



Legislation Text

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File #: 23-0923, Version: 2

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**TO:** Mayor Richard C. Irvin

**FROM:** Planning and Zoning Commission

**DATE:** November 20, 2023

**SUBJECT:**

A Resolution Approving a Preliminary Plan and Plat for Liberty & Eola Subdivision, on vacant land located at the southwest corner of Liberty Street and N. Eola Road (Car Wash Pro Designers - 23-0923 / NA20/1-23.007 - Psd/Ppn - JM - Ward 7)

**PURPOSE:**

The Petitioner Car Wash Pro Designers is requesting approval of a Preliminary Plan and Plat for Liberty and Eola Subdivision, located at the southwest corner of Liberty Street and N. Eola Road which includes the development of a Car Wash, Single-Bay (2832) use, future commercial development, and stormwater management.

**BACKGROUND:**

The Subject Property is currently vacant land with Unincorporated DuPage County zoning.

The Annexation Agreement, Annexation, Conditional Use Planned Development, and Preliminary Plat and Plan are being review and approved concurrently under separate actions.

The Petitioner is requesting approval of a Preliminary Plan and Plat for a Car Wash, Single Bay (2832) use and for two future mix use buildings. The details of the request include approval of a Preliminary Plan and Plat. The Plat includes the creation of four lots with three lots being developable and one being a stormwater control easement.

The Preliminary Plan proposes an approximate 5,000 square foot car wash on a 69,518 square foot lot located at the corner of Liberty Street and Eola Road. A second 72,565 square foot lot is being planned for a future commercial development. The preliminary plan outlines an approximate 6,400 square foot commercial building with a potential drive through and associated parking. The third proposed lot, being 38,472 square feet in size, is proposed to have a future 4,000 square foot building and associated parking. The car wash is in the process of being developed and will subsequently come through with a Final Plan and Plat following entitlements. The two lots noted as future only show a preliminary hypothetical layout that maximizes potential development opportunities. Final Plans for the future lots will be required once specific projects are proposed. The fourth lot consisting of 56,497 square feet is for stormwater management for all four lots.

The access to the site includes a full access off Liberty Street that is setback as far from Eola Road as possible being around 350 feet from the intersection; however, as noted above the City reserves

the right to limit this full access if traffic becomes an issue. The second access to the site is a proposed full access on Eola Road near the southern end of the site. This access and any improvements on Eola Road will be determined by the DuPage County Department of Transportation. An internal drive aisle with cross access easements connects all three lots to the two access points and to each other. A 5' sidewalk will be installed along Liberty Street and an 8' foot path will be installed along Eola Road.

The car wash will include three queue lanes with two additional preparation lanes on either side. These lanes will merge into a single lane to enter the single-bay car wash. Cars will exit out of the car wash onto the internal drive aisle and can either go east to the vacuum spots and to the entrance on Eola Road or west towards the entrance on Liberty Street. Twenty-four vacuum stalls are provided with six employee parking spaces.

Concurrently with this proposal, the Petitioner is requesting an Annexation Agreement for 5.4 acres for Car Wash Pro Designers Development and Annexation of 7.303 acres including right-of-way. The details of the request include an Annexation Agreement outlining responsibilities of the developer, responsibilities of the City, and Public Roads and Utilities.

The Petitioner is also requesting the Establishment of a Conditional Use Planned Development with an underlying B-2 General Retail District and OS-1 Conservation, Open Space, and Drainage District zoning. The details of the request include a Plan Description that allows for modifications to the uses and bulk restrictions. This includes allowing one Car Wash, Single-Bay (2832) use on Lot 2 while prohibiting additional uses, including laundromat, alternative financial institutions, used clothing store, pawnshop and tattoo parlor. The minimum interior side yard setback on the western property line of Lot 1 abutting residential, was increased from 20 feet to 50 feet. The Landscaping and Screening requirements were amended to require the installation of a three-to-five-foot berm and an 8' privacy fence along the western property line of Lot 1 at the time of development of Lot 2, being the car wash, along with the installation of the required perimeter yard and buffer yard landscaping at the time of development of Lot 2, or Lot 1 being whichever occurs first. The City also reserves the right to limit the access off Liberty Street to a Right In/Right Out Only should traffic problems arise as determined by the City Engineer in consultation with other departments.

## **DISCUSSION:**

Staff has reviewed the Preliminary Plan and Plat Resolution 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 items reflected in the conditions listed in the Staff Recommendation below.

The Aurora Comprehensive Plan identifies this property along with the adjacent properties to the south and east abutting Eola Road as Commercial. Access points were located as far from the intersection to ensure proper traffic circulation. A left turn lane into the development was included to prevent traffic from backing up on Liberty Street.

While not required until Final Plan, the Petitioner has submitted Preliminary Landscape and Elevations to show the quality of the development and to show the screening being proposed to the adjacent residential. A three-foot landscape berm is identified on the Preliminary Plan within in the 50-foot setback along the western property line of Lot 1 along with an 8' solid fence. The Preliminary

Landscape Plan shows preliminary landscaping on the car wash lot as well as landscaping along Lot 1 to provide buffering. Preliminary Renderings are also included and depicts a masonry building with large windows and end towers featuring pyramidal roofs. The canopy and vacuum spaces will have metal canopies.

