



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
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Legistar History Report

File Number: 19-0637

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| File ID: 19-0637 | Type: Petition | Status: Draft |
| Version: 2 | General Ledger #: | In Control: Building, Zoning, and Economic Development Committee |
| File Name: Perfect Home Services / 4341 Fox Valley Center Road / Building Renovation / Final Plan Revision | | File Created: 07/18/2019 |
| | | Final Action: |

Title: A Building, Zoning, and Economic Development Committee Resolution Approving a Revision to the Final Plan on Lot 11 for Unit 1 of the Fox Valley East, Region I Subdivision, Located at 4341 Fox Valley Center Drive, for a Business and Professional Office (2400) Use (Perfect Home Services - 19-0637 / NA21/4-18.170-Fpn/R - SB - Ward 10)

Notes:

Agenda Date: 08/14/2019

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan-Landscape Plan - 2019-08-02-2018.170.pdf, Exhibit "A-2" Building and Signage Elevations - 2019-07-18 - 2018.170.pdf, Land Use Petition and Supporting Documents - 2019-07-18 - 2018.170.pdf, Property Research Sheet 15726 - 2018-02-26 - 2018.170.pdf, Legistar History Report - 2019-07-31 - 2018.170.pdf

Enactment Number:

Planning Case #: NA21/4-18.170-Fpn/R

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|------------|---------------------|---|-------------|---------------------|------------|--------------|---------|
| 1 | City Council | 07/23/2019 | referred to | Planning Council | | | |
| | Action Text: | The requests and referrals were referred to the Planning Council and Planning Commission. | | | | | |
| 1 | Planning Council | 07/30/2019 | Forwarded | Planning Commission | 08/07/2019 | | Pass |
| | Action Text: | A motion was made by Mr. Broadwell, seconded by Mrs. Morgan, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/7/2019. The motion carried by voice vote. | | | | | |
| | Notes: | Representative Present: Justin Carrol | | | | | |

Good morning. I'm Justin Carrol with Perfect Home Services. We bought a building located at 4341 Fox Valley Center Drive on the south side of the Fox Valley Mall parking lot. We are using the main office as a space for us to operate our business out of, so a typical office there. The old teller section, which is off to the east side of the building there, there's currently a roof there, but no walls underneath that roof. Really what we are trying to do is drop walls down around that existing roof and that will be our warehouse. There would be one garage door in the back and two on the front. That warehouse would just house a few random parts, maybe a vehicle. That's about the extent of it.

Mr. Sieben said you've been working with Steve Broadwell, a Planner with our office. Steve do you want to go over where this is at right now?

Mr. Broadwell said right now I think really the main thing is just there's a handful of formatting comments that I sent out Friday and then a few weeks earlier. Do you have any questions about that?

Mr. Carrol said was that mostly about landscape?

Mr. Broadwell said there was landscaping and then also what you submitted with the Land Use Petition, which we are looking at now. I don't think there were any changes to what I had sent on July 5th, so if you can just have your engineer address those comments ideally before Friday.

Mr. Carrol said okay.

Mr. Broadwell said right now we are looking at the August 7th Planning Commission, which is next week and we want to have everything ready for them, for the Planning Commissioners, prior to the meeting.

Mr. Carrol said that sounds good.

Mr. Sieben said because we send out electronic packets so that they have it, so if you could have that by the end of the week that would be great.

Mr. Broadwell said I think I sent that to your engineer as well.

Mr. Carrol said I don't see any reason why we couldn't have that done. I actually touched base with them before I came in today. It sounded like they were aware and they are working on it, so I believe you'll have everything before Friday.

Mr. Sieben said there was really no engineering with this.

Mr. Phipps said that's correct.

Mr. Sieben said and Building and Permits, you worked out the Fire Access Plan. There was just some information that was needed on there. Herman is on vacation this week, but I believe they have signed off on that aspect of it.

Mr. Broadwell said like I said, we are looking at the August 7th Planning Commission. I think because this would be a BZE Committee resolution, I know you were asking about the approval, so I think it would be, if there are no appeals, it would be August 21st when you would be all approved with your entitlements. I make a motion to move this forward to the August 7th Planning Commission. Mrs. Morgan seconded the motion. The motion carried unanimously.

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| 2 | Planning Commission | 08/07/2019 | Forwarded | Building, Zoning, and Economic Development Committee | 08/14/2019 | Pass |
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Action Text: A motion was made by Mr. Cameron, seconded by Ms. Tidwell, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 8/14/2019. The motion carried.

Notes: *Mr. Broadwell said the Petitioner, Perfect Home Services, is requesting approval of this Final Plan Revision for a Business and Professional Office use. Essentially what we are seeing here today is that they will be enclosing the building's drive-thru for work vehicle parking. You can see that in the elevations. They also provided a Final/Landscape Plan, which is showing that they will be bringing the property up to code per the Aurora Zoning Ordinance. So a little bit of background, again, this is near the Fox Valley Mall. It is an existing one story commercial building. I believe it used to be a bank with a drive-thru. They will be enclosing the drive-thru. The building itself is one story and approximately 3,300 square feet. You can see more in your Property Research Sheet. I don't know if there are any questions for staff, but we do have a representative from Perfect Homes Services here.*

My name is Jake Vorberg. I'm a representative of Perfect Home Services for the address of 4341 Fox Valley Center Drive, Aurora, Illinois. Perfect Home Services has been around for about 27 years. We are a heating, cooling and plumbing company. We were recently in Lisle and then we actually moved to Aurora primarily because we wanted to be closer to Naperville, as well as Aurora because there are such huge opportunities for us business-wise.

Mr. Cameron said will there be any outside storage of any kind on that site?

Mr. Vorberg said no. Everything is going to be inside.

Mrs. Owusu-Safo said are you proposing to do anything aesthetically to the outside of the building?

Mr. Vorberg said I think we trying to, I guess, modernize the side a little bit. We are going to be putting up signs.

Mr. Broadwell said like I said, they did provide a landscape plan to bring it up because we found that when we were reviewing the site that it was a little bit short on the landscaping requirements. The exterior of the building right now is brick, which is consistent with the existing building. The drive-thru will be brick that is. Then like we just heard, I believe there will be ground signs at some point.

Mr. Vorberg said there is stucco all around it. We are going to try to update that. I'm not sure what we are going to be doing with the brick, possibly brightening it up somehow. I'm not exactly sure what the plan is with that, but it is definitely going to be a lot different than what we have right now.

Mr. Broadwell said in addition to that, the building has been vacant for a few years, so they are obviously putting a successful business in there and bringing it to Aurora. I do think they've done a really good job with the landscape plan.

Mr. Gonzales said is this location going to have, is it retail or is it just contractors who are coming in?

Mr. Vorberg said it's primarily going to be us. I think at a certain point we are going to have people who are driving by and coming in to see if they can get a discounted tune-up for instance. For the most part, it is mainly going to be office space for employees of Perfect Home Services.

Mr. Broadwell said staff would recommend approval of the Building, Zoning and Economic Development Committee Resolution approving a Revision to the Final Plan on Lot 11 for Unit 1 of the Fox Valley East, Region I Subdivision, located at 4341 Fox Valley Center Drive for a Business and Professional Office use.

MOTION OF APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Ms. Tidwell

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

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee on Wednesday, August 14, 2019, at 4:00 p.m. on the fifth floor of this building.

Aye: 12 At Large Cameron, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo, SD 129 Representative Head, SD 131 Representative Hull, At Large Tidwell, At Large Gonzales and At Large Elsbree
