

VILLAGE OF NORTH AURORA



VILLAGE OF NORTH AURORA
KANE COUNTY, ILLINOIS

Ordinance No. 15-08-03-01

**AN ORDINANCE APPROVING PER SECTION 17.8.2 OF THE ZONING ORDINANCE
A SPECIAL USE FOR A SELF-SERVICE STORAGE FACILITY, A PLANNED UNIT
DEVELOPMENT AND A SITE PLAN FOR THE PROPERTY LOCATED AT 310 SOUTH
LINCOLNWAY IN THE VILLAGE OF NORTH AURORA**

Adopted by the
Board of Trustees and President
of the Village of North Aurora
this 31st day of AUGUST, 2015

Published in Pamphlet Form
by authority of the Board of Trustees of the
Village of North Aurora, Kane County, Illinois,
this 31st day of AUGUST, 2015
by Cynthia Torrace.
DEPUTY CLERK

Signed Cynthia Torrace
DEPUTY CLERK

VILLAGE OF NORTH AURORA

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LINCOLNWAY IN THE VILLAGE OF NORTH AURORA**

WHEREAS, Next Door Storage, LLC (hereinafter the "Developer") of 1906 Plainfield Road, Crest Hill, IL 60403 and the owners of the Property located at 310 South Lincolnway, North Aurora, IL (hereinafter jointly the "Applicant") filed an application for a special use for the property located at 310 South Lincolnway, North Aurora, Kane County, Illinois, for self-service storage facility as a special use and Planned Unit Development (hereinafter "PUD") on that property, which is legally described on Exhibit "A" attached hereto and incorporated by reference (hereinafter the "Property"); and

WHEREAS, publication and mailing notices were given and a public hearing was held pursuant to such notices before the North Aurora Plan Commission as required by law and in compliance with the North Aurora Municipal Code; and

WHEREAS, the Plan Commission opened and conducted the public hearing, received and considered all public comments and closed the public hearing; and

WHEREAS, the Plan Commission reviewed considered all of the applicable special use and PUD criteria; and

WHEREAS, the Plan Commission has produced written findings and a recommendation in favor of the special use/PUD request for self-service storage facility on the Property with a number of conditions; and

WHEREAS, the Developer has revised its site and landscaping plans (hereinafter "Plan Documents") to address all of the conditions recommended by the Plan Commission and has expressed a commitment to meet all of the conditions reasonably necessary to comply with the standards applicable to allow a special use for self-service storage facility on the Property; and

WHEREAS, the President and the Board of Trustees find that the Property is appropriate for a special use for self-service storage facility subject to the conditions identified herein and approval of a special use for self-service storage facility is in the best interests of the Village provided that all the conditions identified herein are satisfied to protect the public health, safety and welfare, are met.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of North Aurora, Kane County, Illinois, as follows:

1. The recitals set forth above are adopted and incorporated herein as the material and significant findings of the President and the Board of Trustees as if fully stated herein.
2. A special use for a self-service storage facility on the Property is hereby approved subject to development of the Property in conformance with the Plan Documents attached hereto and incorporated

VILLAGE OF NORTH AURORA

herein by reference as Exhibit "B" and subject to all of the terms and conditions described in the Statement of Special Use Conditions attached hereto and incorporated herein by reference as Exhibit "C". The Plan Documents include the Final Site Plan, dated July 13, 2015, prepared by Sullivan, Goulette & Wilson Architects; Elevations, dated June 29, 2015, prepared by Sullivan, Goulette & Wilson Architects; South Elevation, dated July 13, 2015, prepared by Sullivan, Goulette & Wilson Architects; and the Landscape Plan prepared by Sullivan, Goulette & Wilson Architects dated July 28, 2015.

3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Village Board of Trustees hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

4. This Ordinance shall take immediate full force and effect from and after its passage, approval, publication and such other acts as required by law.

3rd Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this day of AUGUST, 2015, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 3rd day of AUGUST, 2015, A.D.

