



City of Aurora

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Legistar History Report

File Number: 16-01103

File ID: 16-01103	Type: Resolution	Status: ATS Review
Version: 3	General Ledger #:	In Control: Planning & Development Committee
File Name: Comprehensive Auto Repair / 2940 Weber Drive / Auto Repair Facility / Final Plan Revision		File Created: 11/18/2016
		Final Action:

Title: A Resolution Approving a Revision to the Final Plan on Lot 1 for Phase 1 of Fox Valley Properties Subdivision located at 2940 Weber Drive, being the northeast corner of Weber Drive and Eola Road for a Vehicle Repair, Minor (2834) Use

Notes:

Agenda Date: 12/15/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" - 2016-12-05 - 2016.130.pdf, Exhibit "A-2" Landscape Plan - 2016-12-05 - 2016.130.pdf, Exhibit "A-3" Bulding and Signage Elevations - 2016-12-08 - 2016.130.pdf, Fire Access Plan - 2016-12-05 - 2016.130.pdf, Property Research Sheet 37761 - 2016-07-18 - 2016.130.pdf, Land Use Petition and Supporting Documents - 2016-11-17 - 2016.130.pdf, Landscape Material Worksheet - 2016-11-18 - 2016.130.pdf, Plat of Survey - 2016-12-01 - 2016.130.PDF, Legistar History Report - 2016-11-30 - 2016.130.pdf

Enactment Number:

Planning Case #: NA20/1-16.130-Fpn/R

Hearing Date:

Drafter: tvacek@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	11/22/2016	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)	11/29/2016	Forwarded	Planning Commission	12/07/2016		Pass
	Action Text:	A motion was made by Mrs. Vacek, seconded by Ms. Phifer, that this agenda item be Forwarded to the Planning Commission, on the agenda for 12/7/2016. The motion carried by voice vote.					
	Notes:	Mrs. Vacek said would you like to give a brief summary of who you are and what you are looking to					

do?

Representatives Present: Jeff Wise, Ron Ambrose and Tim Sullivan

I'm Jeff Wise with Capital Construction. We are representing Tim as the General Contractor.

I'm Ron Ambrose with Ambrose Design Group. We're the project designers for the site and building.

I'm Tim Sullivan. I'm the owner of Comprehensive Auto Repair.

Mr. Wise said basically what we're doing is Tim has purchased this property. It was the old existing car wash and the intent is to turn it into an automotive repair shop. It is a minor facility as far as repair. We're using the existing main building, foundation and everything else, but on the east end of it we are extending the building a little bit farther and making the bays a little bit bigger. The center part that you see there, the smaller section, stays and the far left we are now redoing that because of the foundation issues that we found when we demoed it. These are the revised drawings. I do believe that we have adjusted the parking for you along with whatever landscape comments that you had, so I think we are hopefully close.

Mrs. Vacek said I did send out comments last week. Did you guys get those?

Mr. Wise said I did get them, yes.

Mrs. Vacek said, obviously, there were a couple of probably bigger comments that I just want to talk through since we are voting this out today. The parking, right now you are showing those 3 parallel parking. We're just asking you to put those up in front. I don't think that's a big deal. They just don't work back there because you pull in and then I don't know how you get back out after you pull in. So we are asking you just to move those up into the front. You have plenty of area, so I don't think that's a huge deal. The other two things that I think are probably the major comments that I made were landscaping. To meet the code, the landscaping is quite low with what's existing out there, so we are asking you to implement landscaping. Then the last one is that we know that you are doing, the new portion of the building is split block, so we would like you to incorporate some of that existing brick into the split block portion of the building. I don't know if you had a chance to kind of look at that or anything.

Mr. Wise said the existing brick that's on the middle section is only like a 4 inch because it was the old car wash scenario. We're going with an 8 inch masonry block, so it is not the same type material as far as competing with the two. I brought the split face to show you. It is a regular full block where the car wash was built out with the 4 inch. It is a totally different product even though we are taking the building and tying it into it.

Ms. Phifer said I think what the comment is, is I think we are just looking for the façade to be dressed up a little bit with even just some accent brick, so to have it be 100% block I think we are looking for a little bit of traditional brick.

Mr. Wise said and I think you saw this. We sent it to you. This is the split face. This was the existing brick that's on it and this other side was a split face that we were going to redo to, so we are continuing the split face on the front and the two ends and then the back was the regular block. So you're looking for this being put into this?

Ms. Phifer said so I think if you leave the bays as they are, I think that that makes sense, but even if with this brick if you could continue, whether it's the whole thing of even just partial, something, just a little accent. I think we are looking for something just to provide a little bit of a dressing up of that block. It is an auto repair. I think we understand that block is appropriate.

Mr. Wise said we are trying to make it as appealing as possible as far as even with the colors and the trims and everything else that we're using.

