



City of Aurora

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

Legistar History Report

File Number: 15-00497

File ID: 15-00497

Type: Ordinance

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 06/03/2015

File Name: Inland Commercial Property Management, Inc. - Special Use/Final Plan

Final Action:

Title: An Ordinance Granting a Special Use Permit for an Automotive Retail (2820) Use with a Final Plan on Lot 9 of Savannah Crossings Subdivision located at 1386 Butterfield Road, Aurora, Illinois, 60502

Notes:

Agenda Date: 07/30/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Legal Description - 2015-07-08 - 2015.016.pdf, Exhibit "A-2" Final Plan - 2015-07-08 - 2015.016.pdf, Exhibit "A-3" Landscape Plan - 2015-07-08 - 2015.016.pdf, Exhibit "A-4" Building and Signage Elevations - 2015-07-08 - 2015.016.pdf, Exhibit "A-5" Fire Plan - 2015-06-18 - 2015.016.pdf, Property Research Sheet - 2015-01-21 - 2015.016.pdf, Land Use Petition and Supporting Documents- 2015-06-02- 2015.016.pdf, Legistar History Report - 2015-07-20 - 2015.016.pdf, Findings of Fact (Special Use).pdf

Enactment Number:

Planning Case #: BA36/3-15.016-Su/Fpn

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	06/09/2015	referred to	DST Staff Council (Planning Council)	06/16/2015		
	Action Text: This Petition was referred to the Planning Council						
1	DST Staff Council (Planning Council)	06/16/2015					
	Notes: Representatives Present: Pam Sullins, David Shindoll, Adam Hartman, Kevin Hejtmanek						
	<i>Mr. Shindoll said as we're looking at this site here, I think we had earlier had an intake meeting with staff and submitted numerous documents with this. We are looking at this Final Plan. This is Lot 9 in the Savannah Crossing Subdivision there at Butterfield and Kirk. This picture, you can see the view is</i>						

with north up. Butterfield Road is fronting the south of this parcel. This particular parcel is near the right-in/right-out drive off of Butterfield Road. Lot 9 is approximately 1.4 acres in size. The site generally drains from southwest to northeast and we're providing and will continue drainage of that. This is an approximately 4,700 square foot auto retail store. It is anticipated that loading and delivery will be off the north side of the building with access from the existing circulation ring road. We've got water and sanitary and storm sewer service provided already in the frontage of that ring road along the shopping center. We've submitted an initial draft set of Final Engineering to the Engineering Department. We would ask for your review and consideration. We are available for any questions or comments you may have.

Mr. Sieben said can we touch on the elevation? We did ask for enhanced elevations. I believe Inland was requiring that as part of the covenants and also the staff. Do you want to touch on the elevation material?

Mr. Hartman said the design intent is to match with the existing buildings out there. It is a brick and stone with an EIFS cap. There is a storefront system at the entrance. At the previous meeting, it was mentioned to add spandrel glass, which we preliminarily added.

Mr. Sieben said is that shown on what we've got submitted yet or were you going to be submitting that?

Mr. Hartman said no it is not. We'll be submitting it.

Ms. Sullins said I have a copy of it for anybody who wants to see it, but we basically took the lead from the last meeting and did it.

Mr. Sieben said so if you could submit that to us please.

Mr. Shindoll said as you are mentioning our earlier meeting, we did have a conversation at our earlier meeting and we discussed the Fire Department connection in relation to fire hydrants, so we have been working with the architects on that revised elevation where they did add the spandrel glass and to also revise the location of the Fire Department connection. I believe the more recent drafts of the Final Engineering to Dan did show the revised Fire Department location, the fire hydrant location, and we know that we would incorporate that in a revised Fire Access Plan.

Mr. Feltman said we did receive the submittal and we will be reviewing it shortly.

Ms. Sullins said I don't think we had at the last meeting a landscape plan, so we do have that now, so that will be submitted. The other point of clarification on the fire hydrant, was there supposed to be some dedicated or striped parking?

