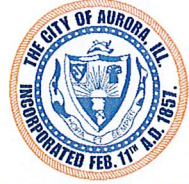


City of Aurora

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](http://www.aurora-il.org)



Land Use Petition

Subject Property Information

Address / Location: 1650 N. Randall Road

Parcel Number(s): 15-08-178-003

Petition Request

Requesting a Plan Description Revision to the Conditional Use Planned Development on the property located at 1650 North Randall Road.

Requesting a Final Plan Revision for Life Storage Centers 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 Tables Excel Worksheet - digital only
(Document 1-0)

Word Document of: Legal Description (Format Guidelines 2-1)

Two Paper and PDF Copies of:

Final Engineering Plans

Project Information Sheet

Stormwater Management Permit Worksheet

Fire Access Plan

Two Paper and PDF Copies of:

Final Plan (Format Guidelines 2-4)

Site Plan

Landscape Plan (Format Guidelines 2-7)

Building and Signage Elevations

(Format Guidelines 2-11)

Plan Description (Format Guidelines 2-18)

One Paper and PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Existing or Proposed CC&Rs or Lease Restrictions

Petition Fee: \$2,100.81

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: Andrew J. Gregoire Date 11/30/22

Print Name and Company: Andrew J. Gregoire CFO 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 30 day of NOVEMBER 2022.

State of NEW YORK

) SS

NOTARY PUBLIC SEAL

County of ERIE

Notary Signature [Signature]

LAURA A. KRYTA
No. 01KR6288575

Notary Public, State of New York
Qualified in Erie County

My Commission Expires 09/09/20 25

Project Contact Information Sheet

Project Number: 2020.211

Petitioner Company (or Full Name of Petitioner): Life Storage

Owner

First Name: Brett Initial: _____ Last Name: Miller Title: Mr.
Company Name: Life Storage
Job Title: Construction Manager
Address: 6467 Main Street
City: Williamsville State: New York Zip: 14221
Email Address: bmiller@lifestorage.com Phone No.: 852-202-6503 Mobile No.: _____

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

Relationship to Project: Owner
Company Name: Life Storage
First Name: Brett Initial: _____ Last Name: Miller Title: Mr.
Job Title: Construction Manager
Address: 6467 Main Street
City: Williamsville State: New York Zip: 14221
Email Address: bmiller@lifestorage.com Phone No.: 852-202-6503 Mobile No.: _____

Additional Contact #1

Relationship to Project: Architect
Company Name: SGW Architecture & Design
First Name: Chris Initial: _____ Last Name: Michalek Title: _____
Job Title: Associate Partner
Address: 444 N Michigan Ave., Ste. 1850
City: Chicago State: IL Zip: 60611
Email Address: CMichalek@sgwarch.com Phone No.: 312-561-5306 Mobile No.: 312-661-6183

Additional Contact #2

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 #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.: _____

Filing Fee Worksheet

Project Number: 2020.211

Petitioner: Life Storage

Number of Acres: 5.48

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	\$ 819.15
	Final Plan Revision	\$ 766.66
	Public Hearing Notice Sign(s)	\$ 15.00
	Final Engineering Filing Fee	\$ 500.00

Total: **\$2,100.81**

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

Verified By: Steve Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 2020.211

Petitioner: Life Storage

Parking Requirement

Total Parking Requirement	47
Enclosed Parking Spaces	-
Surface Parking Spaces	47

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: Steve Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
187,025	Structure 2630: Mini-storage, Common Corridor Units	1 space per 4,000 square foot of gross floor area with a minimum of 3 spaces required	47

Landscaping CTE Requirement Worksheet

Project Number: 2020.211

Petitioner: Life Storage

Street Frontage

227 L.F.

Stormwater HWL

- L.F. Wet Bottom
- L.F. Dry Bottom

Neighborhood Border

- L.F.

Dwelling Units

- units

Subdivision Name: Life Storage Centers

Unit/Phase:

Lot Number

Perimeter Yard

442 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

24 spaces

Parking Lot Islands

- Number

Building Foundation

515 L.F.

Lot 1, Lot 2

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	7	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
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	13.0	7	6	6	26	26
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	2.0	1	0	0	7	7
Building Foundation	5.0	0	0	0	50	50
Total:	27.0	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:

Steve Broadwell

Date:



RESPONSE LETTER

1650 N RANDALL ROAD, AURORA, IL 60505

January 26, 2023

Steve Broadwell, Planner
City of Aurora
44 E Downer Place
Aurora, IL 60505
Via Email: broadwells@aurora.il.us

Dear Mr. Broadwell,

The following is a response to the comments we received from the "Application Completeness Review." In addition, please find the revised plans attached.

