



# City of Aurora

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

## Legistar History Report

**File Number: 15-00642**

<b>File ID:</b> 15-00642	<b>Type:</b> Ordinance	<b>Status:</b> ATS Review
<b>Version:</b> 4	<b>General Ledger #:</b>	<b>In Control:</b> Planning & Development Committee
<b>File Name:</b> Crunch Fitness / Buikema Hardware / 2300 S. Eola Road / Crunch Fitness Facility / Special Use		<b>File Created:</b> 07/16/2015
		<b>Final Action:</b>

**Title:** An Ordinance Granting a Special Use Permit for a Special Purpose Recreational Institution Use on the Lot 3A-4 of Eola Crossing 3rd Resubdivision located at 2300 S. Eola Road, Aurora, Illinois, 60503

**Notes:**

**Agenda Date:** 09/23/2015

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Exhibit "A" Legal Description - 2015-09-10 - 2015.102.pdf, Exhibit "B-1" Final Plan - 2015-09-09 - 2015.102.pdf, Exhibit "B-2" Landscape Plan - 2015-09-09 - 2015.102.pdf, Exhibit "B-3" Building and Signage Elevations - 2015-09-09 - 2015.102.pdf, Exhibit "B-4" Fire Access Plan - 2015-09-09 - 2015.102.pdf, Exhibit "C" Memorandum of Agreement.pdf, Property Research Sheet, Land Use Petition and Supporting Documents - 2015-07-16.pdf, Legistar History Report - 2015-09-10 - 2015.102.pdf

**Enactment Number:**

**Planning Case #:** WH06/4-15.102-SU

**Hearing Date:**

**Drafter:** tvacak@aurora-il.org

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Committee of the Whole	07/21/2015	Forward to Planning Council	DST Staff Council (Planning Council)			
<b>Action Text:</b> The above Request and Approval was referred to the Planning Council and Planning Commission.							
2	DST Staff Council (Planning Council)	07/28/2015					
<b>Notes:</b> Representatives Present: Barry Millman, Enrique Castel							
<i>I'm Barry Millman, principle at Horizon Realty Services, 1130 Lake Cook Road, Buffalo Grove, Illinois. With me today is Enrique Castel, who is our project architect for this. I'm the real estate broker for a company called Crunch Fitness, which is an LA based franchisor of health clubs. Crunch Fitness is</i>							

now determined to enter into the Chicago market. The first location that they have selected is Aurora. We represent a contract purchaser for the 20,300 square foot former Ace Hardware at 2300 S. Eola. The franchisee for this particular Crunch unit is Joaquim Noah of the Chicago Bulls. We have submitted drawings based on advice of Mr. Sieben's office. We've increased the parking so that we're at this point we understand it to be only 2 spaces short. We have provided the fire coverage based on 2 hydrants. We have provided interior drawings. The owners of the property will be investing approximately, or nearly, \$800,000 in remodeling the space, which is primarily for locker rooms and shower facilities and improving the interior. So we're excited about the property.

Mr. Sieben said as you stated, this was an existing hardware store. It has been vacant for a number of years. We did talk about parking and with special purpose recreation facilities we had a previous Planet Fitness up there and then we had a Tennis Academy. We are keenly aware that those uses tend to generate a certain amount of parking and sometimes a little bit more than a typical retail. This property was under parked for the use by about 20 or 21 spaces, so you are proposing a little bit of a redoing of the parking lot and then going with some angled one-way isles to increase the parking by, I believe, 21 spaces. Is that correct?

Mr. Castel said correct.

Mr. Seiben said so that is something that we would be looking forward to and I think that pretty well, like you said, meets the parking. I think you might be 2 shy based on the gross floor area square footage, but you're basically virtually there. You are making an improvement by adding the extra parking so I think that's good. This is right down the street from the Tennis Academy, so again, parking is critical here. Tracy, you are going to be reviewing this then and you will eventually be getting comments back to them?

Mrs. Vacek said yes. I have a couple to finish up, so give me a week or two and then I should be getting yours out.

Mr. Seiben said I don't think we have a date yet, but we will be getting you a date for Planning Commission.

Mrs. Vacek said when I send out your comments I'll also send out a tentative schedule for public hearing.

Mr. Millman said is there a potential that we could still be on an August agenda?

Mrs. Vacek said I think all of the August agendas are filled at this point. I'm believe that we have you tentatively slotted in for September 2nd.

Mr. Sieben said Herman do you or Fire or John have any comments?

