



## Legislation Text

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**File #:** 24-0464, **Version:** 1

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**TO:** Mayor Richard C. Irvin

**FROM:** Emma Field, Associate Planner

**DATE:** June 26, 2024

**SUBJECT:**

A Resolution approving a revision to the Final Plan for Aurora Venture's Assessment Plat Parcel 2 located at 4333 Ogden Avenue to allow for the expansion of the vehicle service area (Napleton Automotive Group - 24-0464/NA28/2-24.246 - Fpn - EF- Ward 10)

**PURPOSE:**

The Petitioner, Napleton Automotive Group, is requesting approval of a Final Plan for Parcel 2 in Aurora Venture's Assessment Plat located at 4333 Ogden Avenue to allow for the expansion of the vehicle service area.

**BACKGROUND:**

The Subject Property is currently a Hyundai Napleton with PDD Planned Development zoning, which is part of the Fox Valley East Planned Development District. In 2013, a Final Plan for this property was approved by Resolution No. R2014-111.

The Petitioner is requesting approval of a revision to the Final Plan for the expansion of the vehicle service area. The proposed building addition is 5,828 square feet and is located on the south side of the existing building. This addition will include 7 additional service bays to make a total of 19 bays. The parking in the rear will change slightly but will still meet parking requirements. The plan shows a total of 258 parking spaces.

**DISCUSSION:**

Staff has reviewed the Final Plan petition and have determined that it meets the applicable codes and ordinances.

**POLICIES AND GUIDELINES:**

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

10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.

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.

**RECOMMENDATIONS:**

Staff would recommend APPROVAL of the Resolution approving a Final Plan for Parcel 2 in Aurora Venture's Assessment Plat located at 4333 Ogden Avenue to allow for the expansion of the vehicle service area.

**ATTACHMENTS:**

Exhibit "A-1" Final Plan  
Exhibit "A-2" Building Elevations  
Land Use Petition and Supporting Documents  
Maps  
Appealable Sheet

Legistar Number: 24-0464

cc: Alderwoman Patty Smith, Chairperson  
Alderwoman Shweta Baid, Vice Chairperson  
Alderman Michael B. Saville  
Alderman Bill Donnell  
Alderman Carl Franco



CITY OF AURORA, ILLINOIS

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

A Resolution approving a Final Plan for Parcel 2 in Aurora Venture's Assessment Plat located at 4333 Ogden Avenue for the expansion of the service area.

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 June 6, 2024, Napleton Automotive Group filed with the City of Aurora a petition requesting approval of a Final Plan for Parcel 2 in Aurora Venture's Assessment Plat located at 4333 Ogden Avenue for the expansion of the vehicle service area and related required documents as attached hereto as Exhibits "A-1" and Exhibit "A-2" and

WHEREAS, on June 26, 2024, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final Plan and recommended 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 ORDAINED by the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, finds as facts of the preamble recitals of this Resolution and hereby grants APPROVAL of said Final Plan

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, and Exhibit "A-2" Building Elevations, along with any easement dedications deemed necessary by the Aurora City Engineer.