

# 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: 195 S. State Route 59

Parcel Number(s): 07-28-201-018

### Petition Request

Requesting approval of a Final Plan for Lot 2 of U-Haul Center of Aurora subdivision, located near the southwest corner of Ogden Avenue and South State Route 59, for a Mini-storage, Common Corridor (3341) 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)

#### One Paper Copy and PDF:

Final Engineering Plans (2-16)

Stormwater Permit Worksheet,

Application, Report

Project Information Sheet (1-14)

#### Two 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

**Petition Fee: \$1,600.00**

**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 12/28/2022

Print Name and Company: Michael D. Cook - Cook Engineering Group

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 28th day of December 2022.

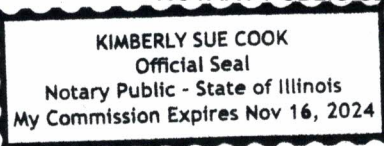
State of Illinois

) SS

County of Will

  
Notary Signature

NOTARY PUBLIC SEAL



## Project Contact Information Sheet

**Project Number:** 2022.072

**Petitioner Company (or Full Name of Petitioner):** Amerco Real Estate Co.

### **Owner**

First Name: Matthew Initial: \_\_\_\_\_ Last Name: Braccia Title: Mr.  
Company Name: Amerco Real Estate Co.  
Job Title: Manager  
Address: 2727 N. Central Ave., Suite 500  
City: Phoenix State: Arizona Zip: 85004  
Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

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

Relationship to Project: Engineer  
Company Name: Cook Engineering Group  
First Name: Michael Initial: D. Last Name: Cook Title: Mr.  
Job Title: President  
Address: 26316 Mapleview Drive  
City: Plainfield State: Illinois Zip: 60585  
Email Address: mcook@cookenggroup.com Phone No.: 815-577-1707 Mobile No.: 815-715-6217

### **Additional Contact #1**

Relationship to Project: Operator  
Company Name: UHC of Chicago Western Suburbs  
First Name: Rick Initial: \_\_\_\_\_ Last Name: Rottweiler Title: Mr.  
Job Title: Area District Vice-President  
Address: 1854 Douglas Road  
City: Montgomery State: Illinois Zip: 60504  
Email Address: rick\_rottweiler@uhaul.com Phone No.: \_\_\_\_\_ Mobile No.: 312-576-4581

### **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:** 2022.072

**Petitioner:** Amerco Real Estate Co.

**Number of Acres:** 2.32

**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	\$ 750.00
	Dedications	\$ 200.00
	Final Engineering Filing Fee	\$ 650.00

**Total:** **\$1,600.00**

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:** 2022.072

**Petitioner:** Amerco Real Estate Co.

### Parking Requirement

<b>Total Parking Requirement</b>	<b>20</b>
Enclosed Parking Spaces	-
Surface Parking Spaces	20

*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: Steve Broadwell

### Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
19,854	Structure 2630: Mini-storage, Common Corridor Units	1 space per 1,000 SF of gross floor area with a minimum of 3 spaces required.	20

## Landscaping CTE Requirement Worksheet

**Project Number:** 2022.072

**Petitioner:** Amerco Real Estate Co.

**Street Frontage** 241 L.F.

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

717.00 L.F. Dry Bottom

**Neighborhood Border** - L.F.

**Dwelling Units** - units

**Subdivision Name:** U-Haul Center of Aurora

**Unit/Phase:**

**Lot Number**

Lot 2

**Perimeter Yard**

824 L.F.

**Buffer Yard**

- L.F.

**Surface Parking Spaces**

20 spaces

**Parking Lot Islands**

- Number

**Building Foundation**

431 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	7	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	36.0	18	14	13	94	86
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	25.0	13	11	11	50	50
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	1.5	1	0	0	7	7
Building Foundation	4.0	0	0	0	40	40
<b>Total:</b>	<b>73.5</b>	<b>39</b>	<b>25</b>	<b>24</b>	<b>191</b>	<b>183</b>

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

Verified By:

Steve Broadwell

Date:



August 2, 2022

City of Aurora, Planning and Zoning Division  
44 E. Downer Place  
Aurora IL 60507  
630-256-3080  
[coapanning@aurora-il.org](mailto:coapanning@aurora-il.org)

**Re: Authorization Letter For**  
Lot 2 - U-Haul Center of Aurora  
SWC of Illinois Route 59 & US Route 34  
Aurora, IL 60504  
PIN 07-28-201-018

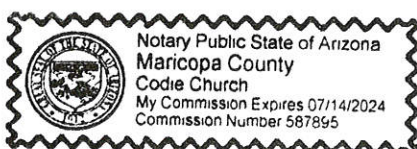
To Whom It May Concern,

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize **"Cook Engineering Group"**, and its representatives, to act as the Owner's agent through the **"Lot 2 - U-Haul Center of Aurora"** Land Use Petition process with the City of Aurora for said property.

