



## Legislation Text

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**File #:** 16-00872, **Version:** 3

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**TO:** Mayor Robert J. O'Connor

**FROM:** Planning Commission

**DATE:** December 8, 2016

**SUBJECT:**

A Resolution Approving a Final Plan on Lots 1 and 2 of O'Reilly Subdivision located at 1435 E. New York Street being south of E. New York Street and east of Farnsworth Avenue for an Auto Parts and Supplies (2820) Use (O'Reilly Auto Enterprises, LLC - 16-00872 / AU24/3-12.402-Rz/Su/Fsd/Fpn - SB - Ward 7)

**PURPOSE:**

The Petitioner O'Reilly Auto Enterprises, LLC is requesting approval of a Final Plan for O'Reilly Subdivision located at 1435 E. New York Street generally located on the south side of New York Street east of Farnsworth Avenue.

**BACKGROUND:**

The Subject Property is located at 1435 E. New York Street being south of E. New York Street and east of Farnsworth Avenue and is currently commercial with B-B Business Boulevard zoning. This property was part of the 1925 Ogden Gardens Subdivision which did not take into account flood plain areas or the New York Street commercial corridor. Most recently this property was the site of a restaurant use. 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 for Lots 1 and 2 of O'Reilly Subdivision for an Auto Parts and Supplies (2820) Use. The details of the request include the demolition of the existing building and the construction of a new 7,527 square foot retail building, 40 parking spaces and a new monument sign on Lot 1. A dry bottom stormwater detention facility will be developed on Lot 2. A landscape plan and building and signage elevations are included in the proposal.

Concurrently with this proposal, the Petitioner is requesting the Establishment of a Special Use Planned Development, and to change the underlying zoning district from B-B Business Boulevard District to B-2(S) General Retail and OS-1 Conservation, Open Space, and Drainage District on the property. The details of the request include the establishment of B-2 zoning for Parcel A (Lot 1) and OS-1 zoning for Parcel B (Lot 2). The use regulations for Parcel A include the prohibiting of certain uses, front, rear and interior side yard setback reductions and monument signage requirements.

The Petitioner is also requesting approval of a Final Plat for O'Reilly Subdivision. The details of the proposal include the consolidation of the existing 20 lots into a two lot subdivision. Lot 1 will be

buildable lot, with a stormwater control easement established on Lot 2 for a detention facility. There will also be 22 feet of right-of-way dedicated for E. New York Street.

The Petitioner is also requesting the Vacation of a public utility easement on the property to facilitate the proposed redevelopment.

### **DISCUSSION:**

Staff has reviewed the Final Plan 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 mentioned below.

Staff is requesting that the walkway adjacent to the building be curbed, providing a safer environment for pedestrians, eliminates the need for ballads or bumpers and allows for more effective and efficient snow removal.

Staff is also requesting modifications to the proposed landscape plan as detailed in the Staff Recommendation below. The landscape materials required per ordinance for the site is 74 canopy tree equivalents (CTEs), however due to the small urban nature of the property staff supports waiving 17 CTEs for the site. This however means that the number, type and location of the materials that are being required are even more important. As detailed in the recommendation Staff is requesting that an additional 7 CTEs be included on the proposed plan and that other material be changed or moved to another location to provide adequate landscape screening with the reduced material requirement.

### **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 (3): To encourage development contiguous to existing development.
- 12.0: To plan and encourage new development for the growth of the City through the integration of land use patterns and functions that promote complementary interactions between land use components.
- 30.0: To develop and maintain an adequate supply of properly zoned areas for commercial facilities to serve existing and future population needs.
- 31.1 (3): To promote the development of commercial facilities in existing or planned commercial areas.
- 50.0: To promote sound diversified and organized industrial, office and commercial growth within the City to widen employment opportunities and strengthen the economic base.

### **RECOMMENDATIONS:**

The Planning Commission recommended CONDITIONAL APPROVAL of the Resolution Approving a Final Plan on Lots 1 and 2 of O'Reilly Subdivision located at 1435 E. New York Street being south of E. New York Street and east of Farnsworth Avenue for an Auto Parts and Supplies (2820) Use, with the following conditions:

1. That the final plan be revised as follows:
  - a. That the parking lot adjacent to the building be curbed.
2. That the Landscape Plan be revised as follows:
  - a. Add 3 evergreen shrubs and 5 deciduous shrubs to each of the two parking islands on the west side of the parking lot.
  - b. Relocate 10 deciduous shrubs from the north side of the building to the northeast corner of the building in a mulched bed.
  - c. Replace 10 evergreen shrubs with 10 deciduous shrubs along the perimeter of the parking lot.
  - d. Relocate 3 canopy trees and add additional 2 canopy trees and 3 understory trees to the detention facility.
  - e. Relocate the 40 shrubs around the detention facility to the northern property line in an undulating mulched bed. The shrubs should consist of 20 evergreen shrubs and 20 deciduous shrubs.
3. That the Building and Signage Elevations Plan be revised as follows:
  - a. Update the Elevation Data Table: Elevations to indicate the Exterior Material List and remove the Elevation Data Table: Façade Percentage.
4. That prior to the Engineering Plans being approved by the Public Works Director, it is verified that the provisions of the City's Stormwater Control Ordinance are met. .

**ATTACHMENTS:**

Exhibit "A-1" Final Plan  
Exhibit "A-2" Landscape Plan  
Exhibit "A-3" Building and Signage Elevations  
Landscape Materials Worksheet  
Property Research Sheet  
Land Use Petition  
Legistar History Report

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 Final Plan on Lots 1 and 2 of O'Reilly Subdivision located at 1435 E. New

York Street being south of E. New York Street and east of Farnsworth Avenue for an Auto Parts and Supplies (2820) 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 September 8, 2016, O'Reilly Auto Enterprises, LLC filed with the City of Aurora a petition requesting approval of a Final Plan for Lots 1 and 2 of O'Reilly Subdivision located at 1435 E. New York Street generally located on the south side of New York Street east of Farnsworth Avenue for an Auto Parts and Supplies (2820) Use and related required documents attached hereto as Exhibits "A-1" through "A-3"; and

WHEREAS, after referral of said petition from the Aurora City Council, the Aurora Planning Commission on December 7, 2016, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on December 15, 2016, the Planning and Development Committee of the Aurora City Council reviewed said Special Use / Planned Development 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 Final Plan with the following conditions:

1. That the final plan be revised as follows:

a. That the parking lot adjacent to the building be curbed.

2. That the Landscape Plan be revised as follows:

a. Add 3 evergreen shrubs and 5 deciduous shrubs to each of the two parking islands on the west side of the parking lot.

b. Relocate 10 deciduous shrubs from the north side of the building to the northeast corner of the building in a mulched bed.

c. Replace 10 evergreen shrubs with 10 deciduous shrubs along the perimeter of the parking lot.

d. Relocate 3 canopy trees and add additional 2 canopy trees and 3 understory trees to the detention facility.

e. Relocate the 40 shrubs around the detention facility to the northern property line in an undulating mulched bed. The shrubs should consist of 20 evergreen shrubs and 20 deciduous shrubs.

3. That the Building and Signage Elevations Plan be revised as follows:

a. Update the Elevation Data Table: Elevations to indicate the Exterior Material List and remove the Elevation Data Table: Façade Percentage.

BE IT FURTHER RESOLVED that the City Council 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 dedications or modifications deemed necessary by the Aurora City Engineer.