

Land Use Petition

Project Number: 2018.187

Subject Property Information

Address/Location: 410 Hill Avenue

Parcel Number(s): 15-26-276-021

Petition Request(s)

Requesting Approval of a Plan Description Revision to the Special Use Planned Development on the Property Located at 410 Hill Avenue

Requesting Approval of a Final Plan Revision for the Property Located at 410 Hill Avenue for a Mini-Storage, Common Corridor Units (3342) Use and a Vehicle Terminals and Vehicle Storage Yards, Major (3310) Use

Requesting Approval of a Plat of Dedication of Right-of-Way Along the Property Located at 410 Hill Avenue

Attachments Required

(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet - digital only (Document 1-0)
Word Document of: Legal Description (Format Guidelines 2-1)

Two Paper and One PDF Copy of:
Fire Access Plan (Format Guidelines 2-6)
Plat of Right-of-Way Dedication (Format Guidelines 2-13)
Final Engineering Plans (Format Guidelines 2-16)
Stormwater Permit Application (Application 1-14)
Stormwater Report (Application 2-10)
PE Use Fee Fixture Count Sheet (Application 5-4)
Soil Investigation Report
Wetland Determination Report / Letter by Design Professional

Word Document of: Plan Description (2-18)

One Paper and PDF Copy of:
Final Plan (Format Guidelines 2-4)
Landscape Plan (Format Guidelines 2-7)
Building and Signage Elevations (Format Guidelines 2-11)

One Paper and PDF Copy of:
Qualifying Statement (Format Guidelines 2-1)
Plat of Survey (Format Guidelines 2-1)
Legal Description (Format Guidelines 2-1)
Letter of Authorization (Format Guidelines 2-2)
Existing or Proposed CC&Rs or Lease Restrictions

Petition Fee: \$2,415.00 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature:  Date 11/10/2020

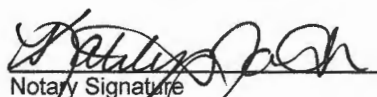
Print Name and Company: Eric J. Miller, Esq., Eric J. Miller Law Group, Ltd.

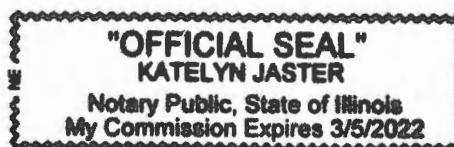
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 10th day of November, 2020

State of Illinois)
County of McHenry) SS

NOTARY PUBLIC SEAL


Notary Signature



Filing Fee Worksheet

Project Number: 2018.187
Petitioner: Palatine Capital Management Partners, LLC
Number of Acres: 0.00
Number of Street Frontages: 1.00
Non-Profit: No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Plan Description Revision	\$ 800.00
	Final Plan	\$ 750.00
	Dedications	\$ 200.00
	Final Engineering Filing Fee	\$ 650.00
	Public Hearing Notice Sign(s)	\$ 15.00

Total: **\$2,415.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Steve Broadwell

Date:



Project Contact Information Sheet

Project Number: 2018.187

Petitioner Company (or Full Name of Petitioner): Palatine Capital Management Partners, LLC

Owner

First Name: Thomas Initial: Last Name: Goodwin Title: 0
Company Name: Thomas Goodwin Trust
Job Title: Trustee
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Attorney
Company Name: Eric J. Miller Law Group, LTD
First Name: Eric Initial: J. Last Name: Miller Title:
Job Title: Attorney at Law
Address: 2900 North Perryville Road, Suite 4210B
City: Rockford State: IL Zip: 61107
Email Address: Phone No.: 815-315-0106 Mobile No.: 815-979-4943

Additional Contact #1

Relationship to Project: Other
Company Name: CNB Construction Consultants, Inc.
First Name: Brian Initial: Last Name: Harrington Title:
Job Title:
Address: 800 Dundee Avenue
City: Elgin State: IL Zip: 60120
Email Address: brian@cnbconstruction.com Phone No.: 847-760-6655 Mobile No.:

