

City of Aurora



Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | [Web: www.aurora-il.org](http://www.aurora-il.org)

Land Use Petition

Subject Property Information

Address / Location: Southwest Corner of Butterfield Rd and N Farnsworth Ave

Parcel Number(s): 12-36-357-001; 12-36-357-002; 12-36-357-003; 12-36-357-004; and 12-35-477-023

Petition Request

Requesting approval of a Final Plan Revision for Lot 2 of PAS Plaza Subdivision, located at the Southwest Corner of Butterfield Road and North Farnsworth Avenue, for a Vehicle Repair, Minor (2834) Use.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Data Table

One Paper and PDF Copy of:

Legal Description (Format Guidelines 2-1)

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Covenants & Restrictions

Two Paper and PDF Copies of:

Engineering Site Plans

Stormwater Permit Application and

Report

Project Information Sheet

Soil Report

Fire Access Plan

Two Paper and PDF Copies of:

Final Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-

7)

Building & Signage Elevations (Format

Guidelines 2-11)

Petition Fee: \$1,400.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: _____

Date

07/06/23

Print Name and Company: Christopher Enright Enright Architects

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

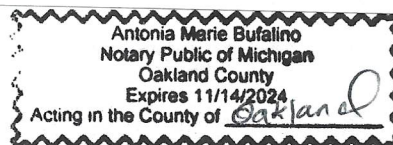
Given under my hand and notary seal this 5th day of July 2023.

State of Michigan

County of Oakland SS

Antonia Marie Bufalino
Notary Signature

NOTARY PUBLIC SEAL





Project Contact Information Sheet

Project Number: 2023.255

Petitioner Company (or Full Name of Petitioner): Belle Tire

Owner

First Name: Dan Initial: Last Name: Soltis Title:
Company Name: CIMA Developers, LP
Job Title: Vice President of Real Estate
Address: 30W180 Butterfield Rd
City: Warrenville State: IL Zip: 60555
Email Address: dsoltis@cimadevelopers.org Phone No.: 630-653-1700 Mobile No.: 360-715-1341

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Architect
Company Name: Enright Architects
First Name: Christopher Initial: Last Name: Enright Title:
Job Title: Principal Architect
Address: 628 E Parent Ave, Suite 100
City: Royal Oak State: MI Zip: 48067
Email Address: cenright@contourlandgroup.com Phone No.: 248-330-9395 Mobile No.: 248-330-9395

Additional Contact #1

Relationship to Project: Engineer
Company Name: Enright Architects
First Name: Branden Initial: Last Name: Ferro Title:
Job Title: Project Engineer
Address: 628 E Parent Ave, Suite 100
City: Royal Oak State: MI Zip: 48067
Email Address: bferro@contourlandgroup.com Phone No.: 815-210-1996 Mobile No.: 815-210-1996

Additional Contact #2

Relationship to Project: Engineer
Company Name: Enright Architects
First Name: John Initial: Last Name: Nierzwicki Title:
Job Title: Project Manager
Address: 628 E Parent Ave, Suite 100
City: Royal Oak State: MI Zip: 48067
Email Address: jnierzwicki@contourlandgroup.com Phone No.: 765-430-2042 Mobile No.: 765-430-2042

Additional Contact #3

Relationship to Project: Other
Company Name: Enright Architects
First Name: Angela Initial: R Last Name: Smith Title:
Job Title: Development Manager
Address: 628 E Parent Ave, Suite 100
City: Royal Oak State: MI Zip: 48067
Email Address: asmith@contourlandgroup.com Phone No.: 317-910-0930 Mobile No.: 317-910-0930

Additional Contact #4

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505
phone (630) 256-3080 fax (630) 256-3081 email coaplanning@aurora.il.us

Filing Fee Worksheet

Project Number: 2023.255

Petitioner: Belle Tire

Number of Acres: 1.92

Number of Street Frontages: 1.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan	\$ 750.00
	Final Engineering Filing Fee	\$ 650.00

Total: **\$1,400.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Stephen Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2023.255

Petitioner: Belle Tire

Parking Requirement

Total Parking Requirement	38
Enclosed Parking Spaces	-
Surface Parking Spaces	38

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
1,568	Structure 2251: Retail sales and services 50,000 SF or under	1 space per 200 SF of GFA	8
10 bay doors	Structure 2220: Gasoline station, vehicle repair and service structures	1 space per 300 SF plus 3 per service bay. A minimum of 6 spaces shall be provided.	30



Planning and Zoning Division, 77 S Broadway, Aurora, IL 60505
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Landscaping CTE Requirement Worksheet

Project Number: 2023.255

Petitioner: Belle Tire

Street Frontage 475 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: PAS Plaza

Unit/Phase:

Lot Number

Lot 2

Perimeter Yard 1,773 L.F.

