



Legislation Text

File #: 17-00196, Version: 3

TO: Mayor Robert J. O'Connor

FROM: Planning Commission

DATE: April 6, 2017

SUBJECT:

A Resolution Approving a Revision to the Final Plan on Lots 8 and 9 of Meijer Subdivision located at 778 N. State Route 59 for a Restaurant Use (2500) (Miller's Ale House - 17-00196 / NA21/2-16.066-Fpn/R - TV - Ward 10)

PURPOSE:

The Petitioner Miller's Ale House is requesting approval of a Final Plan Revision for Lots 8 and 9 of Meijer Subdivision located at 778 N. State Route 59 for a restaurant use.

BACKGROUND:

The Subject Property located at 778 N. State Route 59 with B-B(S) Business-Boulevard zoning, which is part of the Meijer Special Use Planned Development. The Subject Property is located along the State Route 59 commercial corridor and is a now vacant commercial lot, previously occupied by Luigi's House restaurant. 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 Plan Revision for Lots 8 and 9 of Meijer Subdivision for a restaurant use. The details of the request include the construction of an 8,010 square foot building for Miller's Ale House restaurant. The new building will be constructed in the same general location as the old restaurant so that the existing 115 space parking lot can be reused. The parking lot will be resurfaced and restriped. The Petitioner is proposing a new 10' tall monument sign which will be located along Route 59 at the southeast corner of the property.

The Final Plan proposal includes Building Elevations for the proposed restaurant. The façade of the building is a mixture of stucco and wood with metal accents. Landscaping is also being supplemented throughout the site.

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.

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(5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.
- 11.1(3) To encourage new development contiguous to existing development.
- 12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complementary interactions between different land use components.
- 31.1(3) To promote the development of commercial facilities in existing or planned commercial areas.

RECOMMENDATIONS:

The Planning Commission recommended APPROVAL of the Resolution Approving a Revision to the Final Plan on Lots 8 and 9 of Meijer Subdivision located at 778 N. State Route 59 for a Restaurant Use (2500).

ATTACHMENTS:

- Exhibit "A-1" Final Plan
- Exhibit "A-2" Landscape Plan
- Exhibit "A-3" Building and Signage Elevations
- Fire Access Plan
- Land Use Petition with Supporting Documents
- Landscape Material Worksheet (1-23)
- Property Research Sheet

Legistar Number: 17-00196

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



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Revision to the Final Plan on Lots 8 and 9 of Meijer Subdivision located at 778 N. State Route 59 for a Restaurant Use (2500)

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 March 2, 2017, Miller's Ale House filed with the City of Aurora a petition requesting approval of a Final Plan Revision for Lots 8 and 9 of Meijer Subdivision located at 778 N. State Route 59 for a restaurant use (2500) and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on April 5, 2017, reviewed the petition and recommended APPROVAL of said petition; and

WHEREAS, on April 13, 2017, the Planning and Development Committee of the Aurora City Council reviewed said Final Plan Revision and the before mentioned recommendations and recommended APPROVAL of said petition; and

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 Plan Revision.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Final Plan Revision 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 dedications or modifications deemed necessary by the Aurora City Engineer.