



# City of Aurora

44 E. Downer Place  
Aurora, IL 60505  
www.aurora.il.us

## Legistar History Report

**File Number: 26-0260**

**File ID:** 26-0260

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 2

**General Ledger #:**

**In Control:** Building, Zoning, and Economic Development Committee

**File Created:** 04/15/2026

**File Name:** Jiffy Lube / 3141 North Aurora Road / Final Plat

**Final Action:**

**Title:** A Resolution Approving the Final Plat for the Resubdivision of Lot 107 Ashton Pointe, Unit One Subdivision on vacant land located at 3141 North Aurora Road

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Final Plat, Land Use Petition and Supporting Documents, Maps

**Enactment Number:**

**Planning Case #:** NA17/1-26.105 - Fsd/Fpn

**Hearing Date:**

**Drafter:** RechnerJ@aurora.il.us

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning and Zoning Commission	04/22/2026	Forwarded	Building, Zoning, and Economic Development Committee	04/29/2026		Pass
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**Action Text:** A motion was made by Mr. Kuehl, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/29/2026. The motion carried.

**Notes:** Ms. Rechner said good evening, Jane Rechner, Associate Planner. The Petitioner, Jiffy Lube, is requesting approval of a Final Plat and Plan for the resubdivision of Lot 107, Ashton Pointe, Unit 1, located at 3141 North Aurora Road.  
The Subject Property is currently vacant. It is zoned B-2 (C), Business District, General with a Conditional Use Planned Development. It was annexed in 2000 as part of the Ashton Pointe annexation agreement. This property is part of Unit 1 of the Ashton Pointe Subdivision. The Petitioner is requesting approval of a Final Plan and Plat revision.  
The Final Plat revision proposal is to resubdivide Lot 107 of Ashton Pointe into 2 lots. The plat shows the dedication of easements including a cross-access easement between Lots 1 and 2. Concurrent with this proposal, the Petitioner is requesting approval of a Final Plan for Lot 1 of the resubdivision. This will be developed into a Jiffy Lube automotive service center, which falls under the category Vehicle Repair, Minor. The proposed Jiffy Lube will consist of 3 bays containing 4 service stalls. The main access will be shared between Lot 1 and Lot 2 of this resubdivision and will be off the existing private access road to the south.  
There will be a total of 14 parking spaces, and one of which will be handicapped.

*The Building Elevations is a combination of a cranberry and ebony brick veneer and EIFS siding. Landscaping is being implemented throughout the site with a variety of landscaping which meets the landscape requirements.*

*Staff has reviewed the Final Plat and Plan resolution petitions and have sent comments back to the Petitioner. The Petitioner has made all the requested revisions, and they now meet the applicable codes and ordinances. If you have any questions, I am here and I believe the Petitioner is here also to answer any questions.*

*Chairman Pilmer said any questions of Staff?*

*Mr. Pickens said not to Staff but to the Petitioner.*

*Chairman Pilmer said does the Petitioner want to come forward? If you'll just state your name and address for the record please?*

*Mr. Bolling said Jason Bolling with Guggenheim Partners, 1621 Shelmire Drive, Dallas, Texas, 75224.*

*Mr. Jahns said Reid Jahns, Excel Engineering, 100 Camelot Drive, Fond Du Lac, Wisconsin. I'm the Civil Engineer on the project.*

*Chairman Pilmer said thank you.*

*Mr. Pickens said my question is when are you expecting...say everything gets approved...when are you expecting to be under construction?*

*Mr. Bolling said well, lucky for you, this one's in a rush. So, we would start construction middle to end of June and have it open by end of November.*

*Mr. Pickens said okay. The only reason I bring it up is I understand...I don't know if you've been in contact with the City of Naperville...but that road, the road's closed right now. And I guess that underpass is getting delayed and it's gonna be a while and it's gonna affect traffic going by your facility, and I'm just making sure that you're aware of that.*

*Mr. Bolling said I am aware of it. I'll need to get with our construction manager to see how we would handle...*

*Mr. Pickens said I'm hearing rumors of 2 years.*

*Mr. Bolling said oh my goodness...*

*Mr. Pickens said just bringing that up.*

*Chairman Pilmer said anything else for the Petitioner?*

*Mr. Lee said is the entrance going to allow cars to go behind the preschool that's there?*

*Mr. Bolling said so, we...*

*Mr. Lee said heading east on North Aurora Road.*

*Mr. Bolling said the preschool is to the east.*

*Mr. Lee said to the east, correct.*

*Mr. Bolling said so, we're just utilizing existing drives that are within that development. We've already gone through Albertson's...Jewel-Osco...the parent company, Albertson's, we've received that approval. So, we're just tapping off an existing drive.*

*Mr. Lee said okay. And will the bays be facing east?*

*Mr. Bolling said the bays face north toward North Aurora Road.*

*Chairman Pilmer said thank you. Anything else? Thank you. Do you want to read the recommendation for the Final Plat?*

*Ms. Rechner said Staff recommends Approval of a Resolution approving the Final Plat for the Resubdivision of Lot 107 Ashton Pointe, Unit 1 Subdivision on vacant land located at 3141 North Aurora Road.*

*Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?*

*MOTION TO APPROVE WAS MADE BY: Mr. Kuehl*

*MOTION SECONDED BY: Mr. Gonzales*

*AYES: Chairman Pilmer, Mr. Chambers, Mr. Gonzales, Mr. Kuehl, Mr. Lee, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts*

*NAYS: 0*

*ABSTAIN: 0*

*Motion carried.*

*Chairman Pilmer said motion carries. And then, we can do the Final Plan.*

*Aye: 9 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts, At Large Martinez and At Large Kuehl*

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**Text of Legislative File 26-0260**