



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 16-01183

File ID: 16-01183

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Planning &
Development
Committee

File Created: 12/08/2016

File Name: Shine Bright Car Wash / 2410 Bushwood Drive /
Final Plan / Car Wash

Final Action:

Title: A Resolution Approving a Final Plan on Lot 11 of Orchard Road Business Park Subdivision located at 2410 Bushwood Drive being the southwest corner of Orchard Road and Bushwood Drive (Shine Bright Car Wash - 16-01183 / SG12/2-16.070-Fpn - JM - Ward 5)

Notes:

Agenda Date: 01/26/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2016-12-28 - 2016.070.pdf, Exhibit "A-2" Landscape Plan - 2016-12-28 - 2016.070.pdf, Exhibit "A-3" Building and Signage Elevations- 2017-01-12 - 2016.070.pdf, Fire Access Plan - 2016-12-28 - 2016.070.pdf, Land Use Petition and Supporting Documents - 2016-12-07 - 2016.070.pdf, Landscape Material Worksheet.pdf, Property Research Sheet ID 54994 - 2016-11-22 - 2016.070.pdf, CCRs as Recorded - 2016-12-07 - 2016.070.pdf, Plat of Survey - 2016-12-07 - 2016.070.pdf, Legistar History Report - 2017-01-16 - 2016.070.pdf

Enactment Number:

Planning Case #: SG12/2-16.070-Fpn

Hearing Date:

Drafter: jmorgan@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	12/13/2016	referred to	DST Staff Council (Planning Council)			
	Action Text: This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	12/20/2016					
	Notes: Mr. Sieben said Claudio do you want to introduce yourself and then just give us a summary of the project?						

Representative Present: Claudio Darosa

I'm Claudio Darosa. My wife and I have been residents of Aurora for over a decade now and not too far from where this proposed site is located. We felt that there was a need for a high quality, fast, convenient, affordable option for a car wash in that specific area. It's been something that we have been thinking about for quite some time. I don't know who is familiar with the express wash concept. You basically stay in your vehicle the whole time, you drive through the tunnel, which is right there highlighted in pink, and you leave there. There are going to be 11 free vacuum stalls and we are going to stub out 5 on the south end of the parking lot there for future expansion should it warrant that. So that's really the key thing. You can see there the access point is not through Orchard Road. It is through Bushwood. You just head slightly west on Bushwood Drive about a block and we are right there on Augusta, which is running north/south parallel with Orchard. You can see there are 3 stacking lanes. You can see the pictures of the vehicles on the south end of that drawing. That's about 10 per lane, so it gets you to 30. For the most part it is going to be automated in terms of the pay stations, so you just pay with a credit card. I think there are cash booths also technically available, but the preferred method of payment is the credit card.

Mr. Sieben said will it take cash?

Mr. Darosa said the machines have the ability to take cash.

Mr. Sieben said Jill, did you get back to him yesterday.

Mrs. Morgan said yes I did. We reviewed this. We sent out some comments. I heard from the architect or engineer. Everything was pretty straightforward he said. One issue was the setback along that interior road, but we came to an agreement that what was shown was fine.

Mr. Sieben said right. What my notes had originally said was the centerline of Augusta Way, which is that private drive. Even though the property line looks like it is offset, you are still meeting the intent of the 20 feet from centerline, so I think we are all good with that. You meet the full 10 stacking per lane.

Mrs. Morgan said he does. We did ask for a little bit longer width on that because we do so many feet per car, so he said that shouldn't be a problem. A little miniscule stuff with setbacks along Orchard. A small landscaping comment. So I think everything was pretty straightforward. The only major comment is probably the size of the sign was larger than what is allowed for the BB zoning requirements.

Mr. Sieben said what was the proposal on? We'll have to look at that, what we approved for the other ones. I don't know what we approved, if we did straight BB or if we did something a little different there.

Mrs. Vacek said we just gave you the BB regulations. We'll just take a look at it.

Mr. Sieben said we'll take a look at that.

Mr. Darosa said it has to do with signage primarily doesn't it?

Mr. Sieben said the ground sign, yes.

