



Legislation Details (With Text)

File #: 16-00869 **Version:** 3 **Name:** O'Reilly Automotive / 1435 E. New York Street / Final Plat
Type: Resolution **Status:** Passed
File created: 9/8/2016 **In control:** City Council
On agenda: 12/20/2016 **Final action:** 12/20/2016

Title: A Resolution Approving the Final Plat for O'Reilly Subdivision located at 1435 E. New York Street being south of E. New York Street and east of Farnsworth Avenue

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Plat, 2. Plat of Survey, 3. Land Use Petition and Supporting Documents - 2016-09-08 - 2012.402.pdf, 4. Property Research Sheet - 2015-06-16 - 2012-402.pdf, 5. Legistar History Report (Final Plat) - 2016-12-09 - 2012.402.pdf

Date	Ver.	Action By	Action	Result
12/20/2016	3	Committee of the Whole	(PLACED ON CONSENT AGENDA)	
12/20/2016	3	City Council	approved on the Consent Agenda	Pass
12/15/2016	3	Planning & Development Committee	recommended for approval	Pass
12/7/2016	2	Planning Commission	Forwarded	Pass
11/29/2016	1	Planning Council	Forwarded	Pass
9/13/2016	1	City Council	referred to	

TO: Mayor Robert J. O'Connor

FROM: Planning Commission

DATE: December 8, 2016

SUBJECT:

A Resolution Approving the Final Plat for O'Reilly Subdivision located at 1435 E. New York Street being south of E. New York Street and east of Farnsworth Avenue (O'Reilly Auto Enterprises, LLC - 16-00869 / AU24/3-12.402-Rz/Su/Fsd/Fpn - SB - Ward 7)

PURPOSE:

The Petitioner O'Reilly Auto Enterprises, LLC is requesting approval of a Final Plat for O'Reilly Subdivision located at 1435 E. New York Street generally located on the south side of E. New York Street east of Farnsworth Avenue.

BACKGROUND:

The Subject Property is located at 1435 E. New York Street being south of E. New York Street and east of Farnsworth Avenue and is currently commercial with B-B Business Boulevard zoning. This property was part of the 1925 Ogden Gardens Subdivision which did not take into account flood plain

areas or the New York Street commercial corridor. Most recently this property was the site of a restaurant use. Additional information on the legislative history of the property can be found in the attached Property Information Sheet.

The Petitioner is requesting approval of a Final Plat for O'Reilly Subdivision. The details of the proposal include the consolidation of the existing 20 lots into a two lot subdivision. Lot 1 will be buildable lot, with a stormwater control easement established on Lot 2 for a detention facility. There will also be 22 feet of right-of-way dedicated for E. New York Street.

Concurrently with this proposal, the Petitioner is requesting the Establishment of a Special Use Planned Development, and to change the underlying zoning district from B-B Business Boulevard District to B-2(S) General Retail and OS-1 Conservation, Open Space, and Drainage District on the property. The details of the request include the establishment of B-2 zoning for Parcel A (Lot 1) and OS-1 zoning for Parcel B (Lot 2). The use regulations for Parcel A include the prohibiting of certain uses, front, rear and interior side yard setback reductions and monument signage requirements.

The Petitioner is also requesting approval of a Final Plan for Lots 1 and 2 of O'Reilly Subdivision for an Auto Parts and Supplies (2820) Use. The details of the request include the demolition of the existing building and the construction of a new 7,527 square foot retail building, 40 parking spaces and a new monument sign on Lot 1. A dry bottom stormwater detention facility will be developed on Lot 2. A landscape plan and building and signage elevations are included in the proposal.

The Petitioner is also requesting the Vacation of a public utility easement for the property to facilitate the proposed redevelopment.

DISCUSSION:

Staff has reviewed the Final Plat petition and have sent comments back to the petitioner on those submittals. The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances.

POLICIES AND GUIDELINES:

The Staff's Evaluation and Recommendation are based on the following Physical Development Policies

- 11.0: To guide the growth of the City in an orderly and structured manner.
- 11.1 (3): To encourage development contiguous to existing development.
- 12.0: To plan and encourage new development for the growth of the City through the integration of land use patterns and functions that promote complementary interactions between land use components.
- 30.0: To develop and maintain an adequate supply of properly zoned areas for commercial facilities to serve existing and future population needs.
- 31.1 (3): To promote the development of commercial facilities in existing or planned commercial areas.
- 50.0: To promote sound diversified and organized industrial, office and commercial growth within the City to widen employment opportunities and strengthen the economic base.

RECOMMENDATIONS:

The Planning Commission recommended APPROVAL of the Resolution Approving the Final Plat for

O'Reilly Subdivision located at 1435 E. New York Street being south of E. New York Street and east of Farnsworth Avenue.

ATTACHMENTS:

- Exhibit "A" Final Plat
- Land Use Petition with Supporting Documents
- Property Research Sheet
- Legistar History Report

cc: Alderman Saville, Chairman
Alderman Donnell
Alderman Irvin
Alderman Hart-Burns, Alternate



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving the Final Plat for O'Reilly Subdivision located at 1435 E. New York Street being south of E. New York Street and east of Farnsworth Avenue

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, by petition dated September 8, 2016, O'Reilly Auto Enterprises, LLC filed with the City of Aurora a petition requesting approval of a Final Plat for O'Reilly Subdivision located at 1435 E. New York Street generally located on the south side of New York Street east of Farnsworth Avenue, and related required documents attached hereto as Exhibit "A"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on December 7, 2016, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on December 15, 2016, the Planning and Development Committee of the Aurora City Council reviewed said Final Plat and the before mentioned recommendations and recommended APPROVAL of said petition.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as

facts all of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plat.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plat and related required documents attached hereto as Exhibit "A-1" Final Plat along with any dedications deemed necessary by the Aurora City Engineer.