



Legislation Text

File #: 22-0251, **Version:** 3

TO: Mayor Richard C. Irvin

FROM: Planning and Zoning Commission

DATE: June 10, 2022

SUBJECT:

A Resolution Approving a Final Plan on Lot 1 of Lake Street 31 Development Subdivision located on property at 970 N. Lake Street (Lake Street 31 Development, LLC - 22-0251 / AU15/1-22.082-Fpn - TV - Ward 6)

PURPOSE:

The Petitioner, Lake Street 31 Development, LLC, is requesting approval of a Final Plan for Lots 1 of Lake Street 31 Development Subdivision located at 970 N. Lake Street for the redevelopment of this property.

BACKGROUND:

The Subject Property is on Lot 1 of Lake Street 31 Development Subdivision, being 6.234 acres. This property contains the 187,117 square foot building which has been vacant and largely unused since Carson Pirie Scott vacated the premises in 2017. The property is currently zoned B-3 Business and Wholesale District zoning. The owner did allow the building to be used as a regional vaccination center in 2021.

The Petitioner is requesting approval of a Final Plan for Lot 1. The detail of the request includes the redevelopment of the existing building into mix use by repurposing the department store into a temperature and access controlled indoor storage facility with retail units fronting along Lake Street. The storage facility will have a retail/office component and two flex areas that can be rented out to people for office space.

The proposal also reconfigures and upgrades the parking lot by establishing new landscaped areas along the southern and western property lines, landscaped islands throughout the parking lot, and a 30' landscaped setback along Lake Street. Access to the property will be via the existing signalized intersection, a right-in right-out from Lake Street and a new 4-way stop which will be added internally on the shared private drive to slow traffic and improve circulations. This new 4-way stop will be along the south property line and the shared east/west private drive, directly across from the westerly drive at Northgate.

Frontage along Lake Street will be improved. A new 5' sidewalk is being provided along Lake Street which will be setback 5' from the property line. Landscaping is being implemented along Lake Street, within the parking lot, and along the southern and western sides of the property. There is a total of 187 parking spaces which exceeds the parking requirement.

As part of this proposal, the Petitioner is proposing to upgrade the building elevations. The proposed elevation changes include repairing and repainting the existing façade, new aluminum storefronts with fabric and metal awnings. In addition, the entrances are distinguished by new taller parapets with EIFs or stone veneer. The Petitioner is also proposing a new canopy with outdoor seating along the south corner of the front façade. A new 10' tall monument sign will be located along Lake Street.

Concurrently with this proposal, the Petitioner is requesting the establishment of a Conditional Use Planned Development. The detail of the request includes the approval of a Plan Description that outlines specific requirements and allows for modifications including certain additional permitted uses, including a list of prohibited uses, and a requirement to market one of the proposed newly created retail units along Lake Street for a fast casual sit-down restaurant at least two years. It also includes modifications to the bulk restrictions including the establishment of minimum setbacks and codifying parking requirements.

The Petitioner is also requesting approval of a Final Plat for Lake Street 31 Development Subdivision. The detail of the request includes subdividing the property into two parcels and granting several easements. This subdivision will allow for future development at the southeast corner of the property for a proposed car wash.

Lastly, Super Sudz Aurora, LLC, is requesting approval of a Final Plan for Lot 2. The detail of the request includes the construction of a 6,144 square foot single bay car wash. A car wash is currently a permitted use on this property. The entrance and exit into the car wash will be via the shared east/west private drive along the south property line. There is stacking for 30 vehicles on site when entering the car wash and 41 parking spaces with self-service vacuum stations. A new 5' sidewalk is being provided along Lake Street which will be setback 5' from the property line. Landscaping is being implemented throughout the property including within the newly created 30' setback along Lake Street.

The building elevations consists of stone and brick facades accented with a blue metal cornice. In addition, a metal canopy will be constructed over the parking spaces with self-service vacuum stations. An 8' tall monument sign will be located along Lake Street at the south portion of the property.

DISCUSSION:

Staff has reviewed the Final Plan 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.

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

31.01(1) To promote the concept of a hierarchy of commercial development consisting of regional, community and neighborhood commercial centers supported by requisite population levels, which influence to location, scale and type of commercial development and redevelopment.

31.01(3) To promote the development of commercial facilities in existing or planned commercial areas.

32.01(4) To enhance the quality of the visual and physical environment of the City through the provision for landscaping in commercial development

RECOMMENDATIONS:

The Planning and Zoning Commission recommended **CONDITIONAL APPROVAL** of the Resolution Approving a Final Plan on Lot 1 of Lake Street 31 Development Subdivision located on property at 970 N. Lake Street, with the following conditions:

1. That the Final Plan approval be contingent upon Final Engineering approval.
2. That the access on Lake Street be contingent upon Illinois Department of Transportation (IDOT) review and approval. The existing traffic signal post at the southeast corner of the site may need to be relocated and additional dedication may be required as determined by IDOT.
3. That the documents be revised to incorporate the Zoning and Planning Staff comments included in the memo dated June 2, 2022, prior to building permit issuance.
4. That the proposed grease trap shall serve all of the retail units along Lake Street.

ATTACHMENTS:

Exhibit "A-1" Final Plan
Exhibit "A-2" Landscape Plan
Exhibit A-3" Building and Signage Elevations
Land Use Petition with Supporting Documents
Maps

Legistar Number: 22-0251

cc:

Alderman Michael B. Saville, Chairperson
Aldерwoman Patty Smith, Vice Chairperson
Alderman Carl Franco
Alderman Sherman Jenkins
Alderman Ron Woerman



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution Approving a Final Plan on Lot 1 of Lake Street 31 Development Subdivision located on property at 970 N. Lake Street

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 23, 2022, Lake Street 31 Development, LLC filed with the City of Aurora a petition Requesting approval of a Final Plan for Lots 1 of Lake Street 31 Development Subdivision located at 970 N. Lake Street and related required documents as attached hereto as Exhibits "A-1" through Exhibit "A-3"; and

WHEREAS, the Planning and Zoning Commission conducted a hearing on June 8, 2022, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on June 15, 2022, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said Final 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 Final Plan with the following conditions:

1. That the Final Plan approval be contingent upon Final Engineering approval.
2. That the access on Lake Street be contingent upon Illinois Department of Transportation (IDOT) review and approval. The existing traffic signal post at the southeast corner of the site may need to be relocated and additional dedication may be required as determined by IDOT.
3. That the proposed grease trap shall serve all of the retail units along Lake Street.

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 easement dedications deemed necessary by the Aurora City Engineer.

