



---

## PZ Review Memo – June 3, 2022

---

**Subject:** 2022-082 Lake Street 31 Development, LLC / 970 N. Lake Street / Final Plan

**Petitioner Contact:** Thomas Fitzpatrick, [tfitzpatrick@storageofamerica.com](mailto:tfitzpatrick@storageofamerica.com)

**CC:** Brian Styck, [bstyck@atwell-group.com](mailto:bstyck@atwell-group.com); Rick William, [rwilliams@gwillplaw.com](mailto:rwilliams@gwillplaw.com); Eric Bratzler, [erib@respace.design](mailto:erib@respace.design)

**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](mailto:Vacekt@aurora.il.us)**

- A. Please include the following changes to the **Final Plan** document submitted to bring it into conformance with the [Format Guidelines 2-4](#):
1. The bearing and dimensions of the exterior property lines for Lot 1 should be added on the plan.
  2. The label for mini storage use with gross floor area needs to be updated to provide the correct gross floor area. All should equal 187,117 square feet
  3. The fencing for the outside patio area needs to be setback 5 feet from the edge of curb to allow pedestrians to utilize the sidewalk to access the doors to the unit.
  4. Change the symbol of the new parking island in the center row where the proposed light pole is located to be landscaping.
  5. The newly proposed landscape island should extend to Palace Street to create a parkway with a 5' sidewalk through it. Indicate on the plan, that the apron along Palace will be replaced not repaired.
  6. Please add a note indicating that the parking lot will be repaved.
- B. Please include the following changes to the **Landscape Plan** document submitted to bring it into conformance with the [Format Guidelines 2-7](#) :
1. Add the bearing and dimensions of the exterior property lines of Lot 1 on the plan.
  2. Remove all dead or dying landscape. Do not show on the plan.
  3. See attached markup for landscaping changes.
  4. Remove the landscaping and improvement on Lot 2. Lot 2 should be blank.
- 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 the Architectural Site Plan from the Elevations. Page A001.
  2. Update the floor plan to show gross floor area as these do not add up the 187,117 square feet that is indicated in the Tables. I do not need the net building area.
-

3. The two parapets for the Storage of America should be revised back to the old elevation so that it matches the rest of the building. It should look like this.



4. The Exterior Sign Package that was submitted does not match the sign elevation on the elevation plans. Therefore, this will not be reviewed or approved as part of the submittal.
5. Update rendering to match the plans.

---

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

- Revised Final Plan with the modifications made as stated above.
- Revised Landscape Plan with the modifications made as stated above.
- Revised Building and Signage Elevations with the modifications made as stated above.