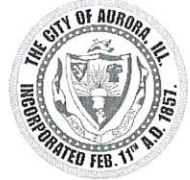


City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: www.aurora-il.org



Land Use Petition

Subject Property Information

Address / Location: 1650 North Randall Road

Parcel Number(s): 15-08-178-002

Petition Request

Requesting approval of a Final Plan Revision for Lot 2 of Life Storage Center Subdivision, located at 1650 North Randall Road for a Mini-Storage, Common Corridor Units (3342) Use.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Data Tables (Document 1-0)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

One Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Two Paper and One PDF Copy of:

Engineering Plan

Stormwater Permit Application

Project Information Sheet

Two Paper and One PDF Copy of:

Final Plan (Format Guidelines 2-5)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format Guidelines 2-11)

Floor Plan

Fire Access Plan

Petition Fee: \$750.00

Payable to: 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: 10/21/2024

Print Name and Company: _____

Gwyn McNeal, Life Storage LP

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 21st day of October.

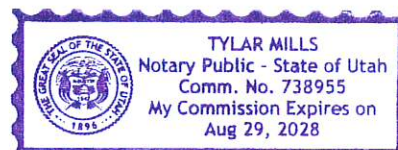
State of Utah

) SS

NOTARY PUBLIC SEAL

County of Salt Lake

Notary Signature _____



Project Contact Information Sheet

Project Number: 2024.069

Petitioner Company (or Full Name of Petitioner): Extra Space Management, Inc

Owner

First Name: Clint Initial: Last Name: Kleppe Title: _____
Company Name: Life Storage LP
Job Title: _____
Address: 2975 E Cottonwood Pkwy, Ste. 300
City: Salt Lake City State: UT Zip: 84121
Email Address: Phone No.: Mobile No.: _____

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

Relationship to Project: Architect
Company Name: SGW Architecture & Design
First Name: Michael Initial: Last Name: Aufderheide Title: _____
Job Title: Senior Project Architect
Address: 444 N. Michigan Ave., Ste. 1850
City: Chicago State: IL Zip: 60611
Email Address: maufderheide@sgwarch.com Phone No.: 312-661-6183 Mobile No.: _____

Additional Contact #1

Relationship to Project: _____
Company Name: SGW Architecture & Design
First Name: Christopher Initial: Last Name: Michalak Title: _____
Job Title: Associate Partner
Address: 444 N Michigan Ave
City: Chicago State: IL Zip: 60611
Email Address: cmichalak@sgwarch.com Phone No.: 312-561-5306 Mobile No.: _____

Additional Contact #2

Relationship to Project: _____
Company Name: Extra Space Management, Inc.
First Name: Jeremy Initial: Last Name: Highland Title: _____
Job Title: _____
Address: 2975 E Cottonwood Pkwy, Ste. 300
City: Salt Lake City State: UT Zip: 84121
Email Address: jhighland@extraspace.com Phone No.: Mobile No.: _____

Additional Contact #3

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

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.: _____



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

Filing Fee Worksheet

Project Number: 2024.069

Petitioner: Extra Space Management, Inc

Number of Acres: 1.13

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):	Final Plan Revision	\$ 750.00
		\$ -

Total: **\$750.00**

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

Verified By: Stephen Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2024.069

Petitioner: Extra Space Management, Inc

Parking Requirement

Total Parking Requirement	6
Enclosed Parking Spaces	-
Surface Parking Spaces	6

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.

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

OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
22,000	Structure 2630: Mini-Storage, Common Corridor Units	1 space per 4,000 sq ft of gross floor area	6

Landscaping CTE Requirement Worksheet

Project Number: 2024.069

Petitioner: Extra Space Management, Inc

Street Frontage
Stormwater HWL

- 227 L.F.
- L.F. Wet Bottom
- L.F. Dry Bottom
- L.F.
- units

Neighborhood Border
Dwelling Units

Subdivision Name: Life Storage Centers

Unit/Phase:

Lot Number

Lot 2

Perimeter Yard
Buffer Yard
Surface Parking Spaces
Parking Lot Islands
Building Foundation