**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(5) To provide for the visual enhancement of the City through attractive landscaping, quality signage and diverse building design and arrangement.
- 31.1(3) To promote the development of commercial facilities in existing or planned commercial areas.
- 32.1(3) To minimize the adverse effects of commercial activity on neighboring development, particularly residential and open space areas through the provision of buffering land uses and/or screening.

**RECOMMENDATIONS:**

The Planning and Zoning Commission recommended **CONDITIONAL APPROVAL** of the A Resolution Approving a Preliminary Plan and Plat for Liberty & Eola Subdivision, on vacant land located at the southwest corner of Liberty Street and N. Eola Road, with the following conditions:

- 1.) That per the Plan Description, 15 CTEs accounting for perimeter landscaping and buffer landscaping requirements be shown on the Landscape Plan on the western property line of Lot 1 in a mixture of canopy trees, evergreen trees, and shrubs and must be shown as being installed with the development of Lot 2.
- 2.) That per the Plan Description, an 8' fence be shown on the Final Plan and Landscape Plan along the western property line of Lot 1 and must be shown as being installed with the development of Lot 2.
- 3.) That the CTE requirement beyond native planting for the detention be shown on the Landscape Plan when submitted for Final Plan review.
- 4.) That all required approvals/permits be obtained from the DuPage Department of Transportation prior to approval of final engineering plans for all proposed work within the Eola Road Right of Way including but not limited to access points, sidewalks/paths, utility work, landscaping, etc.
- 5.) That all required approvals/permits/mitigations be completed with the jurisdictions overseeing wetland issues prior to approval of final engineering plans.
- 6.) That utilities, grading and other items be reviewed in more detail at final engineering plan review, which may result in additional revisions.
- 7.) That Annexation to Fox Metro Water Reclamation District and approval of the proposed sanitary sewer be completed prior to approval of final engineering plans.
- 8.) Adjustments to the access configuration off Liberty Street may be needed at final engineering.
- 9.) That the language for the Private Sanitary Service Easement, the Private Stormwater Easement,

and the Private Water Service Easement be shown on the Final Plat of Subdivision.  
10.) That the City, at its expense, reserves the right to limit the access off Liberty Street to Right In/Right Out Only should traffic problems arise as determined by the City Engineer in consultation with the traffic engineer and the Aurora Police Department such as left turn stacking problems and safety issues. The City shall provide 90-day written notification to the owner of the City's decision to restrict access.

**ATTACHMENTS:**

- Exhibit "A-1" Preliminary Plan
- Exhibit "A-2" Preliminary Plat
- Preliminary Landscape Plan
- Preliminary Renderings
- Land Use Petition with Supporting Documents
- Location Map
- Legistar History Report

Legistar Number: 23-0923

- cc:
- Aldерwoman Patty Smith, Chairperson
  - Aldерwoman 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 Preliminary Plan and Plat for Liberty & Eola Subdivision, on vacant land located at the southwest corner of Liberty Street and N. Eola

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 January 4, 2023, Car Wash Pro Designers filed with the City of Aurora a petition requesting approval of a Preliminary Plan and Plat for Liberty & Eola Subdivision, located at

the southwest corner of Liberty Street and N. Eola Road for a Car Wash, Single Bay (2832) use and for a future mix use buildings and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-2"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on November 15, 2023, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on November 29, 2023, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Preliminary Plat and Plan and the before mentioned recommendations and recommended CONDITIONAL 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 CONDITIONAL APPROVAL of said Preliminary Plan and Plat with the following conditions:

- 1.) That per the Plan Description, 15 CTEs accounting for perimeter landscaping and buffer landscaping requirements be shown on the Landscape Plan on the western property line of Lot 1 in a mixture of canopy trees, evergreen trees, and shrubs and must be shown as being installed with the development of Lot 2.
- 2.) That per the Plan Description, an 8' fence be shown on the Final Plan and Landscape Plan along the western property line of Lot 1 and must be shown as being installed with the development of Lot 2.
- 3.) That the CTE requirement beyond native planting for the detention be shown on the Landscape Plan when submitted for Final Plan review.
- 4.) That all required approvals/permits be obtained from the DuPage Department of Transportation prior to approval of final engineering plans for all proposed work within the Eola Road Right of Way including but not limited to access points, sidewalks/paths, utility work, landscaping, etc.
- 5.) That all required approvals/permits/mitigations be completed with the jurisdictions overseeing wetland issues prior to approval of final engineering plans.
- 6.) That utilities, grading and other items be reviewed in more detail at final engineering plan review, which may result in additional revisions.
- 7.) That Annexation to Fox Metro Water Reclamation District and approval of the proposed sanitary sewer be completed prior to approval of final engineering plans.
- 8.) Adjustments to the access configuration off Liberty Street may be needed at final engineering.
- 9.) That the language for the Private Sanitary Service Easement, the Private Stormwater Easement, and the Private Water Service Easement be shown on the Final Plat of Subdivision.
- 10.) That the City, at its expense, reserves the right to limit the access off Liberty Street to Right In/Right Out Only should traffic problems arise as determined by the City Engineer in consultation with the traffic engineer and the Aurora Police Department such as left turn stacking problems and

safety issues. The City shall provide 90-day written notification to the owner of the City's decision to restrict access.

BE IT FURTHER RESOLVED that the City Council of the City of Aurora hereby adopts the Preliminary Plat and Plan and related required documents as attached hereto as Exhibit "A-1" Preliminary Plat and Exhibit "A-2" Preliminary Plan.