Mr. Hejtmanek said we did make that change, so one of the handicap stalls, the striping, is going to be used for that.

Mr. Beneke said you have to have a straight, right to the Fire Department connection, straight out without cars parked in front of it. I have to review it with the Fire Marshall, but I'm sure it will be fine.

Mrs. Vacek said I will be the Planer who is reviewing this. I will probably be sending out comments in the next week and a half and then I will be on vacation for a little while, so if you don't hear anything from me that's why, but I will get comments out before I leave.

Ms. Sullins said two questions. When do you need the list for publication?

Mrs. Vacek said I will be sending you out prior to probably me leaving, I'll be sending you out the letters that need to go out. The affidavit will then need to be in a week later and with that would be the list.

Ms. Sullins said and do we send those letters?

Mrs. Vacek said yes. I will send you the directions and the letters.

Ms. Sullins said we send them certified?

Mrs. Vacek said it is a certifying of mailing. You give them the list and then they look through the list

and make sure that they are all there. It is all in the directions. We'll send it over to you.

Ms. Sullins said and then the only other question is what meeting? Is that determined?

Mrs. Vacek said I'll tentatively send that you to you, but I think we have you scheduled for the second one in July.

Mr. Sieben said July 22nd, which means the notices will need to go out right at the end of the month, so Tracey will have to get that before she leaves next week.

Mr. Beneke said and I will be reviewing it with the Fire Marshall. It will be late this week or early next week when I get a chance to sit down with him.

Ms. Sullins said when do we resubmit like with these changes? Do we submit to you immediately?

Mrs. Vacek said if you want before I review it the first time that's fine. Then my comments won't have to account for those.

1 DST Staff Council 06/23/2015
(Planning Council)

Notes: Mrs. Vacek said I have reviewed this, so I will be getting comments out probably tomorrow on this.

Mr. Frankino said we don't have anything on that, but it is probably early.

Mr. Feltman said yes. It just got submitted, so we will hopefully get to the review in a couple of weeks and our standard comment will be to contact Fox Metro.

1 DST Staff Council 06/30/2015
(Planning Council)

Notes: Mr. Sieben said Planning and Zoning comments have gone out. I did talk to the engineer yesterday. He had a couple of questions on the comments. We are requiring an internal sidewalk along the 2 drives on the north and west side of this property, so I clarified that. We are still waiting for the revisions.

Mr. Feltman said as you recall, this was a Special Use, so we deferred Final Engineering, but then half way through or so, Inland decided that they were going to give us Final, so we got Final Engineering in the mail a couple of weeks ago, so we are in the process of reviewing it.

Mr. Krientz said we signed off on this.

1 DST Staff Council 07/07/2015
(Planning Council)

Notes: Mr. Feltman said Engineering is in review.

Ms. Phifer said I think we have this scheduled for a public hearing.

Mr. Sieben said we have it scheduled for July 22nd. I think we are waiting for some slight revisions. I talked to the engineer about a week ago. One of our comments was putting in internal sidewalks along the private drive so he was doing that.

1	DST Staff Council (Planning Council)	07/14/2015	Forwarded	Planning Commission	07/22/2015	Pass
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Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Feltman, that this agenda item be Forwarded to the Planning Commission, on the agenda for 7/22/2015. The motion carried.

Notes: Mrs. Vacek said this will be going to the July 22nd Planning Commission. I make a motion to move this forward. Mr. Feltman seconded the motion. The motion carried unanimously.

Aye: 7 Member Phifer, Chairperson Wiet, Member Sieben, Member Feltman, Vacek, Member Andras and Minnella

2	Planning Commission	07/22/2015	Forwarded	Planning & Development Committee	07/30/2015	Pass
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Action Text: A motion was made by Mr. Engen, seconded by Mr. Bergeron, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 7/30/2015. The motion carried.

