



City of Aurora

2nd Floor Council
Chambers
44 E Downer Place
Aurora, IL 60507

Planning and Zoning Commission Meeting Minutes

Wednesday
April 05, 2023
7:00 PM

CALL TO ORDER

In the absence of Chairman Pilmer, Vice-Chair Anderson called the meeting to order at 7:00 pm

ROLL CALL

The following Commission members were present: Vice-Chair Anderson, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts

Chairman Pilmer, Mr. Chambers, Mr. Choudhury, and Mr. Gonzales were excused.

OTHERS PRESENT

The following staff members were present: Mr. Sieben, Mr. Broadwell, Ms. Burden

Christopher Michalek/SGW Architecture (Life Storage)

APPROVAL OF MINUTES

23-0256

Approval of Minutes from 3/22/2023 Planning & Zoning Commission Meeting

MOTION OF APPROVAL WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Vice-Chair Anderson, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

ABSTAIN: Mr. Kuehl

Motion carried.

A motion was made by Mrs. Martinez, seconded by Mrs. Owusu-Safo, that the minutes be approved and filed. The motion carried.

PUBLIC COMMENT

Vice-Chair Anderson said if you are here for an item that does not appear on the agenda as a public hearing and you wish to speak to the Commission, we can give you 3 minutes to do so.

No one came forward.

AGENDA

23-0103

An Ordinance Approving a Revision to the Life Storage Centers, LLC, Plan Description on 5.48 Acres, for Property Located at 1650 North Randall Road.

Mr. Broadwell said hi everyone, it is good to see you all again. My name is Steve. I'm here with the City Zoning Division. This is the Plan Description revision and Final Plan revision for the Life Storage facility out at 1650 North Randall Road. I've got a picture of the subject property up there right now. So, the Final Plan is focusing on these 2 eastern parcels right here. The Petitioner is proposing a...approximately 58,000 square foot building, three stories. Here on this southeastern lot, which is the parking lot and then kind of rehabilitating, rehabbing this building on the northern parcel. So, all 3 of these highlighted parcels will be Life Storage facility and we have representatives here that will come up and speak in a minute. The original Plan Description and Final Plan were both approved in October of 2006. I believe the original, the parking lot originally showed a retail building. I'll pull up the Final Plan right now to show what we're talking about. So, here's the new building; it fits pretty snugly in there and the parking lot parcel. So, they're building out the...adding to the building, adjusting the parking lot as necessary. You can see there is the daycare facility right there to the west. The site is built to maintain access to the daycare facility from Randall Road and then here's kind of the second part, which shows the building which was previously multi-tenant to be the Life Storage. So, that's the Final Plan. The Plan Description is a little bit different than what we usually see. It's allowing for the parking standards, the 1 per 4,000 square feet, for storage. We did a pretty in-depth review of the case file from 2006 and it didn't explicitly allow for the mini-storage use in the mini-storage common corridor units, the 3342 use, so we felt we had to add that into the Plan Description. I'm not sure exactly how that happened, but we think, I think what happened was it was a use that was somewhere in the use categories at the time and not too long after the Plan Description was approved, the City changed the use category, so I think it just kind of fell through the cracks so we just wanted to bring everything up to code. So that's the nature of the Plan Description revision. Are there any questions for Staff?

Mr. Sieben said Steve, could you pull up the plan?

Mr. Broadwell said yeah, the....

Mr. Sieben said pull up either the landscape plan or the one with the whole site.

Mr. Broadwell said okay....here's the...

Mr. Sieben said there you go, that might...

Mr. Roberts said for my education, why the gap between the initial plan in 2006 to today?

Mr. Broadwell said you mean like why....why the site's

Mr. Roberts said yeah, was it just initially zoned that way in 2006?

Mr. Broadwell said yeah. And then the site is just now coming to be developed.

Mrs. Owusu-Safo said just out of curiosity, why is the other parcel so oddly shaped? What's going to be used with that frontage section of it?

Mr. Broadwell said you're talking about....

Mrs. Owusu-Safo said what dimensions it is but...

Mr. Broadwell said you're talking about the driveway that goes up kind of towards Sullivan or...?

Mrs. Owusu-Safo said is that a driveway?

Mr. Broadwell said you're talking about this....

Mrs. Owusu-Safo said it looks like half of it is grassy area parkway and then talking about north of the...is that a daycare facility?

Mr. Broadwell said yeah, the daycare facility....

Mrs. Owusu-Safo said it'll be east of the daycare facility. That portion that runs up on Randall Road.

Mr. Broadwell said you're talking about this right here?

Mrs. Owusu-Safo said yeah, that little sliver.

Mr. Sieben said the strip to the north. Maybe I can....

Mr. Broadwell said yeah.

Mrs. Owusu-Safo said just out of curiosity.