Buffer Yard 66 L.F.

Surface Parking Spaces 45 spaces

Parking Lot Islands - Number

Building Foundation 205 L.F.

Standard Requirements

	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equilivant Value				
		1	1/3	1/3	1/20	1/20
Street Trees	14.0	14	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	53.0	27	24	24	106	106
Buffer Yard	1.0	1	0	0	2	2
Parking Lot Islands	3.0	2	0	0	10	10
Building Foundation	2.0	0	0	0	20	20
Total:	73.0	44	24	24	138	138

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By:

Stephen Broadwell

Date:

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

Development Services Department
Zoning and Planning Division
City of Aurora
77 S Broadway
Aurora, IL 60505

RE: Belle Tire Aurora-Butterfield
Proposed Development on Lot 2 in PAS PLAZA Subdivision
Qualifying Statement

June 14, 2023

Mr. Sieben and Development Services staff,

We are pleased to present our proposal to the City of Aurora for a new Belle Tire store to be located on Lot 2 in the PAS Plaza Subdivision on the southwest corner of Illinois Route 56 (Butterfield Road) and Farnsworth Avenue. Our proposal includes the construction of a new 9,800 square foot single story brick and cast stone veneer building with related infrastructure improvements.

We are respectfully requesting approval for a Final Plan Revision.

Belle Tire Introduction

Belle Tire, celebrating 100 years last year, is a company privately owned by the Barnes family headquartered in Allen Park, Michigan. The company was started by Mr. Sam Waze in 1922 who named the business after his wife, Belle. The Waze family eventually partnered with the Barnes family, who purchased the interests in the early 1960's and is now in the third generation of ownership. Currently, Belle employs more than 2,000 people and has over 130 locations in Michigan, Ohio, Indiana, and Illinois. Construction is currently underway in 11 locations (Palatine, Crestwood, Carol Stream, Sycamore, Hoffman Estates, Vernon Hills, Bloomington, Oswego, Alsip, Plainfield, and Algonquin) with 20 recently opened (Villa Park, Naperville, Joliet, Shorewood, Aurora, Mokena, St. Charles, West Chicago, Yorkville, Montgomery, Romeoville, Orland Park, Elgin, Bloomingdale, Melrose Park, Huntley, Bradley, Batavia, Carpentersville, and Westmont) in Illinois with 50 planned in 3 years. Photos of nearby stores recently completed may be found on the last two pages.

Belle sells and installs passenger vehicle tires, various automotive parts and offers minor automotive repairs such as brakes, alignments, batteries, shocks and struts and oil changes. No major engine, transmission repair or body work is conducted in the facility. All repair and installation work will take place inside the building and though rare, if vehicles are left overnight, they are stored inside. All scrap tires are stored in a specifically designated area inside the facility and are picked up by Belle vehicles on a

regular basis. All floor drains in the service area are connected to an oil / water separator to prevent any unapproved chemicals from reaching the sanitary system. No outdoor displays are used.

Sales staff and porters handle all customer vehicles for service, and customers are discouraged from entering the service area. A well-appointed customer lounge is provided for those who choose to wait for service and installation to be completed. Since the service doors are clear glass, staff will not use vehicle horns to alert staff to open doors. There are no outdoor annunciators, PA systems or other noxious exterior noise sources. Electric tire equipment will reduce any potential noise concerns. Belle Tire has created a significant in-house Property Management group that is responsible for all maintenance, repair and care of the property and building after construction. Should the City need to contact Belle for any reason, staff at headquarters are available 24 hours a day, seven days a week.

Hours of operation in all stores is Tuesday, Wednesday and Friday – 8:00 a.m. to 6:00 p.m., Monday and Thursday – 8:00 a.m. to 8:00 p.m., Saturday – 8:00 a.m. to 5:00 p.m. and closed on Sunday. This location anticipates a maximum employee shift of 10 to 15 employees on staff in various capacities. Business deliveries occur 2-3 times a week for approximately 30 minutes per visit.