Mr. Beneke said I would just say that as far as building permit, you can go ahead and submit plans at any time so we can be working concurrently as you are going through this process.

Mr. Millman said will you be providing us with the instructions for the public hearing?

Mrs. Vacek said I will. I will provide you with the instructions for the public hearing, or directions, the affidavit that you need to sign and then the signs also. You should probably be hearing from me in the middle of August or so. You can go to the Township and start getting it. It is 250 feet for all the surrounding properties, excluding streets and public right-of-way, so if you want to kind of get a head start on getting the names for the notices prepared, that's what you would need to look for.

Mr. Millman said the reason why I'm asking these timing questions just so everybody understands, since we are contract purchasers we have a termination date in the contract of September 29th and then we have only one 30 day extension after that. We've already passed our physical due diligence date, so that September 29th date is strictly for government approvals.

Mrs. Vacek said if you go on September 2nd, you should be done by the 22nd of September through City Council, so you should have your final approval from City Council on the 22nd, so hopefully we can stick to that.

Mr. Millman said that will help.

Mr. Krientz said when you are looking at parking lot reconfiguration and parking spaces here, you need to take into account fire lane access and maintain the fire lanes as well. That is something for you to think about when you are looking at those plans, because that could tie up some of the process.

Mr. Sieben said were you guys looking at the rear and the south access drives as your staging? Is that correct?

Mr. Curley said I think his hose stretch makes it off of the lane on the south and the lane on the east. Gary, it is an existing building. The Fire Department connection is actually on that access drive in the back anyway. It is not on the street or address. I don't know how it got to be that way, but your engine that ties into the Fire Department connection is going to want to be on that back drive anyway.

Mr. Krientz said okay.

Mr. Millman said you mentioned something earlier on the previous proposal about an impact fee for extra fixtures. Is that something that we have to worry about?

Mr. Feltman said no, that was just for the downtown area.

Mr. Millman said they are going to remodel with more shower facilities.

Mr. Beneke said you are not in their use fee area.

Mr. Feltman said there will be Fox Metro review on those additional plumbing fixtures just so you are aware. We are going to defer any engineering until you get your Special Use, but obviously you are completely changing the parking lot so we would want to see a geometric plan and a grading plan to make sure that everything works.

Mr. Beneke said do you have any food service in this facility or juice bars or anything to that nature?

Mr. Millman said not at this point no.

Mr. Beneke said so it is all prepackaged of anything you have in there?

Mr. Millman said yes.

Mr. Sieben said so Tracey will be in touch with you.

- 2 DST Staff Council 08/04/2015  
(Planning Council)

**Notes:** Mrs. Vacek said I'll be reviewing this shortly and getting comments out.

Mr. Seiben said so is Engineering.

Mr. Feltman said I don't think we got engineering because this is a Special Use.

Mr. Seiben said okay, but they are reconfiguring the parking lot to add parking.

Mr. Feltman said yes.

Mr. Wiet said this is barely making the 1 to 200.

Mr. Seiben said right, but at least they are...

Mr. Wiet said I'm convinced there is going to be overflow.

Mr. Sieben said but they are remodeling this to get to that point, so they are dealing with what they can, which virtually meets it, it looks like.

- 2 DST Staff Council 08/11/2015  
(Planning Council)

**Notes:** Mrs. Vacek said I'm reviewing this right now. I do have some concerns with the parking lot. They are not meeting our city standards, so we are trying to work with the Petitioner on this. We'll take a look at that. Hopefully I'll have comments out to them by next week.

Mr. Feltman said this was a Special Use. We defer any final engineering review.

Mr. Krientz said we didn't have any issues from the Fire side.

2 DST Staff Council 08/18/2015  
(Planning Council)

**Notes:** Mrs. Vacek said this is set for the September 16th Planning Commission. I did send out their public notice letters today, as well as some format review changes.

Mr. Feltman said because it was a Special Use, Engineering deferred the submittal for the Final Engineering, so we will need to get that submitted into us as part of the building permit.

2 DST Staff Council 08/25/2015  
(Planning Council)

**Notes:** Mrs. Vacek said this will be going to the September 16th Planning Commission.

Mr. Feltman said Engineering does not have a set of plans yet. Because it was a Special Use, we deferred it to building permit.

2 DST Staff Council 09/01/2015  
(Planning Council)

**Notes:** Mrs. Vacek said I'm just waiting for some minor changes to the plan, just some formatting changes. This will be voted out next week to go on the September 16th Planning Commission.

