



Legislation Text

File #: 16-00652, **Version:** 3

TO: Mayor Thomas J. Weisner

FROM: Planning Commission

DATE: August 18, 2016

SUBJECT:

A Resolution Approving a Preliminary Plan and Plat for Lot 100 and 200 of Fox Valley Medical/Business Campus Subdivision located at 4000 and 4100 Ogden Avenue (Enterprise Leasing Company of Chicago, LLC - 16-00652 / NA28/2-15.267-Su/Ppn/Psd - JH - Ward 10)

PURPOSE:

The Petitioner, Enterprise Leasing Company of Chicago, LLC, is requesting approval of a Preliminary Plan and Plat for Lot 100 and 200 of Fox Valley Medical/Business Campus Subdivision located at 4000 and 4100 Ogden Avenue.

BACKGROUND:

The Subject Property is located at 4000 and 4100 Ogden Avenue being the northwest corner of Ogden Avenue and Longmeadow Drive. It is currently a vacant building and is zoned as part of the Fox Valley East Plan Development District. Additional information on the legislative history of the property can be found in the attached Property Information Sheet.

The details of the proposal include a Preliminary Plan on which the current vacant building will remain mostly unchanged but will be rehabilitated for retail use for the used car business along with offices for the rental car business. A car wash will be added on the western portion of the building but will only be for the businesses' use. The entrance and exit for the development will remain from Healthway Drive. The current parking lot will be reconfigured and additional spaces will be added around the building for the vehicle rental use. The eastern portion of the property will be developed with a parking lot for the car sales. The Petitioner is also proposing a Preliminary Plat which will consolidate two lots into one large lot for the proposed facility.

Concurrently with this proposal, the Petitioner is proposing a Special Use for a Vehicle/Car Dealership (2811), Entirely Used Use associated with a Vehicle Rental (2840) use.

DISCUSSION:

The petitioner has made the requested revisions to these documents and they now meet the applicable codes and ordinances, with the exception of the concerns raised by Staff regarding the proposed signage.

Currently on the site is a multi-tenant sign that advertises businesses on other lots in the area. No documentation has been found regarding the existence of the sign. Enterprise is asking for variation

in the sign code in order to maintain the multi-tenant sign in addition to an Enterprise specific sign. Staff supports a variation in order to retain the existing sign with conditions that a Sign Easement is placed on the multi-tenant sign outlining the parameters of the sign and that the two signs are placed in a manner that presents a cohesive appearance.

Conditions addressing Staff's concerns regarding the signage are listed in the Recommendation section below.

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.

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:

Staff would recommend CONDITIONAL APPROVAL of the Resolution Approving a Preliminary Plan and Plat for Lot 100 and 200 of Fox Valley Medical/Business Campus Subdivision located at 4000 and 4100 Ogden Avenue, with the following conditions:

1) That the Special Use Permit for a Vehicle/Car Dealership, Entirely Used (2811) Use is to be associated with a Vehicle Rental (2840) Use. Upon termination of the Vehicle Rental (2840) Use, the Special Use for a Vehicle/Car Dealership, Entirely (2811) Used shall be terminated.

2) That pursuant to this Special Use the inaccessible parking spaces shown on the Preliminary Plan may be permitted in connection with the Vehicle/Car Dealership, Entirely Used (2811). Upon termination of the Vehicle/Car Dealership, Entirely Used (2811), the parking lot shall be restriped so that all parking spaces are individually accessible.

3) That the Preliminary Plan be revised to align the off-premise signage with the proposed development sign and that a sign easement shall be recorded for said off-premise sign.

4.) That Enterprise shall, in all advertisements, promotions, and identification of the Dealership, clearly and prominently indicate that the Dealership is located in "Aurora," by use of the Words "Aurora" or "City of Aurora" in said advertisement, promotion or identification. Where more than one municipality is referenced, the reference to "Aurora" or "City of Aurora" shall appear first.

ATTACHMENTS:

EXHIBITS:

Exhibit "A-1" Preliminary Plan

Exhibit "A-2" Preliminary Plat

Fire Access Plan

Address Plat

Property Research Sheet

Land Use Petition with Supporting Documents

Plat of Survey

CC&Rs

Legistar History Report

Legistar Number: 16-00652

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 Preliminary Plan and Plat for Lot 100 and 200 of Fox Valley Medical/Business Campus Subdivision located at 4000 and 4100 Ogden 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

WHEREASby petition dated July 5, 2016, Enterprise Leasing Company of Chicago, LLC filed with the City of Aurora a petition requesting approval of a Preliminary Plan and Plat for the property located at 4000 and 4100 Ogden Avenue for a Vehicle/Car Dealership, Entirely Used (2811) use associated with a Vehicle Rental (2840) Use and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-2"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on August 25, 2016, the Planning and Development Committee of the Aurora City Council reviewed said Preliminary Plan and Plat 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 the Special Use Permit for a Vehicle/Car Dealership, Entirely Used (2811) Use is to be

associated with a Vehicle Rental (2840) Use. Upon termination of the Vehicle Rental (2840) Use, the Special Use for a Vehicle/Car Dealership, Entirely (2811) Used shall be terminated.

2) That pursuant to this Special Use the inaccessible parking spaces shown on the Preliminary Plan may be permitted in connection with the Vehicle/Car Dealership, Entirely Used (2811). Upon termination of the Vehicle/Car Dealership, Entirely Used (2811), the parking lot shall be restriped so that all parking spaces are individually accessible.

3) That if the off-premise signage remains the Preliminary Plan should be revised to align the off-premise signage with the proposed development sign and that a sign easement shall be recorded for said off-premise sign.

4.) That Enterprise shall, in all advertisements, promotions, and identification of the Dealership, clearly and prominently indicate that the Dealership is located in "Aurora," by use of the Words "Aurora" or "City of Aurora" in said advertisement, promotion or identification. Where more than one municipality is referenced, the reference to "Aurora" or "City of Aurora" shall appear first.

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