Mrs. Morgan said yes, the monument sign.

Mr. Darosa said because I remember I think we had initially stated like 8 feet high. I have a signage contractor. He looked at the ordinances and he said based on this, based on the size of your lot, you can do an 8 foot high max. But the comments came back saying this BB ordinance.

Mrs. Morgan said yes. There is a little bit different zoning regulations for BB.

Mr. Sieben said we'll look at it. We'll double check that.

Mrs. Morgan said but other than that it seemed like it was pretty straightforward with the comments.

Mrs. Vacek said I don't think we had elevations for the signage either.

Mr. Darosa said there was only 2 sides of the signage, so it was facing it and then the height of it, the monument sign specifically.

Mrs. Morgan said we didn't get a copy. I'm assuming that may have just been an oversight.

Mr. Darosa said no. You didn't get copies of that. I gave some dimension, not all of them, because I haven't signed a signage contractor yet, but the guy I'm working with gave me some schematics and kind of just showing me what's a good height for the dimensions of the building and width of the sign and all that.

Mr. Sieben said one thing we do want to do, and almost every time the Fire Marshall is sitting right there, but he must be off today, Augusta Way, Dan this is for you too, that's Centennial Mortgage across the street. They park everywhere. Now you can park on Bushwood, but August Way is not wide enough to allow, I think, 2 lanes of traffic to pass each other while people are parked on that, so I think something needs to be done with the Fire Marshall or something. I don't know what we need to do. I know that's a private road, but they shouldn't be parking on that. That's not the intent.

Mr. Feltman said you could post it no parking and will be towed.

Mr. Sieben said but who is going to do that? I guess the Fire Marshall could do that, but again, it's a private drive.

Mr. Feltman said it is a private drive so it's really a private property issue. If you start having problems where your customers can't get to your lot, you have the right to tow people off your property.

Mr. Sieben said no, no, no. They usually park on the opposite side, so technically it is on Centennial's property because they own...

Mrs. Vacek said they park on both sides I think.

Mr. Sieben said but they are mostly along there. I'll talk to the Fire Marshall. I don't know if he would be involved with it or if we would have to contact Centennial and just say you need to post this that they can't be parking there.

Mr. Darosa said I'm not sure why they even park there. It looks like they have plenty of room in their parking lot.

Mr. Sieben said they get full. I don't know what's going on there. They get full and they park on Bushwood and I've seen them park on Sullivan behind there and then usually there are a few here. So anyway we'll try to address that. If you get busy, and plus Discount Tires is right south of you and IHOP, you are going to want people to get in and out of there and not be using 1 lane. I have a feeling that's got to be used for fire. You are looking at starting construction after the winter?

Mr. Darosa said yes, as soon as possible. I'm still looking at meeting some contractors. Actually I'm meeting with 2 today and getting that finalized. The sooner the better, as soon as we get everything through the city.

Mr. Sieben said Dan, have you started review of this?

Mr. Feltman said unfortunately no. We haven't started yet, but we will.

Mr. Sieben said Jill and then one of Dan's people will get a hold of you. We're pretty much almost done with comments, but Engineering will need to get a hold of you still. Then we will set you for a Planning Commission meeting, so Jill will be getting back to you sometime in the next few weeks and probably can let you know that.

Mrs. Morgan said I gave them comments so I'm waiting for a resubmittal.

Mrs. Vacek said I think you are tentatively set for the January 18th meeting.

Mr. Darosa said I did have a question just regarding the landscaping requirements. How strict is the city with...

Mr. Sieben said well we try to meet the ordinance. Sometimes there are extenuating circumstances.

In this case, Orchard Road, I don't think they allow street trees, so we just...

Mrs. Morgan said your landscaping was really pretty close.

Mrs. Vacek said I think you were pretty spot on. I think there were just a couple of little comments.

Mrs. Morgan said 1 tree, a couple of moving of bushes. They were right around the trash enclosures, but we didn't think there was room, so we asked for those to be moved.

