

# Land Use Petition

Project Number: 2016.221

## Subject Property Information

Address/Location: 1675 Montgomery Road / south of Montgomery Road and west of Waterford Drive

Parcel Number(s): 15-36-176-003; 15-36-176-006

## Petition Request(s)

Requesting approval of a Final Plat Revision consolidating Lot 2 and Lot 6 of Waterford Plaza Subdivision located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive establishing Lot 1 of Waterford Plaza Resubdivision

Requesting approval of a Plan Description Revision of the Waterford Planned Development District for the property located at 1675 Montgomery Road being the south of Montgomery Road and west of Waterford Drive

Requesting approval of a Final Plan Revision for Lot 1 of Waterford Plaza Resubdivision located at 1675 Montgomery Road being south of Montgomery Road and west of Waterford Drive with a Mini-Storage (3340) Use

## Attachments Required

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

- Word Document of: Legal Description (2-1)
- One Paper and pdf Copy of:
- Executed Land Use Petition (1-3)
- Qualifying Statement (2-1)
- Plat of Survey (2-1)
- Legal Description (2-1)
- Contact Worksheet (1-5)
- Filing Fee Worksheet (1-6)
- Parking Worksheet (1-8)
- Landscape Requirement Worksheet (1-22)
- Landscape Materials Worksheet (1-23)

- Two Paper and One pdf Copy of:
- Fire Access Plan (2-6)
- Address Plat (2-17)
- Final Engineering Plans (2-16)
- Stormwater Permit Application (App 6-5)
- Stormwater Report (2-10)
- PE Use Fee Fixture Count Sheet (5-4)
- Soil Investigation Report
- Wetland Determination

- One Paper and pdf Copy of:
- Final Plan (2-4)
- Final Plat (2-5)
- Landscape Plan (2-7)
- Building and Signage Elevations (2-11)



## Petition Fee: \$2,215.00 (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 Aurhorization with owner's Name and contact information is required.

Authorized Signature: Steven Maroukas Date 7/21/17

Print Name and Company: Steven Maroukas

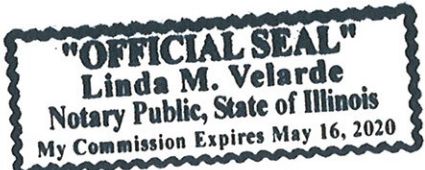
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

Given under my hand and notary seal this 21<sup>st</sup> day of July, 2017

State of IL )  
County of Kane ) SS

NOTARY PUBLIC SEAL

[Signature]  
Notary Signature



\$ 2,215.00



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

### Filing Fee Worksheet

**Project Number:** 2016.221  
**Petitioner:** Steven Mouroukas  
**Number of Acres:** 4.57  
**Number of Street Frontages:** 1.00  
**Non-Profit** No

**Linear Feet of New Roadway:** 0  
**New Acres Subdivided (if applicable):** 4.57  
**Area of site disturbance (acres):** 1.56

**Filing Fees Due at Land Use Petition:**

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

**Total:** \$2,215.00

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Verified By:

Date:

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### Project Contact Information Sheet

**Project Number:** 2016.221

**Petitioner Company (or Full Name of Petitioner):** Steven Mouroukas

**Owner**

First Name: Steven Initial: \_\_\_\_\_ Last Name: Mouroukas Title: Mr.  
Company Name: 4M Self Storage, Inc.  
Job Title: Owner  
Address: 1649 Montgomery Road - Suite 1  
City: Aurora State: IL Zip: 60504  
Email Address: info@4mselfstorage.com Phone No.: 630-236-9300 Mobile No.: 708-670-4387

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

Relationship to Project: Owner  
Company Name: 4M Self Storage, Inc.  
First Name: Steven Initial: \_\_\_\_\_ Last Name: Mouroukas Title: Mr.  
Job Title: Owner  
Address: 1649 Montgomery Road - Suite 1  
City: Aurora State: IL Zip: \_\_\_\_\_  
Email Address: info@4mselfstorage.com Phone No.: 630-236-9300 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Owner  
Company Name: 4M Self Storage, Inc.  
First Name: Thomas Initial: \_\_\_\_\_ Last Name: Mouroukas Title: Mr.  
Job Title: Owner  
Address: 1649 Montgomery Road - Suite 1  
City: Aurora State: IL Zip: 60504  
Email Address: tom@4menterprises.com Phone No.: 630-236-9300 Mobile No.: 708-670-4387

**Additional Contact #2**

Relationship to Project: Engineer  
Company Name: Tebrugge Engineering  
First Name: John Initial: \_\_\_\_\_ Last Name: Tebrugge Title: Mr.  
Job Title: Professional Engineer / Owner  
Address: 410 E Church Street - Suite A  
City: Sandwich State: IL Zip: 60548  
Email Address: info@tebruggeengineering.com Phone No.: 815-786-0195 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: Architect  
Company Name: D L Rawlings, Inc.  
First Name: David Initial: \_\_\_\_\_ Last Name: Rawlings Title: Mr.  
Job Title: Principal  
Address: 39 W New York Street  
City: Aurora State: IL Zip: 60506  
Email Address: d.raw@dlrawlings.com Phone No.: 630-892-4031 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.: \_\_\_\_\_

Qualifying Statement

4M Enterprises, owner of the Waterford Plaza Subdivision and 4M Self Storage located at 1675 Montgomery Road in Aurora, IL, are requesting to expand their self storage facility to include both Lots 2 and 6. Lots 2 and 6 have been consolidated to one lot to meet the city zoning department requirements.