Mark Carroll

yes

Laura Curtis

yes

Chris Faber

no

Mark Gaffino

yes

Mark Guethle

yes

Michael Lowery

yes

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 3rd day of AUGUST, 2015, A.D.



Dale Berman, Village President

ATTEST:


Lori Murray, Village Clerk

VILLAGE OF NORTH AURORA

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE:

THAT PART OF THE NORTH SEVENTY-FIVE RODS OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER WITH THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY COMPANY LANDS; THENCE SOUTH 0 DEGREES 14 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 236.44 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE ILLINOIS TOLL HIGHWAY COMMISSION, AS PRESENTLY MONUMENTED AND FENCED, 113.07 FEET TO AN ANGLE IN SAID RIGHT OF WAY LINE; THENCE SOUTH 76 DEGREES 16 MINUTES 14 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 394.32 FEET TO AN ANGLE IN SAID RIGHT OF WAY LINE; THENCE SOUTH 39 DEGREES 02 MINUTES 26 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 527.19 FEET TO AN ANGLE IN SAID RIGHT OF WAY; THENCE SOUTH 72 DEGREES 06 MINUTES 35 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 263.07 FEET TO A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF THE NORTH SEVENTY-FIVE RODS OF SAID NORTHEAST QUARTER, AT A POINT WHICH IS 858.0 FEET WEST OF THE PRESENT WESTERLY LINE OF ILLINOIS STATE ROUTE NO. 31, SAID WESTERLY LINE BEING 60.0 FEET WESTERLY OF THE CENTER LINE OF SAID HIGHWAY AT A RIGHT ANGLE THERETO FOR THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 06 MINUTES 35 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 112.58 FEET; THENCE SOUTH 82 DEGREES 38 MINUTES 27 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 697.03 FEET TO THE PRESENT WESTERLY LINE OF STATE HIGHWAY ROUTE NO. 31, SAID WESTERLY LINE BEING 60.0 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES THERETO, THE CENTER LINE OF SAID HIGHWAY; THENCE SOUTH 11 DEGREES 25 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY LINE, 300.78 FEET TO THE SOUTH LINE OF THE NORTH 75 RODS OF SAID NORTHEAST QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE 858.0 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 418.69 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO THE OLD SECOND NATIONAL BANK, AS TRUSTEE UNDER PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED FEBRUARY 1, 1966 AND KNOWN AS TRUST NUMBER 895 BY DEED IN TRUST RECORDED JULY 28, 1969 AS DOCUMENT 1145700), IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR INGRESS AND EGRESS CREATED BY GRANT RECORDED MAY 28, 1970 AS DOCUMENT 1165084 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED JULY 8, 1965 AND KNOWN AS TRUST NUMBER 33868 TO NORTH AURORA VALLEY BOWL, INC., A DELAWARE CORPORATION, FOR THE BENEFIT OF PARCEL ONE OVER THE SOUTH 30 FEET OF THE NORTH 50 FEET AND THE WEST 30 FEET OF THE NORTH 20 FEET OF LOT 1 OF WOOLF'S SUBDIVISION OF ANGELL ACRES, (EXCEPT FOR THAT PORTION THEREOF PREVIOUSLY DEDICATED FOR HIGHWAY PURPOSES), IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS

310 SOUTH LINCOLNWAY STREET, NORTH AURORA, KANE COUNTY

PERMANENT TAX INDEX NUMBERS

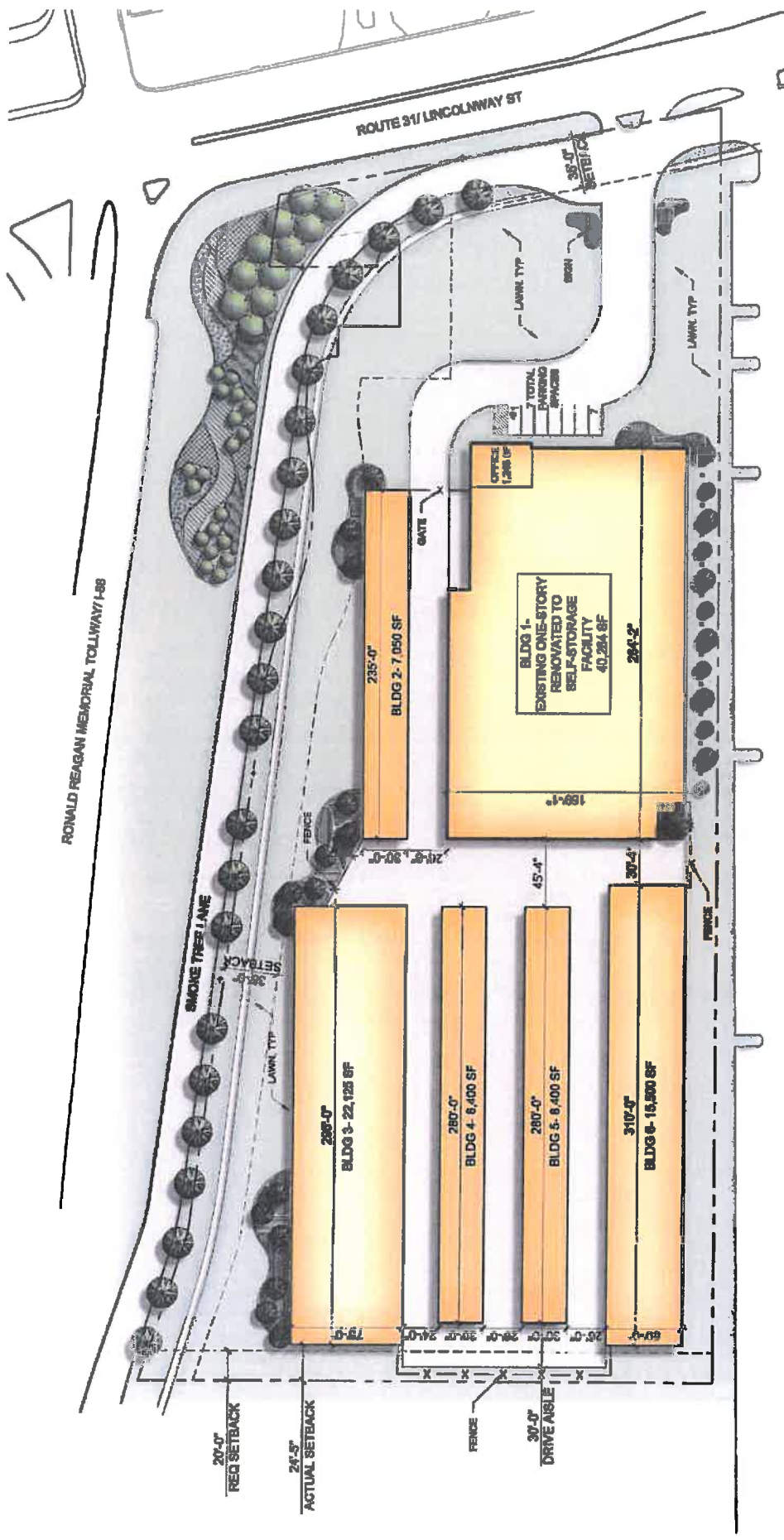
PARCEL ONE: 15-09-201-008

PARCEL TWO: 15-09-201-009

VILLAGE OF NORTH AURORA

EXHIBIT B

PLAN DOCUMENTS



SITE PLAN
SCHEME A.1



SULLIVAN & WILSON
ARCHITECTS
1000 WEST 10TH STREET
CHICAGO, ILLINOIS 60605-4000
TEL: 312.467.1000
WWW.SULLIVAN-AND-WILSON.COM