The exterior of the facility is comprised of brick veneer, cast stone detailing, small continuous EIFS cornice, clear glazing and aluminum frame at the showroom, striated clear glazing and aluminum frame at the remaining inventory areas, and wall washing feature lighting at the perimeter of the building. All landscape, lighting and site elements meet or exceed City standards. One HVAC roof top unit is proposed and will be obscured by parapet walls and the proposed entry tower. All other roof elements such as plumbing vents, exhaust fans and the like will be obscured by the parapet walls at the rear portion of the building. The interior of the facility is completely suppressed with an NFPA approved sprinkler system.

Qualifying Statement

The proposed project will comply with the Aurora Zoning Ordinance standards for a Vehicle Repair, Minor (2834) use. Belle Tire's business is built around repairing and replacing wheels and tires, which falls under the category definition described in Chapter 49-103.3 of the Aurora Zoning Ordinance. This use is a permitted use within the B-2(C) Business District – General Retail with a Conditional Use Planned Development zoning district (Table One: Use Categories, Article 49-IV).

Belle Tire recently opened their first Aurora location in February 2022. Due to this store's success, Belle Tire is excited to bring a second location to this thriving community.

- a) The public health, safety, morals, comfort or general welfare:
 - Proposed development will meet all engineering, public health, safety and general welfare standards of the City.
 - Building will be fully fire suppressed and meet all aspects of NFPA as well as provide visual and audible security systems.
 - Development will not require any special security of safety support from the City other than standard emergency services.
 - Electric tire equipment will reduce any potential noise concerns.
 - All illumination shall be full "cut-off" to limit any light pollution.

- b) The use and enjoyment of other property already established or permitted in the general area:
 - The proposed development's location has been thoroughly vetted by Belle Tire Property Management as an excellent location for their future store. Belle Tire's use is consistent with neighboring commercial businesses, including (but not limited to): Firestone Complete Auto Care, Advance Auto Parts, Pep Boys, Farnsworth Auto, West Lake Tires, and Chihuahua Tire Shop.
 - Proposed building is a single story, 9,800 square foot facility, similar in use, size and quality of the surrounding commercial properties.
 - Hours of operation are either similar or more restrictive to those of our commercial neighbors.

- c) Property values within the neighborhood:
 - This multi-million-dollar development building on an existing vacant lot will increase surrounding property values.
 - Building materials and design are considered to be of high quality.
 - Belle has a very active Property Management department that services and maintains their buildings on a scheduled basis so quality is maintained.
 - Belle is a substantial, long-standing entity that will provide constant support to the proposed facility and area.

- d) The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:

The proposed use will not negatively affect the existing permitted surrounding uses. Belle Tire does not produce any noxious glare, smoke, odors or other negative elements that would impact surrounding existing uses that are permitted in the ordinance.

- e) Utilities, access roads, drainage and/or other necessary facilities:

As the proposed development is within a developing subdivision along an existing commercial corridor, all required dry and wet utilities as well as other essential municipal services are or will be provided.

- f) Ingress and egress as it relates to traffic congestion in the public streets:

- The proposed development will construct a new restricted right-in/right-out driveway entrance onto Illinois Route 56 (Butterfield Road) on the northwest corner of the site. A second, internal driveway entrance will be connected to the overall development's access road on the east.
- Proposed use has very limited peak hour vehicular trips and will not create traffic congestion.

- g) The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

All aspects of zoning ordinance are anticipated to be met. We do not expect to be applying for any variances.

- h) A bullet point list of any variances, modifications or exceptions that you are seeking from the City's Codes and Ordinances.

No variances are anticipated.

We are looking forward to working with City staff on this new development.

Sincerely,
Christopher Enright Architects



Christopher Enright, NCARB
Principal Architect



Aurora (750 N Route 59) – Opened February 2022



Batavia – Opened March 2023



St. Charles, IL – Opened April 2022



Naperville – Opened December 2021



West Chicago – Opened August 2022



Yorkville – Opened August 2022

LEGAL DESCRIPTION

LOT 2 OF THE FINAL PLAT REVISION OF PAS PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____ AS DOCUMENT _____, IN KANE COUNTY, ILLINOIS.



CIMA DEVELOPERS, LP

**30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283**

June 8, 2023

City of Aurora
Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507

coaplanning@aurora-il-org

Re: Authorization Letter for: Proposed Belle Tire—Proposed Lot 2 in the Pas Plaza Subdivision

To Whom it May Concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Enright Architects, and its representatives, to act as the owner’s agent through the Land Use Petition process with the City of Aurora for said property.

Sincerely,

Brian G. Boylan
In-House Counsel
CIMA Developers, LP

State of Illinois)
)
County of Kane)

Signed and attested before me on
this 8th day of June, 2023.

Notary Public