2 DST Staff Council 09/08/2015 Forwarded Planning 09/16/2015 Pass  
(Planning Council) Commission

**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 9/16/2015. The motion carried by voice vote.

**Notes:** Mrs. Vacek said I'm going to make a motion to move this forward. I know that the motion will need final engineering because they have not received final engineering since it is a Special Use, so I do make that motion. Ms. Phifer seconded the motion. The motion carried unanimously.

3 Planning Commission 09/16/2015 Forwarded Planning & 09/23/2015 Pass  
Development Committee

**Action Text:** A motion was made by Mr. Engen, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/23/2015. The motion carried.

**Notes:** 3 MS. VACEK: The Petitioner is  
4 requesting a Special Use Permit for a Special  
5 Purpose Recreational Facility use for Crunch  
6 Fitness. Crunch Fitness is proposing to occupy  
7 the now vacant building which will be remodeled  
8 to accommodate their needs. As part of their  
9 proposal, the parking lot will be reconfigured  
10 providing a total of 89 parking spaces. The  
11 landscaping will also be supplemented throughout  
12 the parking lot and adjacent to the building to  
13 meet the City's requirements. The Petitioner  
14 will be re-facing the existing ground sign.  
15 I will turn it over to the Petitioner  
16 unless you have questions for me.  
17 MS. TRUAX: Any questions for Staff?  
18 Would Petitioner like to give us some  
19 details on your project?  
20 (Whereupon, the witnesses were  
21 duly sworn.)  
22 MR. CASEL: Enrique Casel, 415 North  
23 Sangamon, Chicago, Illinois, 60642. And I'm the  
24 architect on the project.

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1 MR. OSTRANDER: My name is Tom  
2 Ostrander. I am the Regional Vice President of  
3 Harmon Fitness. My address 159 Wildwood Road,  
4 Algonquin, 60102.  
5 ENRIQUE CASEL,

6 called as a witness herein, testified as follows:  
7 MR. CASEL: We're representing the  
8 project here which is the former Ace Hardware.  
9 We are remodeling the interior to fit the current  
10 fitness prototype for the fitness center.  
11 In order to accommodate the required  
12 parking per code, we are modifying the existing  
13 parking lot, basically providing angled parking  
14 throughout the parcel and actually adding  
15 additional parking on the north end that is not  
16 there now.  
17 And as part of that, we are also relocating  
18 the existing situation to accommodate the parking  
19 requirements. We are trying to keep as much of  
20 the existing landscaping that's on the property  
21 and basically relocating or supplementing with  
22 additional landscaping as required per local  
23 requirements. That's pretty basically what the  
24 project is about. And, Tom, go ahead.

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2 THOMAS OSTRANDER,  
3 called as a witness herein, testified as follows:  
4 MR. OSTRANDER: Currently, Crunch is  
5 the tenth largest fitness chain in the United  
6 States. We have 110 locations throughout the  
7 country. My group we have about 19 going on, we  
8 have management contracts for other locations.  
9 Currently, I am out in Omaha right now overseeing  
10 that one from the ground up. So I will  
11 personally be involved in this project from day  
12 one and be able to be in the neighborhood, a  
13 couple thousand members.  
14 The cool thing about Crunch is we really  
15 get involved with the community. I'm trying to  
16 involve ourselves with Youth Sports programs  
17 doing donations and fundraising. We try to  
18 really immerse ourselves into the local culture  
19 as much as possible. That's kind of what sets us  
20 apart from everyone else as well.  
21 We are also going to bring roughly 75 jobs  
22 to the area.  
23 MR. REYNOLDS: Would you tell us what  
24 your store hours are?

0009

1 MR. OSTRANDER: Sure. Typically our  
2 store hours are Monday through Thursday, 5:00  
3 a.m. to 11:00 p.m.; Friday, 5:00 a.m. to 9:00;  
4 7:00 a.m. to 7:00 p.m. on the weekends.  
5 MS. TRUAX: Any other questions for  
6 the Petitioners? Thank you. We will see if  
7 anyone in the audience has questions and we may  
8 call you back.  
9 This is a public hearing. So if you have a  
10 question or comment on this particular item, this  
11 is your opportunity to come forward and talk to  
12 us.  
13 Seeing that no one came forward, I'm going  
14 to close the public hearing. Do we have a staff  
15 recommendation?

