



PZ Review Memo – June 3, 2022

Subject: 2022-081 Lake Street 31 Development, LLC / 970 N. Lake Street / Conditional Use / Final Plat

Petitioner Contact: Thomas Fitzpatrick, tfitzpatrick@storageofamerica.com

CC: Brian Styck, bstyck@atwell-group.com; Rick William, rwilliams@gwillplaw.com; Eric Bratzler, ericb@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

A. Please include the following changes to the **Final Plat** document submitted to bring it into conformance with the [Format Guidelines 2-5](#):

1. Better define the Ingress/Egress Easement as it is not delineated on the plat very well and add the symbol in the legend.

B. Please include the following changes to the **Street Name and Address Plat** document submitted to bring it into conformance with the [Format Guidelines 2-17](#):

1. Remove all improvement except for the building pad on each lot.
2. Add a small arrow to indicate the location of the front door of the building and/or unit.
3. This plat will have only two addresses. One for the Carson's building and One for the Car Wash. Add 970 N. Lake Street to the existing Carson's building. The retail units will be suite or unit numbers and will be given out at time of building permit. The flex office should not have addresses as it is part of the Storage of America.

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

- Revised Final Plat with the modifications made as stated above.
- Revised Street Name and Address Plat with the modifications made as stated above.