Notes: Mrs. Vacek said I apologize. My Ordinance says that it is Lot 7. It is actually Lot 9. The Petitioner is requesting a Special Use for the automotive retail use on Lot 9 for Savannah Crossing Subdivision. The details of the proposal include the construction of a 7,440 square foot building for an Advanced

Auto Parts Store. The plan does show 40 parking spaces, of which 2 are handicapped. There are 2 accesses into the site, which are located off of the internal drive, which is on the north side of the property. A sidewalk is being constructed on the north side and the east side of the property. There is already on Butterfield Road an existing bike path. The Petitioner is proposing an 8 foot tall monument sign along Butterfield Road and the elevation of the building is consistent with the brick and the stone architecture that's already out there in the subdivision. Landscaping has been implemented through the site and it does meet the city's requirement and stormwater management has already been implemented as part of the overall subdivision. I will turn it over to the Petitioner unless you have any questions for me.

I'm Pam Sullins with Inland and together here I also have our civil engineers from Mackie Consultants and our architect from Camburas and Theodore. We are really here just to answer any questions. I think the development is pretty self-explanatory. It is a retail automotive business. There are color renderings in your packet. The materials that were used in the design of the building are in keeping with what's already been developed out there. The only thing I wanted to draw to your attention to is Lot 7, when it is actually Lot 9. The location itself, going back to the bigger site plan within the center, is along the Butterfield Road, so it is not on the Kirk side. I think historically there might have been previously a request for this type of use on Kirk Road, but we are doing it on Butterfield. It is actually west of what would be the bank when they develop. We are the owner and we are the developer. Advanced Auto will be the tenant.

Mr. Reynolds said is there any chance there will be service repairs with Advanced?

Ms. Sullins said no. They are a retail store. The only thing that they do is if somebody comes and buys a new battery, they'll take the old battery because they have disposal. They like to recycle them or take them to the proper...

Mr. Reynolds so it will be strictly retail?

Ms. Sullins said yes.

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 Ordinance granting a Special Use Permit for the auto retail use with a Final Plan on Lot 9 of Savannah Crossing Subdivision located at 1386 Butterfield Road, Aurora, Illinois.

MOTION OF APPROVAL WAS MADE BY: Mr. Engen

MOTION SECONDED BY: Mr. Bergeron

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

NAYS: None

FINDINGS OF FACT

1. Will the establishment of the proposed Special Use be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare?

Mrs. Cole said this should have no bearing on the public health, safety or morals of the general public.

2. Will the establishment of the proposed Special Use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted?

Mr. Cameron said the area is being developed as a commercial area.

3. Will the establishment of the proposed Special Use substantially diminish/impair property values within the neighborhood?

Mr. Reynolds said the Special Use will not diminish or impair property values. It will be the beginning of stabilizing property values.

4. Will the establishment of the proposed Special Use impede the normal and orderly development and improvement of surrounding properties for uses permitted by their respective zoning districts?

Mr. Engen said the Special Use should not impede the normal and orderly development of that area. It is another retail store that is coming in, which is similar to other businesses out there being retail.

5. Are adequate utilities, access roads, drainage and other necessary facilities provided or shown as being proposed on the site plan for the proposed Special Use?

Mr. Engen said all the adequate utilities, roads, and drainage are in place there. They just have to build the facility now.

6. What effect will the proposed Special Use have on traffic or general area? Has ingress and egress been designed to minimize congestion in the public streets? (For automobile intensive uses (including but not limited to gas stations, car washes, and drive through facilities): if there is a concentration of similar uses within 1000 feet of said subject property, there should be consideration as to the negative impact on the traffic patterns and congestion in the area.)

Mr. Engen said well there should be no problems with the ingress and egress of traffic because it is already there showing the roads coming into that area being on a corner lot.

7. Does the proposed Special Use conform in all other respects to the applicable regulations of the zoning district in which it is located, except as such regulations are modified pursuant to the Plan Commission recommendations?

Mr. Engen said this Special Use does conform to all its applicable regulations.

Mrs. Vacek said this will next be heard at the Planning and Development Committee meeting on Thursday, July 30, 2015 at 4:00 p.m. in the 5th floor conference room of City Hall.

Aye: 7 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divine and At Large Engen
