

**CITY OF AURORA  
PLANNING COMMISSION  
PUBLIC HEARING MINUTES  
JANUARY 18, 2012**

The Aurora Planning Commission met in a specially scheduled public hearing on Wednesday, January 18, 2012, in Council Chambers of Aurora City Hall. The hearing was called to order at 7:00 p.m. by Planning Commission Chairman Maria Hydell.

**ROLL CALL:**

Present: Kathi Grandillo  
Maria Hydell  
Joe Kastelic

Absent: Ken Grohe  
Roy Shafer

Also Present: Thomas Reitz, Law Advisor  
Richard Wehrenberg, Planning, Zoning &  
Building Director  
Denise Januska, City Planner  
Justin Czekaj, City Engineer  
Corinne Craine, Commission Clerk

**AGENDA ITEM:**

Aurora Partners III, Property North of Brown Keidel Bldg. & South of McDonalds – Conditional Zoning Certificate / Comparable Use for Retail Auto Parts & Service (1112019)

Craig Cawrse of Cawrse & Associates and the property owners, Harry Caplan and Joe Chiro, were present to discuss the application. The applicants own the seven acre parcel which is located north of the Brown Keidel Service Center, south of McDonalds, and west of Route 43. The property is in a C-3 planned community shopping center district and they are seeking a conditional zoning certificate for an auto parts and service business.

Mr. Cawrse presented an aerial map that showed the proposed site and its location relative to other businesses in the current C-3 district. He stated that the proposed automotive parts and service business would include a 40,900 square foot automotive service building, a 4,600 square foot car wash, and a 4,500 square foot automotive parts retail store, which would be similar to a NAPA store. Additionally, there would be some outdoor vehicle storage and perhaps some car sales.

Mr. Cawrse said that it was important to show how their proposal compares to the permitted and/or conditionally permitted uses in this C-3 district. He pointed out that Quick Change and Ultimate Wash were automotive businesses that were already operating in the C-3 district. He stated that both businesses were similar, if not identical, to what the applicant is proposing. Mr. Cawrse also spoke about the compatibility of their proposal to the surrounding businesses. He noted that the Aurora Chrysler dealership and the City Service Center have automotive uses similar to their proposal.

Mr. Caplan stated that he envisioned a well-known automotive business such as a National Tire & Battery (NTB) or a Conrad's as the possible tenants for this site. He said that an automotive business was a good use for the site and it was comparable, if not identical, to other businesses within the

district.

Mr. Caplan then commented about several issues pertaining to the site. First, he spoke about the existing road that is located on the property. He explained that his company and the city were currently involved in a legal dispute pertaining to the use of the road. Mr. Caplan stated that the city had no easement rights to use the road for access to and from the City Service Center, and furthermore, there was no benefit for him to enter into such an agreement.

Secondly, Mr. Caplan complained about the unsightly conditions of the City Service Center property and he presented photos of those conditions to the members. He stated that he has requested that the city either screen the unsightly junk or remove it and he has not gotten any response from the city. He said that these conditions have negatively impacted the value of his property.

George Mazzaro, 186 Eldridge Road, stated that the application should be approved because it meets the standards for the conditional zoning certificate.

**ADJOURNMENT:**

**MOTION: To adjourn the public hearing at 7:17 p.m.**

Mrs. Grandillo moved; Mr. Kastelic seconded, and the motion carried, 3-0, on a roll call vote.

Yeas: Mrs. Grandillo, Mr. Kastelic, Mrs. Hydell

Nays: None

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Maria Hydell, Chairman

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Corinne Craine, Clerk