Mr. Sieben said sure. So I can give a background for those that maybe don't remember. So, this development was built in the 1980s. The main building which is that, that was an Eagle grocery store, do you guys remember Eagle? They went out of business 25 years ago. So, that was an Eagle. I'm not sure what the building was on the west, but Two Rivers Head Start, which is a childcare facility....the blue line is off, the blue line should be where the building separation is to the east....but that is a Two Rivers Head Start. So, this was the old Eagle food store and then the grayer roof, smaller building was always a strip center that was on the side of the Eagle. Randall Liquors has been there a long time. There's a couple other businesses, there's usually like a dance studio, a computer repair, that kind of thing. So, this was never a real prime commercial shopping center. This location, you know, mostly went out to Orchard Road or Lake Street or Galena Boulevard so in 2006 when Life Storage came in, we agreed with the conversion of the old Eagle to the climate controlled self-storage and then this building in front was built in the parking lot as a 3-story. So, in 2006, this lot here, the parking lot in front, that was going to eventually be a little retail strip center. Again, retail hasn't come to fruition here, so they wished to expand the Life Storage use and then the retail center, I think, once the tenants go away, that'll be converted too. So, it just makes more sense. I think it was always like what they call a Class D retail center. It's not....it was like the bottom tier of retail. And then this strip going north; this used to be Old Sequoia, that road that you see there, and then

Sequoia got built back 2001 in the current location, so it's kind of complicated but that....and then there's 2 little office buildings to the north there.

Mrs. Owusu-Safo said okay. Are they also...is the lot west of the blue lines also part of the property or is that owned by somebody else?

Mr. Sieben said no. That's owned by Two Rivers Head Start. That's....that western part of the building and you see the buses there in the parking lot. That's part of Two Rivers Head Start. But there's cross easements to...for that access road going down to Sullivan and then up to the Old Sequoia there. Okay?

Mrs. Owusu-Safo said okay.

Mr. Roberts said what is that to the south?

Mr. Sieben said to the south is a church.

Mr. Roberts said okay.

Mrs. Owusu-Safo said so where will parking be for this property?

Mr. Sieben said there's parking that's going to still be here. That parking will all stay, and then the Final Plan, as Steve showed, there's some parking around the new building. So, it meets the 1 to 4,000 square foot. Okay?

Mrs. Owusu-Safo said thank you.

Mr. Sieben said I think the Petitioners are here.

Mrs. Owusu-Safo said can I ask one last question?

Mr. Sieben said yeah, I'm sorry.

Mrs. Owusu-Safo said is there any....(laughs)....my mind is running as I read it...is there any stormwater impacts? Is there...with increased impermeable surface....

Mr. Sieben said the stormwater is already existing to the southwest there...just kind of off the map there. That was done with the shopping center.

Mrs. Owusu-Safo said oh, okay.

Vice-Chair Anderson said any additional questions for Staff? Would the Petitioner like to come forward? And just state your name, sign in first and state your name.

Mr. Sieben said you do need to swear them in.

Vice-Chair Anderson said oh, I do. Do you swear to tell the truth, the whole truth, and nothing but the truth so help you God?

Mr. Michalek said I do.

Vice-Chair Anderson said alright.

Mr. Michalek said Christopher Michalek, SGW Architects, 444 North Michigan Avenue

in Chicago.

Vice-Chair Anderson said thank you.

Mr. Michalek said I guess thank you for your time. We are the architects for the proposed new 3-story expansion to the existing Life Storage. This facility has been a very strong performer for Life Storage since it was originally converted back in '06. Obviously, they've been full for a long time and their kind of business plan for this parcel was to add more units to this facility. It's going to be about 350 new units, because it has been so successful in the location in this town in the City of Aurora. The building itself will be 3 stories tall, about 33 feet to the top of the roof, the high point of the roof, the parapet will maybe pop up a little bit higher than that. But the architecture will be modern, clean, matching their new brand standard. It's going to be a first-class facility; clean, safe, security cameras inside and out. Operationally, the building will pretty much function the that way it does now. The office where you do business, the drive through, the unload of the existing building is going to remain. The new building will simply be an annex to that existing facility. There will be a new loading area for the new building in between the 2, the existing and the new, so that will not be visible from Randall at all, which also is visible from the existing office, again providing more security. The existing retail center will be deconverted from retail into storage, we're proposing that. I think at this point the lease of the liquor store is going to remain, so that one might come down later, but I think we're asking for the entire facility for the use, say in 10 years that goes away or something like that, so we won't have to come back. That's about it in a nutshell. Life Storage is a national operator, publicly traded, they've got 1,200 facilities around the country, they're part of the big...the top 4 of the self-storage industry in the country. Well, I'm here as the architect for any questions, comments, and Jeff as representative of Life Storage is here as well.

Vice-Chair Anderson said any questions or comments for the Petitioner? Alright, thank you.

Mr. Michalek said great, thank you.

