



City of Aurora

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

Legistar History Report

File Number: 20-0371

File ID: 20-0371

Type: Petition

Status: Draft

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 07/08/2020

File Name: Christian Brothers Automotive Corporation / 3050 E.
New York Street / Final Plan

Final Action:

Title: A Building, Zoning, and Economic Development Committee Resolution
Approving a Final Plan on Lot 18, Phase Two of the Fox Valley Properties,
LTD Subdivison, located at 3050 East New York Street, for a Vehicle Repair,
Minor (2834) Use (Christian Brothers Automotive Corporation - 20-0371 /
NA20/3-20.102-Fpn - SB - Ward 10)

Notes:

Agenda Date: 07/29/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2020-07-06 - 2020.102,
Exhibit "A-2" Landscape Plan - 2020-07-22 -
2020.102, Exhibit "A-3" Building and Signage
Elevations - 2020-07-06 - 2020.102, Property
Research Sheet - 2020-03-30 - 2020.102, Land Use
Petition and Supporting Documents - 2020-07-06 -
2020.102

Enactment Number:

Planning Case #: NA20/3-20.102-Fpn

Hearing Date:

Drafter: sbroadwell@aurora-il.org

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	07/22/2020	Forwarded	Building, Zoning, and Economic Development Committee	07/29/2020		Pass
Action Text: A motion was made by Mrs. Anderson, seconded by Mr. Chambers, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 7/29/2020. The motion carried.							

Notes: Mr. Broadwell said it looks like Kevin is here. He is representing Christian Brothers for the project. So a little bit of background. This is property is at 3050 E. New York Street. It is currently a vacant lot that's about 1.75 acres. It is going to be for minor auto repair use. Christian Brothers is a national franchise. The building they are going to construct is going to be approximately 5,800 square feet. It will be a brick and limestone exterior with 8 bay doors, 4 on each side. It will have 49 parking spaces and then you'll see on the Final Plan in your packet that there are some access isles on the north property line and the west property line that will be extended to allow access to this property. Any questions for staff at this point? We have the representative here if there are any other questions for him.

Chairman Pilmer said if the Petitioner is here, we would ask if he would like to present before the Commission.

Yes, absolutely. I would be happy to. My name is Kevin Kenniff. I am with BLA. We are representing Christian Brothers Automotive in their attempt to get a car service location. As you can see, the architecture is the standard for Christian Brothers. It is a brick/limestone, shingled roof. It is a one story building. They have a number of different building orientations. This is what they call their double bay where the bays are back to back. It helps to fit on some sites here. That's what they are going to be using in this location. As far as the site goes, the detention is already provided at this location. We are going to be tying into the existing detention facility. There are some offsite improvements required. There is a water main extension and a roadway extension that are going to be installed by the seller of the property. Those plans have been submitted separately to the City of Aurora. We do have some minor comments back on those, but we are proceeding with those so that we can hopefully get those two permits issued at the same time and have a seamless construction. In terms of Christian Brothers, they are a national chain. They based out of Houston, Texas. Both Jonathan Wakefield and Billy Green were unable to attend today, but had asked me to answer any questions you may have. Like I said, they are a national chain. They are trying to make some headway in the Chicago area. They actually looked at a number of sites in Aurora and for one reason or another just didn't pan out, but they are hoping that this one does. They are very excited about the opportunity to become part of the Aurora community. They have facilities in West Chicago, Lockport, Barrington and Bolingbrook and are looking to construct more. I'd be happy to answer any specific questions, anything regarding the building. There was a signage package that was submitted also as well as engineering and landscaping. I'd be happy to answer any questions.

Mr. Cameron said the drawing here shows 10 doors and it was described by the city as 8 doors. I'm assuming it is 10 doors.

Mr. Broadwell said that's correct. It should be 10 doors.

Mr. Cameron said because it looks like you've got the door to the right in each case looks like a higher door or at least for low lever single straight trucks.

Mr. Kenniff said that's correct. It is a 10 bay and they have 1 bay that is dedicated toward larger vehicles.

Mr. Broadwell said staff would recommend approval of the Building, Zoning and Economic Development Committee Resolution approving a Final Plan on Lot 18, Phase 2 of the Fox Valley Properties, Ltd Subdivision located at 3030 E. New York Street for a Vehicle Repair, Minor use.

MOTION OF APPROVAL WAS MADE BY: Mrs. Anderson

MOTION SECONDED BY: Mr. Chambers

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Duncan, Mr. Elsbree, Mr. Gonzales, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, July 29, 2020, at 4:00 p.m. which will be held over Zoom.

Aye: 11 At Large Anderson, At Large Cameron, Fox Valley Park District
Representative Chambers, Fox Metro Representative Divine, SD 204
Representative Duncan, At Large Elsbree, At Large Gonzales, SD 129
Representative Head, SD 131 Representative Hull, At Large
Owusu-Safo and At Large Tidwell