NORTH AURORA SELF STORAGE
OWNER
JULY 13, 2015

310 S. LINCOLNWAY ST.
NORTH AURORA, ILLINOIS



ENTRY PERSPECTIVE
LOOKING NORTHWEST

NORTH AURORA SELF STORAGE
OWNER

JUNE 29, 2015

310 S. LINCOLNWAY ST.
NORTH AURORA, ILLINOIS

**SULLIVAN
& WILSON**
ARCHITECTS
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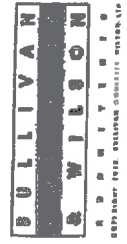


PERSPECTIVE FROM SMOKE TREE LANE
LOOKING SOUTHWEST

NORTH AURORA SELF STORAGE
OWNER

JUNE 29, 2015

310 S. LINCOLNWAY ST.
NORTH AURORA, ILLINOIS



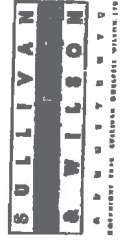


PERSPECTIVE FROM I-88 OFF-RAMP
LOOKING SOUTHWEST

NORTH AURORA SELF STORAGE
OWNER

JUNE 29, 2018

310 S. LINCOLNWAY ST.
NORTH AURORA, ILLINOIS





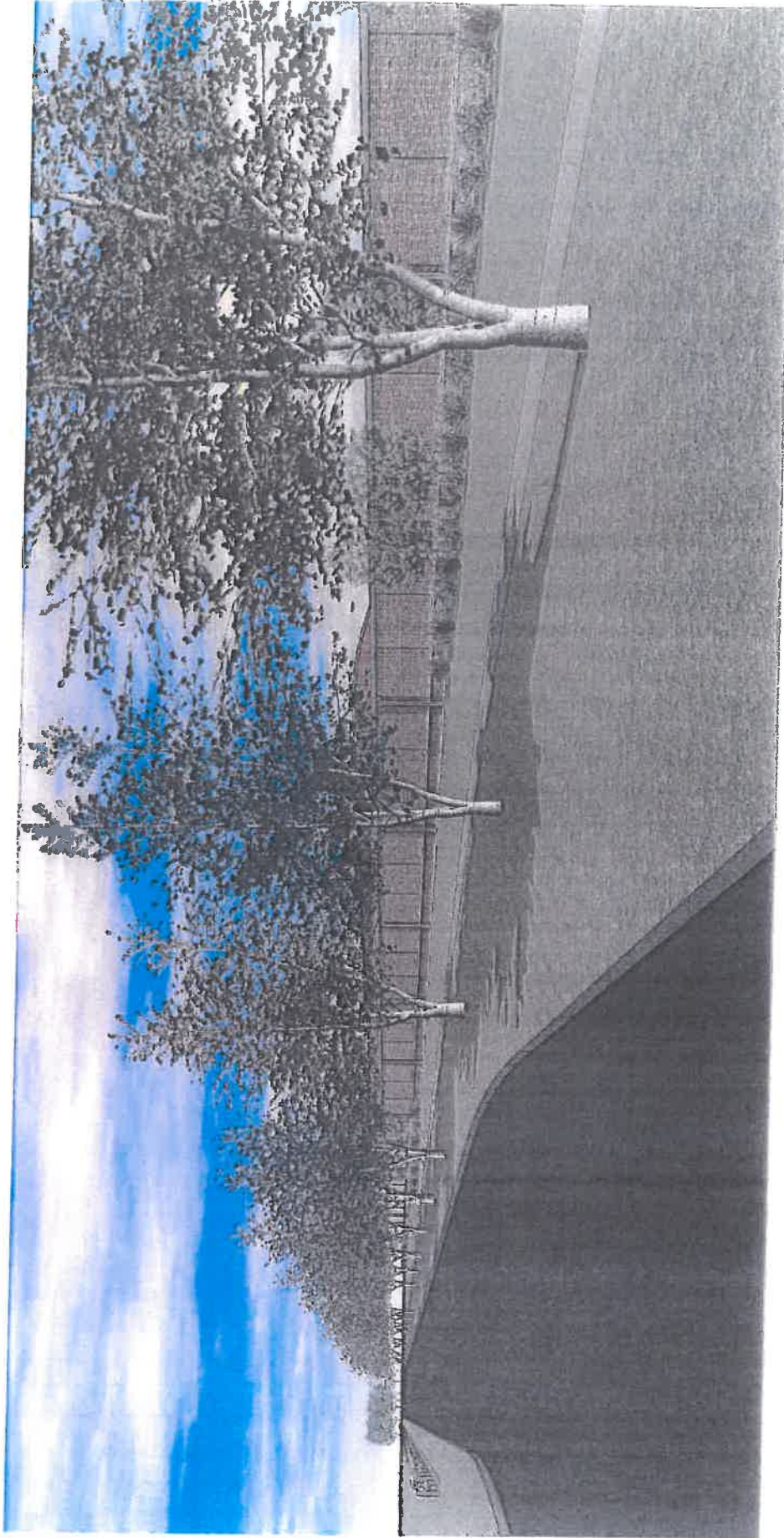
PERSPECTIVE FROM I-88 OFF-RAMP
LOOKING SOUTHWEST

