



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 20-0765

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Type: Resolution

Status: Agenda Ready

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**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 11/12/2020

File Name: Palatine Capital Partners Management, LLC / 410 Hill
Avenue / Final Plan Revision

Final Action:

Title: A Resolution Approving a Revision to the Final Plan 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 (Palatine Capital Partners Management, LLC - 20-0765 / AU26/2-20.192-SUPD/R/Fpn/R - SB - Ward 7)

Notes:

Agenda Date: 12/09/2020

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2020-12-02 - 2020.192,
Exhibit "A-2" Landscape Plan - 2020-12-02 -
2020.192, Exhibit "A-3" Building & Signage Elevations
- 2020-12-04 - 2020.192, PZ Review Comments -
2020-12-02 - 2020.192, Land Use Petition and
Supporting Documents - 2020-11-12 - 2020.192,
Property Research Sheet ID2610

Enactment Number:

Planning Case #: AU26/2-20.192-SUPD/R/Fpn/R

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning and Zoning Commission	12/02/2020	Forwarded	Building, Zoning, and Economic Development Committee	12/09/2020		Pass
Action Text: A motion was made by Ms. Tidwell, seconded by Mr. Hull, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 12/9/2020. The motion carried.							

Notes: See Attachment for Items 20-0764 and 20-0765.

Aye: 8 At Large Anderson, At Large Cameron, Fox Valley Park District
Representative Chambers, Fox Metro Representative Divine, At Large
Elsbree, SD 129 Representative Head, SD 131 Representative Hull and
At Large Tidwell

Attachment for Items 20-0764 and 20-0765:

20-0764 An Ordinance Approving a Revision to the Plan Description on 4.355 Acres, for the Property Located at 410 Hill Avenue (Palatine Capital Partners Management, LLC - 20-0764 / AU26/2-20.192-SUPD/R/Fpn/R - SB - Ward 7) (PUBLIC HEARING)

Mr. Broadwell said we have some of the Petitioners here. I think Eric made it in. We are having some technical difficulties. We have the Plan Description Revision and then you can see on the screen here the Final Plan. So a little bit of background here. This is a Plan Description Revision. The original Plan Description was approved in April of 1984 for a mini-warehouse storage building on this lot, which is about 4.3 acres, and is vacant right now. You can see more in the Property Research as always. The nature of the Plan Description Revision is basically to allow for the mini-warehouse storage building in the original Plan Description to be expanded on as the mini-storage, common corridor units, which is the main building here plus this drive through and then the vehicle storage yard in the back here. So the Plan Description allowed for these uses to be in here. It also allowed for these setbacks here. It is 2 feet, 4 inches on the north side here and then 5 feet on the rear behind the storage. The minimum parking requirement for the mini-storage, is 1 per every 4,000 square feet. So that's the Plan Description Revision. As you can see, the Final Plan is here. The detention is here on the west side of the building, kind of on the east and the south side. They are showing 25 passenger vehicles. 15 of them are out here and then 10 of the spaces are parallel parking inside and then the 53 RV parking spaces here. We did reduce the setbacks here, but the Petitioner has done a good job of putting together basically screening for the parking, the RV storage in the back with landscaping, but then also a 6 foot solid fence because there is a multi-family residential property up here.

Mr. Sieben said Steve, why don't you show the Landscape Plan.

Mr. Broadwell said I'll pull that up. So these drawings that I'm showing now, Eric and his design team did a really good job of getting everything in with the holiday and then also working through some of the planning stuff here, so I just wanted to make sure that they know that they did a really great job given the time constraints that we have. The landscape here, you can see there are trees back here, canopy trees, and then the fence going around the perimeter of the RV storage. Also, they are meeting all the requirements for the perimeter yard and the building and around the detention ponds.

Ms. Tidwell said Steve, I can't see on my screen. Is the top of the sheet due north?

Mr. Broadwell said yes. You can see the compass here and this is the north property line here.

Mr. Sieben said Steve, do you want to show the elevation real quick maybe.

Mr. Broadwell said let me see if I can pull those up. This is the west side. This is what's facing Hill Avenue here. The south side is facing toward the business to the south. North you have these storage pull-ins facing north. This is east facing toward the RV parking. I'm a big fan of this. This looks really nice. Then we have some signage here. Any questions for staff?

Ms. Tidwell said will the existing landscaping, at least that I see on my Google Maps, will that remain in place?

Mr. Broadwell said I would say it is a pretty big development so they are going to have to put the detention and the building in. You'll notice that there is this lot right here, which fronts on Hill Avenue, and I believe there are some trees there that are not part of the development so they should remain. I think the lot is mostly, there aren't many trees there right now, I'm not sure.

Mr. Sieben said there are some trees on the north property line. Anything, I guess, on the edge of the property would stay. There is a little bit of a tree line up near Hill Avenue.