Mrs. Vacek said they were like in the trash enclosure area, so we just asked you to move them. The only other thing that we did ask is that you put some landscaping along the building on the north side. Just do like a 2 foot bed along there. You have 7 feet for the sidewalk, so just a little strip so we can get some landscaping along that building.

Mr. Darosa said because the reason I ask is the only concern I was seeing when I was looking at the map was that there are some trees that shed a lot of leaves. Like there is an Autumn Blaze as an example, by the west end of the tunnel and in the fall and winter, whenever those leaves come, in the future I think it becomes problematic in terms of getting all the leaves and stuff out. If you are leaving the wash, potentially cars can get dirty too, so that's why I was asking.

Mrs. Morgan said I think we actually asked them, are you talking the one right as you leave, that little area near the trash?

Mr. Darosa said yes, close to that.

Mrs. Morgan said we asked for that one to be removed.

Mrs. Vacek said you can change it out with a different species or you can do some kind of like evergreens or something like that.

Mr. Darosa said yes, that's what I was planning on doing.

Mrs. Vacek said but just try to meet the count. I think there were some evergreens up on the corner, so you can maybe switch them or move them around.

Mrs. Morgan said you were actually low on evergreens, so if you wanted to change a canopy to an evergreen, that would be fine.

Mr. Darosa said great.

Mr. Sieben said I think your people did a good job. You did a really good job with the layout to get everything to flow and meet the requirements, so good people you picked I think.

Mr. Darosa said it took some time to get to this one. Initially the parking was parallel and not diagonal.

Mr. Sieben said and you've got a little bit of a weird lot with that diagonal, so it looks like it worked out okay.

Mr. Darosa said I think it worked out well, yes. Thank you.

1 DST Staff Council 01/03/2017
(Planning Council)

Notes: *Mrs. Vacek said I believe we did send out comments. I'm not sure if they have resubmitted back to us.*

Mr. Thavong said Engineering-wise we are starting to look at it. There is not much in terms of engineering. There are some questions regarding access and parking issues Javan that we probably need to talk to you about.

Mr. Sieben said regarding Augusta Way. That's that private lane there. There are vehicles that park on that rendering at one lane, so the question is whether you guys need that as a fire lane. If you could take a look at that Javan.

Mr. Thavong said I'm hoping to send out comments this week yet in terms of engineering.

1	DST Staff Council (Planning Council)	01/10/2017	Forwarded	Planning Commission	01/18/2017	Pass
	<p>Action Text: A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 1/18/2017. The motion carried by voice vote.</p> <p>Notes: <i>Mrs. Morgan said staff sent out comments. They resubmitted and we sent out a second round of comments. We had some concern over the signage, but they told me that they will make the changes and have that to us by Thursday. I make a motion to vote this out. Mrs. Vacek seconded the motion.</i></p> <p><i>Mr. Wiet said the County called me last week, KDOT, about the need for a deceleration lane. Given the fact that access is off of Augusta or the one to the north that is shared with Hampton they don't feel that they would impose a decel lane at all for either one of those projects.</i></p> <p><i>The motion carried unanimously.</i></p>					
2	Planning Commission	01/18/2017	Forwarded	Planning & Development Committee	01/26/2017	Pass
	<p>Action Text: A motion was made by Mr. Chambers, seconded by Mr. Garcia, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 1/26/2017. The motion carried.</p> <p>Notes: <i>Mrs. Morgan said the Petitioner is requesting approval of a Final Plan for a multiple vehicle bay car wash and use at 2410 Bushwood Drive. As you can see on the Final Plan, the development includes a 4,800 square foot building with 3 stacking lanes for the cars going into the car wash. They will enter and exit off of August Way. The building itself, the elevation is a brick building with accents of natural stone. The Petitioners are if they want to come up and answer any questions or add anything.</i></p> <p><i>I'm Claudio DaRosa. My business address is 2410 Bushwood Drive. I'd be happy to answer any questions.</i></p> <p><i>Mr. Cameron said what's the square footage of the building?</i></p> <p><i>Mr. DaRosa said it is under 5,000, so it is 4,800 square feet.</i></p> <p><i>Mr. Pilmer said I have a question for staff. I should have asked it earlier, but I know there are certain, I guess, zoning. We are not looking at a zoning change, but this is a vehicle, I think it would be classified as a high vehicle intensive use, so I assume stacking has been reviewed and it meets code?</i></p> <p><i>Mrs. Morgan said yes. It meets our requirements of the number of cars per line. There is about 190 feet current stacking lane of cars to stack.</i></p> <p><i>Mr. Pilmer said so they are sufficient. If there is excess, then what happens if there is an excess need? What happens to the cars?</i></p> <p><i>Mrs. Morgan said staff does believe that with the 3 lanes with, I think, 10 cars per lane that that is a sufficient amount of stacking for this use.</i></p> <p><i>Mr. DaRosa said I would like to add something as well. It is minimally 30 cars that will fit on the property alone. The way you get into the property is it is not off of Orchard Road. It is off of August, but first you need to turn into Bushwood. So let's say you are heading south from I-88, if you are heading south, you just make a right onto Bushwood, which is just like west, and then you have to make another left to get onto Bushwood. So if you are familiar with where IHOP is at, it is right next to the IHOP. August is actually considered a private drive. We are hoping that there should be minimum impact to Orchard Road because of that, traffic-wise.</i></p> <p><i>Chairman Truax said so if the car line was longer, then where would the cars be?</i></p> <p><i>Mr. DaRosa said they would be on Augusta.</i></p> <p><i>Mr. Reynolds said I have a question. Is First Centennial Mortgage just to the west?</i></p> <p><i>Mr. DaRosa said it is. It is just to the west of it, yes. It is on the other side of August. August runs parallel with Orchard and it is just west of it.</i></p> <p><i>Mr. Pilmer said I might mention to staff for the record, I guess it meets the zoning, but we've got a duplicate use. I'm happy to see a development on the site. It has been vacant for some time, so I</i></p>					