Mrs. Vacek said this is the first kind of building as you come into the subdivision and there is a lot of brick in the subdivision so we are trying to be consistent of what we've been asking other people to do. If we can get it dressed up a little bit more I think that would be good.

Ms. Phifer said you've kind of got two different rooflines, so even if you kind of treated the lower roofline portion of the building with maybe a little bit more of that accent brick and then...

Mr. Wise said a little more spark.

Ms. Phifer said yes.

Mr. Wise said got it. We can do that. We can do something even with the gable on here, change that to kind of give you something a little different and more appealing. I got you. No problem.

Ms. Phifer said so Tim, can you just talk about your business? Do you have a business right now? Is this a second location? Is this you are relocating?

Mr. Sullivan said I'm relocating. We were in Naperville for about 6 years. I'm in a temporary location now because we had a lease that expired, so I'm hoping to get this done sooner than later. It is not easy to find a temporary location for automotive repair. We've been open for about 6 years. I've talked to Naperville and we looked at a couple of properties in Naperville because our customer base is there. There was a little more resistance than I wanted it to be. When we sat down, I had this company with them initially, it was to look at the same kind of thing. They wanted us to make some changes. I was actually for the changes. Where this is located, I own the property already and when you pull in it is the first thing you see. That street actually has very nice buildings on it. They look very nice. I don't want our business to be an automotive repair shop that's kind of traditional. I know how they look and what the whole attitude toward them is. I want ours to be existing with what's on that street. So adding these things in, hopefully Jeff will work on our cost, but adding that in will enhance what it looks like also. We do for the most part minor auto repair, brakes, we do some suspension work. We work on it quick. We're in and out. We don't have a lot cars hang outside. I don't keep things outside. Everything is stored either inside or they are gone. We are trying to just kind of transition into a different location to where when we own it I don't have to worry about a lease issue anymore and then we can maintain this building and have the sort of environment that we are looking for versus a building I couldn't do anything with. When we are in the leased building then, obviously, we just maintained it, but that was about it.

Mrs. Vacek said I do make a motion to move this forward to the December 7th Planning Commission with the condition that staff's comments are addressed. Ms. Phifer seconded the motion. The motion carried unanimously.

2	Planning Commission	12/07/2016	Forwarded	Planning & Development Committee	12/15/2016	Pass
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Action Text: A motion was made by Mr. Garcia, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 12/15/2016. The motion carried.

Notes: Mrs. Vacek said the Final Plan Revision includes the demolition of a portion of the existing building and then the construction of a 3,666 square foot building for minor auto repair with 4 service bays. Access to the site will remain as a shared drive with the property to the east. It has 24 parking spaces that are being proposed. The Final Plan Revision does include landscaping and building elevations in your packet. The building has a mixture of split block and brick on it. I'll turn it over to the Petitioner unless you have any questions for me.

My name is Ron Ambrose with Ambrose Design Group. Also with me tonight is Tim Sullivan, the owner and operator of the facility. Basically what we are looking to do is there was the existing car wash facility that was there and there actually already has been some demolition work done to the right side of the building where there used to be the self-serve bays. Then there was also demolition done on the left side of the building where there were automatic bays. The plan is to, on the right side of the building, to do a new repair shop area. That building is going to be slightly larger than what previously was there only because the self-serve bays weren't big enough and deep enough for car repairs, so we actually did increase the building by about 4 feet on the north end and about 6 feet on the east end. On the east end of the building that's where the automatic bays were at and that will now be the cashier, waiting area, bathrooms and that sort of thing.

Mr. Bergeron said are these going to be major repairs or minor repairs?

I'm Tim Sullivan. I'm the owner of Comprehensive Auto Repair. They are just minor. We do brake work. We do some suspension work. We do a lot of electronic, engine lights and things like that.

Mr. Cameron said any vehicle storage outside?

Mr. Sullivan said we wouldn't be storing vehicles outside. On a rare occasion we may have a car or two that we would keep for a short period of time, several days maybe, and they would be kept inside overnight.

Mrs. Vacek said staff would recommend conditional approval of the Resolution approving a Revision to the Final Plan for Lot 1 of Phase 1 of the Fox Valley Properties Subdivision located at 2940 Weber Drive. The condition that has been placed on there is that documents be revised prior to the Planning and Development Committee to incorporate staff's formatting comments included of the memo of December 1st. They actually did get me revisions and you have them in your packets. I have not had a chance to take a look at them. I am assuming though, I did glance at them briefly, and it looked like they made those changes. So that will actually probably be taken off, but I just wanted to let you know that I have not had a chance to take a look at them.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Garcia

MOTION SECONDED BY: Mrs. Anderson

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

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, December 15, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine, SD 131 Representative Garcia and At Large Owusu-Safo
