFS cornice at the top and more importantly, this one is actually serving as an entry point for the customers so that when they are parking in these adjacent parking lot spaces they have a focal point to walk toward and a very pronounced entry into the building. As mentioned, it is an existing car wash facility so there are existing overhead bays. We will be reusing a number of those, but also creating new ones both on this north elevation and then on the opposite side of the building, which is

the south elevation facing a secondary street. Inside, the building is 1/3 retail to 2/3 car care. On the front half of the building you'll have a lot of the retail operations, the insurance, trip ticks, etc. On the rear portion of the building it will be all automotive light repair of vehicles.

Good evening Commissioners. My name is Eric Granrud with HR Green. I'm pleased to be before you tonight to present the civil portion of the project. It is a redevelopment. It is a 1.33 acre site and as we've discussed, the site is relatively remaining unchanged. There is a demoed portion of the building to make way for one of the additional bays on the south elevation. As Alex was saying, there is no addition. There is actually a removal of a portion of the building and it is occurring right in this area. There will be 4 bays along the south side, 6 along the north side and we will be increasing the width of that access drive in the back to make room for vehicles to enter and exit. There are a couple of existing trees you may see along the aerial view. Those trees were probably planted in 1991 when the original car wash was built, so they are actually very large trees, almost branches touching the building. Those will need to be removed to make way for new utilities and the expansion of the access drive to the back. In replacement, we are going to be adding all new trees along the Westbrook parkway, which currently has none. Similarly there are 47 total trees, including the Westbrook trees that we are adding to the site, so the landscape improvements for this redevelopment are quite extensive, a couple of hundred of shrubs as well just to kind of give you some quantities on the landscaping upgrades. The existing car wash has 30 spaces. We are going to have 53. The existing car wash, right now everybody comes in in a one-way direction, these are diagonal, and then they pull into the building and then exit out toward Route 59. So what we are going to do is create perpendicular parking along the north side and actually add the landscaping that's along the building where currently there is pavement right up to the building face. Similarly the elevation view that's facing Route 59, it currently has the exit point to the car wash. We are going to be closing all that up and putting landscaping out there. We will be building a new dumpster enclosure. We will be keeping all of the common access drives around the site, but due to the changes in sidewalk and new parking stalls we will be reconstructing basically the entire parking lot, but keeping the drainage patterns and the existing curbs around the perimeter of it, so any drainage structure that's picking up drainage along Route 59 or over along this common access median, those are all remaining. We have submitted final engineering plans with the Kane County Stormwater approval and we've already gotten approval on that. Lastly, we are upgrading the entire site lighting, so there is a photometric plan submitted with the project.

Mr. Cameron said I assume the AAA symbol on the roof of the building is just there to designate the building and not be part of the signage for the building.

Mr. Granrud said yes. That was my idea to add that.

Mr. Garcia said I read somewhere something regarding the Fire Department and sprinkler. Access to them apparently was kind of difficult for them to get to. Has that been corrected?

Mr. Granrud said absolutely. Up on the screen here you can see where the new access drive is opening up the south bay area for vehicles to come in. It is right in that corner where the existing FTC value is located. The existing car wash is sprinklered, very rare for 1991. What we are going to do is add a new sidewalk that connects the Westbrook sidewalk directly to a new access door going into the Fire Department room. We will also have a strobe on the outside of the building.

Mr. Cameron said I've got a question. I was just wondering is this concept part of a new program for AAA as far as combining the car care facility? Is that a future we can look forward to?

Ms. Mosher said I like how you say look forward to because yes it is. We started in Georgia a few years back and we have about 5 or 6 locations in Georgia where we combine our business operations with our car care. We currently have 3 right now in Illinois, in Wheaton, North Riverside, and Vernon Hills, with 2 more, one in Skokie and one Evergreen Park, that are under the building phase this year.

Mr. Cameron said I think it is great idea because it helps you basically obviate the cost of maintaining an office and the shop pays for the site.

Ms. Mosher said we like the idea too.

Chairman Truax said there was a reference to other light automotive work at the site. Can you give us some examples of what else is going on?

Ms. Mosher said so at the sites we do some light duty service work. We don't do any body work there,

but we do oil changes, brakes, tire rotations and that type of thing. So any sort of light duty service brake jobs, fluid service, tire rotation, oil service. We do not do any body work. We don't store wrecked cars outside of the building. We don't store tires outside of the building and our tow trucks will not be at this facility either, ever.

Mr. Minnella staff recommends approval for this project.

Chairman Truax said are there any conditions?

Mr. Minnella said no.

MOTION OF APPROVAL WAS MADE BY: Mr. Engen

MOTION SECONDED BY: Mr. Bergeron

AYES: Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Engen, Mr. Garcia, Mr. Pilmer, Mr. Reynolds.

NAYS: None

Mr. Sieben said this will next be heard at the Planning and Development Committee meeting on Thursday, January 14, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 9 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divine, At Large Engen, SD 204 Representative Duncan and SD 131 Representative Garcia