Qualifying Statement

- a. The discussion of the use "warehouse" has been removed from the document. The use is now "Mini-storage."
- b. The discussion of plan description revision and requested zoning changes are included in the document.
- c. The correct setbacks are now included in the document.

Building and Signage Elevations

- a. Proposed monument sign 3 dimensions have been corrected and the existing monument sign 3 has been added to the set.
- b. Labels on sheets A2-01 and A2-02 have been revised to indicate the elevations as proposed building elevations.
- c. Labels on sheet A2-03 have been corrected to indicate the correct elevations.

Respectfully Submitted,
Sullivan Goulette & Wilson, Ltd.

A handwritten signature in black ink, appearing to read 'Christopher Michalek', with a long horizontal flourish extending to the right.

Christopher Michalek
Associate Partner

QUALIFYING STATEMENT

The scope of the project consists of a new, climate controlled, 3 story Self storage building and the renovation of an existing 1 story retail space to be converted into self-storage. 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 58,359 SF, and the existing area of renovation is 8,867 SF.

The renovation of the existing building faces W Randall Road and is adjacent to the location of the new building. The scope of the new building includes a loading area, water and electrical room, an elevator, and two staircases. The structure of the building will be light gauge framed wall system at 10' on center with metal deck and poured concrete slabs at the upper floors. 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 addresses the public health, safety, morals, comfort, and general welfare standards by complying with building and zoning code requirements. Fire rated stairs and 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 76' -4", a north side yard setback of 13' -4 1/2", a south side yard setback of 42' -3", and a rear yard setback of 26' -1", 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 projects 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.



October 17, 2022

From: Brett Miller
Life Storage
6467 Main Street
Williamsville, NY 14221
865-202-6503
bmiller@lifestorage.com

To: City of Aurora, Planning and Zoning Division
44 E. Downer Place, Aurora IL 60507
630-256-3080
coaplanning@aurora-il-org

Re: Authorization Letter for: 1650 N. Randall Rd.
Aurora, IL 60506

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 SGW Architecture & Design, and its representatives, to act as the owner's agent through the site approval Land Use Petition process with the City of Aurora for said property.

Signature: B. Miller Date 10/17/2022

Subscribed And Sworn To Before Me This 20 Day
Of October, 20 22

Laura A. Kryta
Notary Signature

LAURA A. KRYTA
No. 01KR6288575
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 09/09/2025



RESPONSE LETTER

1650 N RANDALL ROAD, AURORA, IL 60505

January 26, 2023

Steve Broadwell, Planner
City of Aurora
44 E Downer Place
Aurora, IL 60505
Via Email: broadwells@aurora.il.us

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Respectfully Submitted,
Sullivan Goulette & Wilson, Ltd.

A handwritten signature in black ink, appearing to read 'Christopher Michalek', with a long, horizontal flourish extending to the right.

Christopher Michalek
Associate Partner

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

Memo

Re: 1650 Randall Road Review

The memo is a response to the review comments for the landscape submission. These comments were made by the City of Aurora. This memo response was completed by Gary Lehman, G Studio, project landscape architect. Comments and revised site plans were received Jan. 16th, 2023.

Landscape Review Comments:

1. The title has been added to the landscape sheet as directed.
2. The data table has been provided.
3. A location map has been added to the landscape sheet.
4. The symbols have been updated to match the City's required symbols.
5. The shrubs have been adjusted to create an even mix of deciduous and evergreen.
6. Existing landscaping has been adjusted
 - a. The existing landscape includes material type.
 - b. The symbol has been adjusted to be grey.
7. The following has been verified:
 - a. No fencing has been incorporated in the design.
 - b. The overhead lines are on the opposite side of Randall Road. One pole is noted on the plan and will not prove an obstruction for landscaping.
 - c. No light poles have been added to the project.
 - d. No berming has been included in the design.

Additional:

- The plant schedule has been updated to reflect modification to the planting and quantities.



Memorandum - January 23, 2023



5834 N. Talman Avenue Chicago, Illinois 60659 www.gstudiodesign.net
773.732.0311