Additional Contact #2

Relationship to Project: Architect
Company Name: Urban & Associates, Inc.
First Name: Chris Initial: Last Name: Urbanczyk Title:
Job Title:
Address: 2529 Illinois Road
City: Northbrook State: IL Zip: 60062
Email Address: cu@urbanassociates.net Phone No.: 847-291-9570 Mobile No.: 847-208-3616

Additional Contact #3

Relationship to Project: Engineer
Company Name: Caldwell Engineering, Ltd.
First Name: Michael Initial: Last Name: Caldwell Title:
Job Title:
Address: 1316 North Madison Street
City: Woodstock State: IL Zip: 60098
Email Address: michaelc@caldwellengineering.c Phone No.: 815-502-5504 Mobile No.: 815-482-5232

Additional Contact #4

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

QUALIFYING STATEMENT

Palatine Capital Partners Management, LLC seeks an amendment to the special use development that was approved by the City Council back in 1984. At the time, a special use was obtained to construct mini-warehouse storage on the property. Our development will be larger in scale with approximately 100,000 square feet of self-storage in a climate-controlled facility. The rear of the property will have outdoor storage for recreational vehicles and boats.

The property is current zoned as B-2(S). Our development will keep the zoning the same. One variance that is required is related to the parking. Normally, a B-2(S) district for warehousing requires 1 parking space per 1,000 square feet. Our plans provide for 21-22 parking spaces. Self-storage does not have a huge demand for parking spaces at any single point in time during the day. Other municipalities have provided for the following parking space allotments:

Address	City	Square Feet	Parking Spaces	Handicap	Total Spaces
1752 N. Aurora Road	Naperville	104,789	11	1	12
1432 W. Ogden Avenue	Naperville	75,642	5	0	5
2220 N. Main Street	Wheaton	59,001	8	1	9

We feel that providing 21-22 parking spaces will adequately serve the property and not cause any traffic issues on Hill Avenue or interfere with the quiet enjoyment of neighboring properties.

The development only requires one curb cut on Hill Avenue. Traffic congestion on Hill Avenue will not be an issue. As stated with the parking issue, self-storage does not have a large demand at any single point of time during a particular day. There are no entry or security gates

near the right-of-way that could cause a line to get into the property. There will be a fence in the rear of the property, but it will have no impact on ingress or egress from the property. With the exception of the parking lot in the front of the property, all traffic throughout the property will be one-way around the building. The stormwater detention that we have planned for the property will allow all the natural runoff of stormwater to be self-contained to the property in detention basins. There is a detention pond to the southeast of the property, but our design will not create any additional stress for that pond.

The construction of a self-storage facility will have a minimal impact on the surrounding properties. The surrounding properties are zoned generally in business districts, with the exception of the properties to the northeast and east of our development, which are in unincorporated Kane County. Self-storage will not impact negatively the property values of the surrounding properties. Each facility that is constructed by CNB Construction Consultants, Inc. has a heavy surveillance component. There will be a significant amount of security cameras in place to monitor activity.

Our development is consistent with prior development plans for the property. The property was slated for a smaller scale self-storage development back in 1984, and our development continues that approved use with a development that will be larger and aesthetically pleasing in the design that will match and enhance the character of the area.

October 1, 2020

City of Aurora
Planning and Zoning Division
44 East Downer Place
Aurora, Illinois 60507

VIA EMAIL/COAPLANNING@AURORA-IL.ORG

Re: Authorization Letter for 410 Hill Avenue, Aurora, Illinois

To whom it may concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize Palatine Capital Partners Management, LLC, and its representatives, to act as the owner's agent through the Special Use Amendment/Variance Land Use Petition process with the City of Aurora for said property.

If you have any questions or need anything else from me concerning this Petition, please e-mail me at bntgoodwin@att.net or contact my local attorney, Steven Butkus at (630) 319-5507 or sbutkus@ameritech.net.