443 L.F.
- L.F.
21 spaces
- Number
503 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	7	0	0	0	0
Wet Stormwater Facility	0	0	0	0	0
Dry/Turf Stormwater Facility	0	0	0	0	0
Neighborhood Border	0	0	0	0	0
Dwelling Unit	0	0	0	0	0
Perimeter Yard	7	6	6	26	26
Buffer Yard	0	0	0	0	0
Parking Lot Islands	1	0	0	7	7
Building Foundation	0	0	0	50	50
Total:	15	6	6	83	83

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

Verified By:

Stephen Broadwell

Date:

1650 N. RANDALL RD, AURORA IL

LEGAL DESCRIPTION OF NEW BUILDING SITE:

LOT 2 IN LIFE STORAGE CENTERS SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 2007 AS DOCUMENT NUMBER 2007K114618 IN KANE COUNTY, ILLINOIS

LEGAL DESCRIPTION OF EXISTING BUILDING SITE:

LOT 1 IN LIFE STORAGE CENTERS SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 2007 AS DOCUMENT NUMBER 2007K114618 IN KANE COUNTY, ILLINOIS

QUALIFYING STATEMENT

The scope of the project consists of a new, climate controlled, 1 story self-storage building. The project is located at 1650 & 1660 N Randall Road, Aurora, Illinois. The total lot area of the site is 238,657 SF. The existing lot will have 189,473 SF and the new lot is 49,184 SF. The site was re-zoned as 'B-2(s)' General Retail Business District with a special use for a planned development zoning pursuant to section 14.6-7 of the aurora zoning ordinance. The Re-zoning associated with the revised plan description dated October 24, 2006. The new building's footprint is 22,311 SF.

The scope of the new building includes a loading area, water and electrical room. The structure of the building will be light gauge framed wall system at 10' on center. The foundation will be conventional concrete foundation. The type of construction is Type II – A.

The type of storage provided is all climate controlled with individual units being provided in different sizes. The site is fully surveilled for the customer and general public's safety; provided through locks, security cameras, intercom, and an available attendant. The project looks to address the public health, safety, morals, comfort, and general welfare standards by complying with building and zoning code requirements. Exit signs are provided. The project will be compliant and submitted to the building department for review. The proposed project also provides enjoyment to the public by fulfilling the need of storage for the surrounding areas. Residents will have a convenient place to store items that they do not wish to keep in their homes or businesses.

The project's proposed use fits into the context of the surrounding neighborhood and zoning districts and it follows the normal and orderly development of both commercial and residential uses in the B2 Business District. The use of "Mini-Storage, Common Corridor Units (3341)," is permitted in the district and will serve the community's need for self-storage. The project is compliant with the City of Aurora Zoning Ordinance. The project is located in the Business (B2) zoning District. The use group is Mini-Storage, Common Corridor Units (3341) with a max Floor area ratio of 1. Required setbacks include a 10' -0" front setback and a 30' -0" rear setback. The proposed building will have a front yard setback of 72' -2 1/2", a north side yard setback of 14' -10 1/2", a south side yard setback of 42' -2 1/2", and a rear yard setback of 1' -10 1/2", and the existing building will have a front yard setback of 150' -8", a north side yard setback of 32' -10", a south side yard setback of 49' -0", and a rear yard setback of 4' -0". There is no restriction on building height. The project will comply with these requirements. The surrounding neighborhood consists of residential properties. The average property value in within the neighborhood is \$262,440.

The project's Utilities are as follows: new water and sanitary sewer services are required for the building. Additional storm sewer structures and pipes required for new grades. Overall existing site drainage to remain the same. All access roads are existing and no new access roads are required. Existing ingress/egress are to remain the same. As self-storage is a low intensity use, any impact to congestion on Randall Road will be negligible.

August 28, 2024

Re: Letter of Authorization

To Whom It May Concern,

Life Storage LP ("Owner") owns the real property located at 1650 N Randall Rd, Aurora, IL 60506 (the "Property"). The Property is managed by its affiliate, Extra Space Management, Inc. ("Extra Space").

The purpose of this letter is to confirm that the Owner (or Extra Space) is currently applying for permits and approvals at the Property and authorizes SGW Architecture & Design and its representatives, to apply for, manage, and sign documents related to permits and approvals for work at the Property.

Thank you for your attention to this letter of authorization.

Sincerely,

 8-28-24
Clint Kleppe
Extra Space Management, Inc.
Authorized Representative

Acknowledged this 28 Day of August, 2024.


Notary Signature

