



City of Aurora

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

Legistar History Report

File Number: 16-00387

File ID: 16-00387

Type: Petition

Status: Draft

Version: 1

General Ledger #:

In Control: Planning & Development Committee

File Created: 04/27/2016

File Name: AZO Amendment - Use Table - Truck Stops

Final Action:

Title: An Ordinance Approving a Text Amendment to Ordinance Number 3100, being the Aurora Zoning Ordinance to modify certain portions being Section 3.3. Definitions, Sec. 19.2 Adoption, and Table One: Use Categories (City of Aurora - 16-00387 / KDWK-16.060-TXT/AZO - TV) (PUBLIC HEARING)

Notes:

Agenda Date: 05/12/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Text Amendment - 2016-04-26.docx

Enactment Number:

Planning Case #: KDWK-16.060-TXT/AZO

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	Planning Commission	05/04/2016	Forwarded	Planning & Development Committee	05/12/2016		Pass

Action Text: A motion was made by Mr. Bergeron, seconded by Mrs. Cole, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 5/12/2016. The motion carried.

Notes: *Mrs. Vacek said good evening. The purpose of the proposed Text Amendment is to modify certain portions of the Aurora Zoning Ordinance to add a use category to truck stop establishments and related regulations. Staff has been seeing a recent trend in the development of fueling centers incorporating separate diesel fuel stations that are designed to accommodate semi-trucks and other kinds of commercial vehicles. There is one that just went down in actually Oswego, but it borders the City of Aurora down at Wolf's Crossing and Route 30 right there and then there is another one that I don't know if you've see, but another one up in Batavia. So we've kind of been seeing kind of this trend kind of happening. Right now these facilities do not have a separate definition under our Zoning Ordinance, so staff believes that this is a little bit more of an intense use than just a regular normal gas station, so what we are proposing is to define these uses as truck stop establishments. The definition is basically the same definition as a gas station; however, if you look under the Text Amendment, the Exhibit A, there would be a couple of things that were added to the definition and it would be that these establishments have one or more diesel fuel stations and bays that are designed to accommodate semi-trucks and other commercial vehicles and then the other modification to the truck stop*

establishment from the regular gas station is that minor semi-repair, accessory, and services uses are not permitted. So that's really the difference. Then the last thing that we are doing is classifying them under a Special Use under the B-2, B-3, M-1 and M-2 zoning districts. With that I'll take any questions if you have any.

Mr. Bergeron said Tracey is that going to increase the number of places where the semis can go for diesel fuel then?

Mrs. Vacek said obviously they are Special Uses, so they would need to come in to get the Special Use for this type of establishment and then they would have accommodations at that location.

Mr. Bergeron said so they have to get approval or get the sanction from the city before they can do that then?

Mrs. Vacek said correct. It would be a Special Use.

Mr. Cameron said the difference is that now they don't have to, right?

Mrs. Vacek said the difference is under the gas stations they're still Special Uses under our Ordinance, but we just feel that there is different criteria that you are going to be looking for because these are a little bit more of an intense use. We just want to make sure that we have them defined in our ordinance.

Mr. Cameron said now that would include most of the Speedway-type stations. They're the ones that use the...

Mrs. Vacek said correct. The Speedways are what we've been seeing.

Mr. Cameron said because there is one on Route 31 and Sullivan in North Aurora.

Mrs. Vacek said correct.

Mrs. Cole said so those gas stations would have to come in and, even though they are in existence now, they would have to come in because they sell diesel on Route 31 currently?

Mrs. Vacek said correct. This would be for separate diesel bays that would accommodate semis.

Mrs. Cole said well then could it accommodate any other vehicles?

Mrs. Vacek said I guess it could probably accommodate, I mean, they are larger so they can accommodate any other smaller commercial vehicle that would have diesel or use diesel.

Chairman Truax said so if an existing station wanted to convert, they would still have to come in for a Special Use?

Mrs. Vacek said right. They would have to come in to get a Special Use. It would be a revision to their current Special Use because they are intensifying the use.

Mr. Engen said my question was you've got the minor semi-repairs. You're trying to eliminate that?

Mrs. Vacek said correct. We don't want them to do minor truck repairs. That would be way more of an intensive use there than we would want. A service station that's attached to a gas stations is...

Mr. Engen said you are just looking for a fueling only?

Mrs. Vacek said right.

Mr. Engen said I didn't know if sometimes, because you are talking minor repairs and sometimes they may come in needing something replaced, so no headlamps?

Mrs. Vacek said I mean if they ended up doing that and if they sell it there I don't know how we stop that, but it's for more of a service station. A lot of old gas stations had service stations attached to them. That's what we are saying is not allowed.

The public input portion of the public hearing was opened. No witnesses came forward. The public input portion of the public hearing was closed.

Mrs. Vacek said staff would recommend approval of the Text Amendment.

MOTION OF APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mrs. Cole

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

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, May 12, 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 Fox Valley Park District Representative Chambers