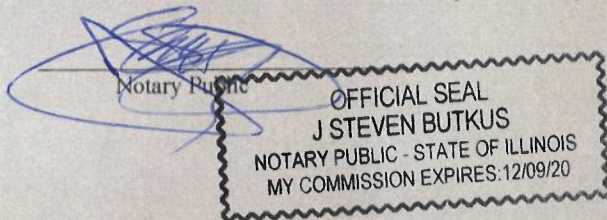
Signed:

Thomas Goodwin

Date: October 1, 2020.

Thomas Goodwin, Trustee of
Thomas Goodwin Trust under Trust
Agreement dated November 20, 2002

Subscribed and sworn before me this 1st day of October, 2020



LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE WEST ALONG THE QUARTER SECTION LINE 513.48 FEET(7.78 CHAINS) TO THE CENTER LINE OF HILL AVENUE (BEING U. S. RTE BUSINESS 30); THENCE NORTH ALONG SAID CENTER LINE 330.0 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 792.0 FEET; THENCE NORTH PARALLEL TO SAID CENTER LINE 276.25 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 88 DEGREES, 50 MINUTES, 0 SECONDS MEASURED FROM SOUTH TO WEST WITH SAID LAST DESCRIBED COURSE, 173.86 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES, 53 MINUTES, 0 SECONDS MEASURED FROM EAST TO SOUTH WITH SAID LAST DESCRIBED COURSE 52.00 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES, 53 MINUTES, 0 SECONDS MEASURED FROM NORTH TO WEST WITH SAID LAST DESCRIBED COURSE 266.00 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES, 58 MINUTES, 0 SECONDS MEASURED FROM EAST TO NORTH WITH SAID LAST DESCRIBED COURSE 67.50 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES, 13 MINUTES, 0 SECONDS MEASURED FROM SOUTH TO WEST WITH SAID LAST DESCRIBED COURSE 352.30 FEET TO SAID CENTER LINE OF HILL AVENUE; THENCE NORTH ALONG SAID CENTER LINE 122.93 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO OKLAHOMA STATIONS, INC. BY WARRANTY DEED RECORDED JANUARY 28, 1965 AS DOCUMENT 1039285; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 158.0 FEET; THENCE NORTH PARALLEL TO SAID CENTER LINE OF HILL AVENUE 125.0 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 634.0 FEET; THENCE SOUTH PARALLEL TO SAID CENTER LINE OF HILL AVENUE 259.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Parking and Stacking Requirement Worksheet

Project Number: 2018.187

Petitioner: Palatine Capital Management Partners, LLC

Parking Requirement

Total Parking Requirement	25
Enclosed Parking Spaces	-
Surface Parking Spaces	25

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
97,700	Structure 2630: Mini-storage, Common Corridor Units	1 space per 4,000 SF of gross floor area with a minimum of 3 spaces required.	24
200	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	1



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Landscaping CTE Requirement Worksheet

Project Number: 2018.187

Petitioner: Palatine Capital Management Partners, LLC

Street Frontage 124 L.F.

Stormwater HWL 1,905.00 L.F. Wet Bottom

- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: 0

Unit/Phase:

Lot Number

Perimeter Yard 2,164 L.F.

Buffer Yard 614 L.F.

Surface Parking Spaces 26 spaces

Parking Lot Islands - Number

Building Foundation 179 L.F.

Standard Requirements

Plant Mix Guidelines

		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	4.0	4	0	0	0	0
Wet Stormwater Facility	57.0	29	22	21	148	137
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	65.0	33	29	29	130	130
Buffer Yard	12.0	6	5	5	24	24
Parking Lot Islands	1.5	1	0	0	5	5
Building Foundation	2.0	0	0	0	20	20
Total:	141.5	73	56	55	327	316

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Verified By:

Steve Broadwell

Date: