



Legislation Text

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File #: 23-0538, Version: 1

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**TO:** Mayor Richard C. Irvin  
**FROM:** Stephen Broadwell, Planner  
**DATE:** September 5, 2023

**SUBJECT:**

A Resolution Approving a Revision to the Final Plan on Lot 2 of PAS Plaza Subdivision, Located at the Southwest Corner of Butterfield Road and North Farnsworth Avenue, for a Minor Vehicle, Repair (2834) Use. (Belle Tire - 23-0538 / BA36/3-23.352-FPN/R - SB - Ward 1)

**PURPOSE:**

The Petitioner, Enright Architects, is requesting approval of a Final Plan Revision for Lot 2 of PAS Plaza subdivision, located at the southwest corner of Butterfield Road and North Farnsworth Avenue, for a Vehicle Repair, Minor (2834) use, which includes construction of an approximately nine thousand, eight hundred (9,800) square foot commercial building.

**BACKGROUND:**

The Subject Property is zoned B-2(C), Business District - General Retail with a Conditional Use Planned Development. The Comprehensive Plan designates the Subject Property as Commercial. The PAS Plaza subdivision was approved PDFNL2023-007 on March 22, 2023, and which established the Subject Property as Lot 2 in this three (3) lot subdivision. The PAS Plaza subdivision's accompanying Final Plan, which encompassed the entire PAS Plaza subdivision, was approved per PDFNL2023-008 on March 22, 2023. The previous Final Plan showed Lot 2 as being developed as an approximately ten thousand (10,000) square foot commercial retail building with a drive-through restaurant.

The Petitioner, Enright Architects, is requesting approval of a Final Plan Revision for Lot 2 of PAS Plaza Subdivision, located at the Southwest Corner of Butterfield Road and North Farnsworth Avenue, for a Vehicle Repair, Minor (2834) use. The details of the request include construction of an approximately nine thousand, eight hundred (9,800) square foot building for a minor vehicle repair business. The proposed Final Plan Revision is identical to the previously approved Final Plan in that it includes a right-in/right-out from Butterfield Road, cross access with the multi-tenant commercial development to the west, as well as the gas station to the east. The Final Plan Revision also maintains an access drive to the residential property that is remaining to the south of the PAS Plaza subdivision's detention pond on Lot 3. The proposed building is approximately twenty-two (22) feet, eight (8) inches, and is of a tasteful masonry design, with ten (10) bay doors that face towards Butterfield Road.

**DISCUSSION:**

Staff has reviewed the Final Plan Revision 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, with the exception of the conditions listed below in the Staff Recommendation.

**POLICIES AND GUIDELINES:**

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

- 11.1 (3): To encourage new development contiguous to existing development.
- 11.1 (5): To guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned.
- 14.1 (4): To encourage quality site design throughout the City.
- 14.1 (5): To provide for the visual enhancement of the City through attractive landscaping, quality signage, and diverse building design and arrangement.
- 63.1 (1) To promote an integrated pedestrian circulation system in the City.

**RECOMMENDATIONS:**

Staff would recommend CONDITIONAL APPROVAL of the Final Plan Revision for Lot 2 of PAS Plaza subdivision, located at the southwest corner of Butterfield Road and North Farnsworth Avenue, for a Vehicle Repair, Minor (2834) use, with the following conditions:

- 1) Approval is contingent upon Final Engineering plan review.
- 2) Issuance of a building permit is contingent upon recording of the Plat of Subdivision.
- 3) Road improvements on Butterfield Road cannot begin until IDOT approval has been obtained.
- 4) A Cross Access Easement should be provided between Lot 1 and Lot 2.

**ATTACHMENTS:**

- Exhibit "A-1" Final Plan
- Exhibit "A-2" Landscape Plan
- Exhibit "A-3" Building & Signage Elevations
- Land Use Petition and Supporting Documents
- BZE Appeal Sheet

- cc: Building, Zoning, and Economic Development Committee:  
Chairperson Patty Smith  
Vice Chair Shweta Baid  
Alderman Carl Franco  
Alderman Mike Saville  
Alderman Bill Donnell



CITY OF AURORA, ILLINOIS

RESOLUTION NO. \_\_\_\_\_  
DATE OF PASSAGE \_\_\_\_\_

A Resolution Approving a Revision to the Final Plan on Lot 2 of PAS Plaza Subdivision, Located at the Southwest Corner of Butterfield Road and North Farnsworth Avenue, for a Minor Vehicle, Repair (2834) Use.

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 July 11, 2023, Belle Tire filed with the City of Aurora a petition Requesting approval of a Final Plan Revision for Lot 2 of PAS Plaza Subdivision, located at the Southwest Corner of Butterfield Road and North Farnsworth Avenue, for a Vehicle Repair, Minor (2834) use. and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, on September 13, 2023, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, the decision of the Building, Zoning and Economic Development Committee with respect to a Final Plan is subject to appeal to the City Council in the manner set forth in Chapter 34 of the Code of Ordinances, City of Aurora, Illinois; and

WHEREAS, no person authorized under Chapter 34 to appeal such decision having done so in the manner set forth in the Code, the Decision of the Building, Zoning and Economic Development Committee constitutes final action on the proposed Final Plan; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, finds as fact all of the preamble recitals of this Resolution and hereby grants CONDITIONAL APPROVAL of said Final Plan with the following conditions:

- 1) Approval is contingent upon Final Engineering plan review.
- 2) Issuance of a building permit is contingent upon recording of the Plat of Subdivision.
- 3) Road improvements on Butterfield Road cannot begin until IDOT approval has been obtained.
- 4) A Cross Access Easement should be provided between Lot 1 and Lot 2.

BE IT FURTHER RESOLVED that the Building, Zoning and Economic Development Committee of the City of Aurora hereby adopts the Final Plan and related required documents, as attached hereto as Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, and Exhibit "A-3" Building and Signage Elevations, along with any easement dedications deemed necessary by the Aurora City Engineer.