Signature:  Date 10.12.2022

Subscribed And Sworn To Before Me This 12<sup>th</sup> Day of October, 2022

Notary Signature 



**LEGAL DESCRIPTION**

LOT 2 IN U-HAUL CENTER OF AURORA SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2001, AS DOCUMENT NO. R2001-148206, IN DUPAGE COUNTY, ILLINOIS.



December 22, 2022

Mr. Steve Broadwell  
Planner  
City of Aurora  
44 E. Downer Place  
Aurora, IL 60505

RE: U-Haul Moving & Storage of Fox Valley  
195 Illinois Route 59  
Aurora, IL  
**DST2022-072**  
**Qualifying Statement 2-1**

Dear Mr. Broadwell,

On behalf of our client, AMERCO Real Estate, we would like to respectfully submit the following Qualifying Statement with reference to the Land Use Petition submitted for U-Haul Moving & Center of Fox Valley, located at 195 Illinois Route 59. The property is about 2.32 acres in size, and the PIN is 07-28-201-018.

The existing U-Haul Moving & Center of Fox Valley development is home to an existing 3-story indoor self-storage facility, constructed in 2002 on Lot 1. As the need for self-storage continues to grow in the Fox Valley area, U-Haul Moving & Center of Fox Valley is proposing an expansion of the existing self-storage business operation to adjacent Lot 2. Lot 2 is currently vacant with the exception of an existing stormwater management facility that was previously designed and sized in anticipation of future development on Lot 2 when the subdivision was recorded in 2001. The proposed Lot 2 development includes construction of a 20,211 square foot single-story self-storage building. The building will remain as a single story; a zoning change is not being requested at this time. The petitioner is aware that a zoning change would be required in the event additional stories are added to the proposed Lot 2 building. U-Haul strives to make moving and storing convenient and easy for their customers.

Ingress and egress for the Lot 2 development will utilize the existing access locations for Lot 1 along Ogden Avenue (US 34) and Illinois Route 59. The U-Haul business model is unique in that the anticipated traffic patterns can fluctuate based on customer needs. Whether the customer is utilizing the self-storage, each service has its own respective designated area onsite, and the customer dictates the busiest times at the facility. Based historical transaction trends, the facility tends to be busiest on the weekends, but there is always fluctuation.



In addition to the proposed self-storage building on Lot 2, associated customer and employee parking, and utility services are proposed. As part of the utility work, an 8-inch diameter ductile iron public water main will be looped through the site, connecting the existing 10-inch diameter water main along the south property line to the existing 8-inch diameter public water main along the east property line. A 15-foot-wide City Watermain Easement will be granted to the City of Aurora for the public water main on private property. The proposed building will be fire suppressed with sprinkler system, fire alarm systems and fire extinguishers.

All existing light fixtures and poles will remain with additional fixtures and poles proposed for Lot 2 per the attached photometric plans, lighting schedule, and fixture cut sheets. All trash generated on Lot 2 will be transported to the existing refuse location on Lot 1 for ultimate disposal by the private waste disposal company. No trash enclosures are proposed for the Lot 2 development.

Parking island landscaping, perimeter site landscaping and landscaping around the existing stormwater management facility are also being proposed. A concentration of landscaping is being proposed between the northern parking lot and Ogden Ave to help screen the overhead display doors on the proposed building. A tight evergreen shrub hedge row proposed along the east side of the existing stormwater management facility will provide fall protection for employees and customers. In addition to the existing established landscaping, there are proposed deciduous trees, low-branched ornamental trees, and deciduous shrubs proposed for screening. No fencing or berming are proposed for the Lot 2 development.

The proposed colors for the proposed self-storage building are a neutral palette consistent with U-Haul branding and have been designed to complement and match the colors / finish on the existing Lot 1 building. Proposed wall signage on the building is detailed on the elevations provided. No ground / monument signage is proposed as part of the Lot 2 development, as it will utilize the existing ground signage.

The facility is currently and will continue to be staffed based on customer demand. This can vary from week to week, monthly, or seasonally. As the site is developed and services expand, there will be more opportunity to add jobs in the community to manage the facility.

Please do not hesitate to contact me with any questions in the interim. Thank you for your considerations.

Sincerely,  
Cook Engineering Group

Michael D. Cook, P.E.  
President

*Enclosures*