16 MS. VACEK: Staff would recommend  
17 Conditional Approval of the Ordinance granting a  
18 Special Use Permit for a Special Purpose  
19 Recreational Institution Use on the Lot 3A-4 of  
20 Eola Crossing 3rd Resubdivision located at 2300  
21 South Eola Road, Aurora, Illinois, with the  
22 following conditions:  
23 No. 1, That Engineering Plans be provided  
24 directly to the Engineering Division at the time

0010

1 of building permit submittal and Final  
2 Engineering approval must be obtained prior to  
3 any building permit issuance.  
4 MS. TRUAX: You have heard the Staff  
5 recommendation. Do we have other questions or a  
6 motion?  
7 MR. ENGEN: I would more for approval  
8 with the staff condition.  
9 MS. ANDERSON: Second.  
10 MS. TRUAX: Moved and seconded. Sue,  
11 would you the call the roll, please.  
12 MS. JACKSON: Mrs. Anderson?  
13 MS. ANDERSON: Yes.  
14 MS. JACKSON: Mr. Bergeron?  
15 MR. BERGERON: Yes.  
16 MS. JACKSON: Mr. Divine?  
17 MR. DIVINE: Yes.  
18 MS. JACKSON: Mr. Engen?  
19 MR. ENGEN: Yes.  
20 MS. JACKSON: Mr. Pilmer?  
21 MR. PILMER: Yes.  
22 MS. JACKSON: Mr. Reynolds?  
23 MR. REYNOLDS: Yes.  
24 MS. TRUAX: So we need to do Findings

0011

1 of Fact for the Special Use. We need to evaluate  
2 the proposal with respect to the following:  
3 No. 1: Will the establishment of the  
4 proposed Special Use be unreasonably detrimental  
5 to or endanger the public health, safety, morals,  
6 comfort, or general welfare?  
7 MS. ANDERSON: It will not cause any  
8 detriment or endanger to the public health,  
9 safety, morals, comfort, or general welfare.  
10 MS. TRUAX: No. 2: Will the  
11 establishment of the proposed Special Use be  
12 injurious to the use and enjoyment of other  
13 property in the immediate vicinity for the  
14 purposes already permitted?  
15 MR. ENGEN: The Special Use should  
16 not be injurious to the area. It's actually an  
17 area for health, wellness, and a place for people  
18 to go and work out.  
19 MS. TRUAX: No. 3: Will the  
20 establishment of the proposed Special Use  
21 substantially diminish/impair property values  
22 within the neighborhood?  
23 MR. REYNOLDS: The Special Use will  
24 not diminish or impair property values and most

0012

- 1 likely will improve property values or at least  
2 stabilize the neighborhood.  
3 MS. TRUAX: No. 4: Will the  
4 establishment of the proposed Special Use impede  
5 the normal and orderly development and  
6 improvement of surrounding properties for uses  
7 permitted by their respective zoning districts?  
8 MR. PILMER: This building is  
9 providing a tenant that will be in a building  
10 that has been vacant for several years and should  
11 assist in the orderly development of the  
12 surrounding area.  
13 MS. TRUAX: No. 5: Are adequate  
14 utilities, access roads, drainage and other  
15 necessary facilities provided or shown as being  
16 proposed on the site plan for the proposed  
17 Special Use?  
18 MR. ENGEN: It's all in place because  
19 it is an existing building with parking  
20 facilities and all the utilities are there.  
21 MS. TRUAX: And No. 6: What effect  
22 will the proposed Special Use have on traffic or  
23 general area? Has ingress and egress been  
24 designed to minimize congestion in the public

0013

- 1 streets?  
2 MR. ENGEN: All the ingress and  
3 egress is in place so there should not be any  
4 problems with parking.  
5 MS. TRUAX: And finally No. 7: Does  
6 the proposed Special Use conform in all other  
7 respects to the applicable regulations of the  
8 zoning district in which it is located except as  
9 such regulations are modified pursuant to the  
10 Planning Commission recommendations?  
11 MR. ENGEN: Special use does conform  
12 to all applicable regulations.  
13 MS. TRUAX: Those are the Findings of  
14 Fact.  
15 Tracey, where does this go onward?  
16 MS. VACEK: This will go to our  
17 Planning and Development Committee. Actually,  
18 next Wednesday, September 23rd, here at City  
19 Hall, Fifth Floor Conference Room at 4:00 p.m.  
20 MS. TRUAX: Thank you. Good luck  
21 with your project.

Aye: 6 At Large Bergeron, At Large Pilmer, Aurora Twnshp Representative  
Reynolds, At Large Anderson, At Large Divine and At Large Engen

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