applaud the Petitioner for bringing new business into the City of Aurora, but I also have concerns of a duplication within a couple hundred feet of services. On that side town in the 5th Ward, there is a large amount of vacant buildings already, so I have a concern now we've got a second competing business. That's my concern overall. I understand it meets our code, but I have a lot of concerns as a gateway into the city coming from the north that we have two businesses competing. I hope they both succeed and do well, but I have concerns long-term.

Mr. DaRosa said I can add to that if that's okay. I actually left corporate America. Believe it or not, I had a very high rank and executive post with a global brand that I think everybody in this room would recognize. We are longtime residents of Aurora, over a decade, my wife and I. She is here to support it. I understand the competition aspect of it. We do plan on hiring brand new hires, at least 10 to 15 new jobs that this facility would create. Secondly with the competition, the consumer benefits at the end of the day. Right down Orchard Road you've got Pockets, you've got Panera Bread, you've got Jimmy Johns, you know three basically very similar establishments of food, but in the end it is just giving consumers more choice. This is a different concept. You are probably referring to the Jiffy Lube, which has a car wash there, but their primary business is oil change and light mechanical work, where this is solely focused on high quality convenience and fast wash. We are using the best equipment there. It is going to add to the aesthetics of Orchard Road. We could significantly decrease the cost scope for the project by a couple hundred thousand just by choosing different materials, but we want it to look very nice, which is the reason we are choosing brick and limestone, as an example, for the exterior of the building. In addition, high quality, the best equipment for car washing is going to be inside the wash itself.

Mrs. Morgan said staff would recommend approval for a Resolution approving a Final Plan on Lot 11 of Orchard Road Business Park Subdivision located at 2410 Bushwood Drive being the southwest corner of Orchard Road and Bushwood Drive.

Chairman Truax said any conditions?

Mrs. Morgan said no conditions.

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Garcia

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Garcia, Mrs. Owusu-Safo, Mr. Reynolds

NAYS: Mr. Pilmer

Mrs. Morgan said this will next be heard at the Planning and Development Committee meeting on Thursday, January 26, 2017, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 10 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, SD 204 Representative Duncan, SD 131 Representative Garcia, Fox Valley Park District Representative Chambers and At Large Owusu-Safo
Nay: 1 At Large Pilmer