The proposed development will provide four cold storage buildings and one climate controlled building. An additional 5 parking spaces will be provided next to the climate controlled building. New storm sewer will be added to handle the storm water from Lot 6 and for the future development of Lots 4 & 5. The existing storm water detention pond has previously been sized to handle the 100 year event storm from the seven lots within the Waterford Subdivision.

City utilities will not be required for this project but are available on Lot 5 to the east of Lot 6. The design, functionality and aesthetics of the expanded self storage facility will protect the public health, safety, morals and general welfare of the clients visiting the storage facility. The expansion of the self storage facility will not affect the use and enjoyment of the other property already established in the general area around this development. The self storage facility expansion will not affect the property values within the neighborhood.

LEGAL DESCRIPTION:

LOT 1 OF WATERFORD PLAZA RESUBDIVISION, BEING A CONSOLIDATION OF LOTS 2 AND 6 IN WATERFORD PLAZA SUBDIVISION, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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**Parking and Stacking Requirement Worksheet**

**Project Number:** 2016.221  
**Petitioner:** Thomas Mouroukas

**Parking Requirement**

<b>Total Parking Requirement</b>	<b>5</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	5

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

**Stacking Requirement**

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
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: Alex Minnella

**Requirement Based On:**

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
4.57ac	Structure 2620: Mini-storage, Individually Accessible Units	In addition to retail parking, 1 space per 2 acre with a minimum of 3 spaces required.	2.285
2695	Structure 2630: Mini-storage, Common Corridor Units	1 space per 1,000 SF of gross floor area with a minimum of 3 spaces required.	2.695

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**Landscaping CTE Requirement Worksheet**

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**Street Frontage** - L.F.

**Stormwater HWL** - L.F. Wet Bottom

- L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** Waterford Plaza

**Perimeter Yard** 766 L.F.

**Buffer Yard** - L.F.

**Surface Parking Spaces** 3 spaces

**Building Foundation** - L.F.

**Unit/Phase:**

**Lot Number**

Lot 2; Lot 6

**Standard Requirements**

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
		1	3	3	20	20	
Street Trees	0.0	0	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	24.0	12	12	12	40	40	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	0.0	0	0	0	0	0	# of Islands: 0
Building Foundation	0.0	0	0	0	0	0	
<b>Total:</b>	<b>24.0</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>40</b>	<b>40</b>	

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Verified By:

Date:



**Landscape Material Worksheet**

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**Proposed Street Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Betulaceae	Ostrya	virginiana	Ironwood
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Bignoniaceae	Catalpa	speciosa	Northern Catalpa
Rosaceae	Amelanchier	laevis	Allegheny Serviceberry

**Proposed Canopy Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Ginkgoaceae	Ginkgo	biloba	Autumn Gold Ginkgo
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Hamamelidaceae	Liquidambar	styraciflua	Moraine Sweet Gum
Platanaceae	Platanus	acerifolia	Bloodgood Planetree

**Proposed Evergreen Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Pinaceae	Pinus	strobus	Eastern White Pine
Cupressaceae	Juniperus virginiana	Canaerti	Canaerti Juniper
Pinaceae	Picea	glauca	Black Hills Spruce
Cupressaceae	Taxodium	distichum	Baldcypress

**Proposed Understory Trees (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Oleaceae	Syringa	pekinensis	China Snow Peking Lilac
Rosaceae	Malus	zumi	Zumi Crabapple
Anacardiaceae	Rhus	copallina	Flameleaf Sumac
Cornaceae	Cornus	alternifolia	Pagoda Dogwood

**Proposed Deciduous Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Rosaceae	Physocarpus	opulifolius	Summer Wine Ninebark
Oleaceae	Syringa	meyeri	Dwarf Korean Lilac
Adoxaceae	Viburnum	dentatum	Blue Muffin Viburnum
Myricaceae	Myrica	pensylvanica	Northern Bayberry

**Proposed Evergreen Shrubs (Minimum of 4 unique entries required)**

Family	Genus	Species	Common Name
Buxaceae	Buxus	Glencoe'	Chicagoland Green Boxwood
Pinaceae	Picea	glauca	Dwarf Alberta Spruce
Taxaceae	Taxus	media	Dense Intermediate Yew
Cypress	Thuja	occidentalis	Woodward Arborvitae

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Alex Minnella

Date: 7/18/2017