NORTH AURORA SELF STORAGE
OWNER

JUNE 29, 2015

310 S. LINCOLNWAY ST.
NORTH AURORA, ILLINOIS

**SULLIVAN
& WILSON**
ARCHITECTS
CORPORATE BUILDING DESIGN PARTNERSHIP



PERSPECTIVE FROM SMOKE TREE LANE
LOOKING SOUTHEAST

NORTH AURORA SELF STORAGE
OWNER

JUNE 29, 2015

310 S. LINCOLNWAY ST.
NORTH AURORA, ILLINOIS

SULLIVAN
& WILSON
ARCHITECTS
P.C.
MEMBER AIA ILLINOIS SOCIETY OF ARCHITECTS

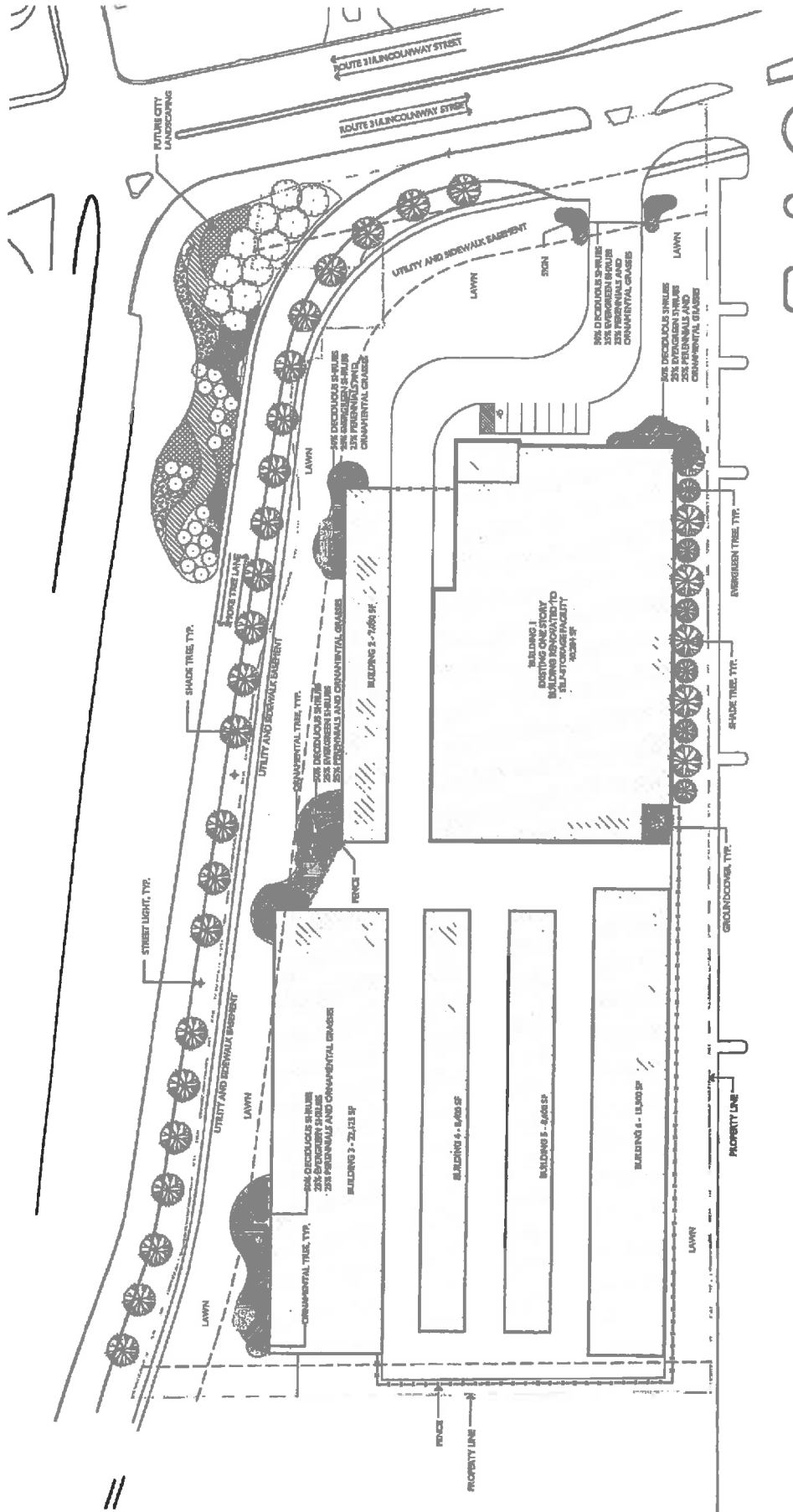


ENTRY PERSPECTIVE
LOOKING NORTHWEST

NORTH AURORA SELF STORAGE
OWNER
JULY 13, 2018

310 S. LINCOLNWAY ST.
NORTH AURORA, ILLINOIS

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& WILSON
ARCHITECTS
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LANDSCAPE PLAN
SCHEME A

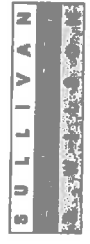


NORTH AURORA SELF STORAGE
OWNER

JULY 28, 2015

310 S. LINCOLNWAY ST.
NORTH AURORA, ILLINOIS

PLANNING
ARCHITECTURE
SCAPE DESIGN
WOLFF LANGRISH ARCHITECTURE



ARCHITECTURE
SCAPE DESIGN
WOLFF LANGRISH ARCHITECTURE

VILLAGE OF NORTH AURORA

EXHIBIT C

STATEMENT OF SPECIAL USE CONDITIONS

1. The petitioner shall be responsible for completing the necessary platting to establish the subject property as one consolidated lot of record prior to building permit issuance;
2. The Property shall be developed in conformance with the Plan Documents;
3. Building façade materials shall adhere to the submitted building elevation plans prepared by Sullivan, Goulette & Wilson Architects, which includes brick and split face concrete block as the primary materials facing the exterior of the subject property;
4. The petitioner shall install a concrete walkway between the parking spaces and office with full curb improvements and required ADA accessibility;
5. A minimum four (4) foot wide walkway, linking the office area to the sidewalk located directly south of Smoke Tree Lane, shall be installed;
6. A photometric lighting plan shall be approved prior to building permit issuance to ensure safety, as the proposed storage units will be accessible until 10 p.m.;
7. Fencing shall be of an ornamental design, constructed of either wrought iron or galvanized aluminum and black in color; and
8. Integrate addition building materials and architectural elements to visually enhance the façade of the south elevation of the bowling alley building.