Mr. Broadwell said so, given that this is a Public Hearing we do have the Findings of Fact:

- 1. Staff believes that because the site is already built out and operating as the self-storage facility, that the establishment, maintenance or operation of the conditional use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*
- 2. Staff believes that because the conditional use is allowing for the current use to continue and expand based on its already built out nature, that it will not be injurious to the use and enjoyment of other property in the immediate vicinity. And I do want to...the Petitioner I think has done a really good job of incorporating the new building, but also maintaining access to the daycare facility to the west and also adding, making sure that that daycare facility does have tenant space on the ground sign from Randall Road so that they can be more easily located.*
- 3. Staff believes that, because the self-storage use is already in place on the built out Subject Property, the establishment of the conditional use will not impede normal and orderly development and improvement of surrounding property for uses permitted in the district.*

4. Staff believes that the proposal adequately provides for these items as the site is already built out.

5. Staff believes that the proposal does take adequate measures to provide ingress and egress to minimize traffic congestion in the public streets.

6. Staff believes that conditional use is in conformity with the applicable regulations of the district in which it is located. This is reflected in the Plan Description Revision.

Vice-Chair Anderson said you've heard the Findings of Fact read by Staff. We'll need a motion.

MOTION OF APPROVAL OF FINDINGS OF FACT WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Kuehl

AYES: Vice-Chair Anderson, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

A motion was made by Mrs. Martinez, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/12/2023. The motion carried.

23-0104

A Resolution Approving a Revision to the Final Plan for Life Storage Centers Subdivision, Located at 1650 North Randall Road for a Mini-Storage, Common Corridor Units (3342) Use

Vice-Chair Anderson said thank you. I guess I probably should've read both these items in together from the beginning, shouldn't I have?

Mr. Sieben said right

Vice-Chair said yeah. (laughs)

Mr. Broadwell said should I read the recommendation?

Vice-Chair Anderson said yes, thank you.

Mr. Broadwell said Staff would recommend approval of the revision.....sorry, is this the...

Mr. Sieben said it was the Final Plan.

Mr. Broadwell said Staff would recommend approval of the revision to the Final Plan for the Life Storage Center subdivision, located at 1650 North Randall Road, for mini-storage common corridors unit use.

MOTION OF APPROVAL WAS MADE BY: Mrs. Owusu-Safo

MOTION SECONDED BY: Mrs. Martinez

AYES: Vice-Chair Anderson, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Vice-Chair Anderson said thank you. Good luck in your project.

Mr. Sieben said isn't there 2....there's 2 items. There's the Conditional Use Planned Development and the Final Plan.

Vice-Chair Anderson said oh, we did both already, didn't we or no?

Mr. Sieben said no, he only did one.

Mr. Broadwell said yeah, I just did the Final Plan.

Vice-Chair Anderson said oh, you did?

Mr. Sieben said so you need to do the Conditional Use.

Vice-Chair Anderson said oh, okay. So, we need approval of Conditional Use.

MOTION OF APPROVAL WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Roberts

AYES: Vice-Chair Anderson, Mr. Kuehl, Mrs. Martinez, Mrs. Owusu-Safo, Mr. Roberts

NAYS: 0

Motion carried.

Mr. Broadwell said Staff would recommend approval of the ordinance approving a revision to the Life Storage Centers, LLC, Plan Description on 5.48 Acres, for property located at 1650 North Randall Road.

Vice-Chair Anderson said okay, you've heard Staff. Can I get approval on that as well?

Mrs. Owusu-Safo said move to approve with Staff recommendations....

Vice-Chair Anderson said no?

Mr. Sieben said you guys already voted.

Vice-Chair Anderson said okay, we're done. (laughs)

Mr. Sieben said yeah, so where does this go next?

Vice-Chair Anderson said okay, so where's this going next I should ask, I guess?

Mr. Broadwell said we're doing it live today.

Vice-Chair Anderson said yeah, we are. (laughs) It's been a while for me.

Mr. Broadwell said this will next be heard at the Building, Zoning, Economic Development Committee, Wednesday April 12th at 4 pm, City Council Chambers, City Hall.

Vice-Chair Anderson said great, thank you. Good luck.

A motion was made by Mrs. Owusu-Safo, seconded by Mrs. Martinez, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/12/2023. The motion carried.

PENDING

ANNOUNCEMENTS

Vice-Chair Anderson said any announcements or business?

Mr. Sieben said no, we'll probably....what is today, the 5th? I think all the regular meetings; the 19th of April and then the 2 in May we'll probably have. I just want to let everyone know; we will have a big meeting. It is right now planned, probably will occur June 7th, the first regular one of June for the Casino zoning on Farnsworth Avenue, so you guys will probably now all book vacations for that week (laughs) but...

Various voices speaking.

Mr. Sieben said but hopefully we have a quorum for June 7th. It'll be fun. Those are the fun ones.

Vice-Chair Anderson said yeah, the fun ones (laughs).

Mrs. Martinez said I'm going to have to hide from my neighbors. (laughs) Pass!

Vice-Chair Anderson said yeah, pass!

Mr. Sieben said that's it.

ADJOURNMENT

Vice-Chair Anderson said alright, no other business. Can I get a motion to adjourn the meeting?

MOTION OF ADJOURNMENT WAS MADE BY: Mrs. Martinez

MOTION SECONDED BY: Mr. Kuehl

Motion carried by voice vote.

Vice-Chair Anderson adjourned the meeting at 7:20 pm

A motion was made by Mrs. Martinez, seconded by Mr. Kuehl, that this item be adjourned. The motion carried.

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