Mr. Cameron said is this building a combination of, in effect, the sectional doors storage and then internal circulation of storage area? How does the building lay out? I guess my other question would be that back portion is recreational vehicle storage. Are there any other storage units, or storage that's not contained within the building?

Mr. Broadwell said all of the storage is inside the building.

Mr. Cameron said except for the recreational vehicle storage?

Mr. Broadwell said yes. I think there was a floor plan. I don't know if we have that. There is smaller indoor storage here inside the building.

Mr. Cameron said that's fine then.

The Petitioners were sworn in.

Good evening Commissioners and staff. My name is Eric Miller with the Eric J. Miller Law Group, 2990 N. Perryville Road, Suite 4120B, Rockford, Illinois. It is a pleasure being with you guys tonight. We've been working with Ed and his staff on this project since 2018 and it's been exhausting work on getting these together. Palatine Capital and their folks have joined in (inaudible) the property and that came about roughly 6 months ago. We are presenting to you what we feel is a Class A facility here. It is not your typical rows and rows of storage buildings that you normally would see. We want to make sure that the neighborhood character is maintained and that's really what this does. One the themes I've seen listening to the cases before our case came live here is traffic issues. The good thing about self-storage is there are not a lot traffic issues. When you are dealing with customers coming and going, there's relatively few at a time, so there shouldn't be much of an impact, if any at all, to Hill Avenue and the surrounding businesses. We think this is going to be good for the neighborhood and the property values will be very good for the taxing bodies as well as we develop a piece of land that's been vacant for many years for you guys. With me tonight I have Brian Harrington from CNB Construction Consultants. He is the design builder for the property. I've also got Chris Urbanczyk from Urban and Associates Architects, Inc. He is our architect. Most of your technical questions tonight can answered by Chris and I can answer the general questions about the concept as a whole and Mr. Harrington will be able to address the construction of our design team. At this time, I will yield.

The public input portion of the public hearing was opened. No witnesses registered to speak. The public input portion of the public hearing was closed.

Mr. Broadwell said staff would recommend approval of the Ordinance approving a revision to the Plan Description on 4.355 acres, for the property located at 410 Hill Avenue.

MOTION OF APPROVAL WAS MADE BY: Mr. Elsbree

MOTION SECONDED BY: Mrs. Head

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mrs. Head, Mr. Hull, Ms. Tidwell

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Chambers said yes, and these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mrs. Anderson said yes it does.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Head said yes, it is consistent.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Head said there should be no adverse traffic effects.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Chairman Pilmer said they are either in place or are shown on the plans.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mrs. Anderson said yes it will.

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, December 9, 2020, at 4:00 p.m. which will be held via tele-conference.

20-0765 A Resolution Approving a Revision to the Final Plan 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 (Palatine Capital Partners Management, LLC - 20-0765 / AU26/2-20.192-SUPD/R/Fpn/R - SB - Ward 7)

Mr. Broadwell said staff would recommended conditional approval of the Resolution approving a revision to the Final Plan 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, with the following conditions:

Mr. Broadwell said I'm going to pull up what I have so far. The drawings you are seeing right now, the Final Plan and the Landscape Plan we got this morning. I had a chance to review this so the first condition is that basically we are still waiting for some revisions to the Building and Signage Elevations. I was able to remove some comments about seeing the elevations for the trash enclosures and some of the ground signage. I think as long as we can have the elevations here at the top center of the page and the 3 data tables I think we can be okay with that. Is that reasonable for you guys?

Mr. Miller said yes.

Mr. Broadwell said if we can get that before BZE next week I think we can remove the first condition. The second condition is that a Plat of Dedication be provided for review and approval that allows for the dedication of at least 7 feet of public right-of-way along Hill Avenue, per the Engineering Department's request. So really what we are looking at here, is you can see on the Final Plan, really we wanted the property line to come up to 1 foot past the sidewalk, which is what you are seeing right here. So the way really this condition can be resolved is for, you know, we are still waiting for the Plat of Dedication to come in. Do you guys have any issues with that?

There was no response.

Mr. Broadwell said the third condition is that a Photometric Plan be submitted that satisfies all of the applicable code requirements prior to final occupancy being issued. So we are just looking for a Photometric Plan to be added to the Final Plan that basically just shows that light from the property won't be spilling over into any of the adjacent properties. That's the recommendation from staff with the conditions.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Ms. Tidwell

MOTION SECONDED BY: Mr. Hull

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mr. Elsbree, Mrs. Head, Mr. Hull, Ms. Tidwell

NAYS: None

Mr. Broadwell said this will next be heard at the Building, Zoning and Economic Development Committee meeting on Wednesday, December 9, 2020, at 4:00 p.m. which will be held via tele-conference.