



PZ Review Memo – June 3, 2022

Subject: 2022-080 - Super Sudz Aurora, Inc. / 970 N. Lake Street / Final Plan

Petitioner Contact: Sean Fearon, seanfearon1@hotmail.com

CC: Tom Fitzpatrick, tfitzpatrick@storageofamerica.com; Brian Styck, bstyck@atwell-group.com; Breda Pod, brendapod514@gmail.com

Review Comments: The materials submitted have been reviewed and a few items have been found that need to be addressed, requiring a subsequent submittal and review. This re-submittal (in paper and digital form) should be delivered to the Planning and Zoning Office.

Tracey Vacek, vacekt@aurora.il.us

- A. Please include the following changes to the **Land Use Petition Attachments** submitted to bring it into conformance with the **Format Guidelines 2-1**:
1. **Development Tables and Calculators Excel Worksheet** (Sec. A): The following information was missing from the excel worksheet provided. Please verify or provide the following information and we will revise the excel document accordingly:
 - a. General Data Entry Page:
 - Construction Value in dollars
 - New Jobs Created in FTE
 2. Update the **Qualifying Statement** as you are indicating that this property is B-3 not B-2.
- B. Please include the following changes to the **Final Plan** document submitted to bring it into conformance with the **Format Guidelines 2-4**:
1. The sidewalk on the south side of the building needs to be a minimum of 5 feet in width.
 2. The drive aisle at the intersection to Lake Street should be a minimum of 12 feet. The turning truck maneuvering templates for a truck cannot encroach into the other lane. Please Note: This will need to be submitted to Illinois Department of Transportation since this is within their right of way.
 3. It appears that the fire access lane is not over the drive aisle.
- C. Please include the following changes to the **Building and Signage Elevations** document submitted to bring it into conformance with the **Format Guidelines 2-11**:
1. Remove A001 from the Elevations
 2. Remove the last 3 pages in the Signage Package as these are not needed.

Please include the following documents with your next submittal (in paper and digital form) to the Planning and Zoning Offices.

- Revised Development Tables and Calculators Excel Worksheet with the modifications made as state above
- Revised Qualifying Statement with the modifications made as stated above.
- Revised Final Plan with the modifications made as stated above.
- Revised Building and Signage Elevations with the modifications made as stated above.