

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
NOVEMBER 24, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a Self-Storage Facility	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared to permit the self-storage facility at 2659 Wisconsin Avenue in the M-1 Light Manufacturing District.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Strong, Diverse Local Economy*. Supporting this goal is the objective *Maintain, Expand and Balance Local Economy and Tax Base*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the December 1, 2009 active agenda per the Plan Commission's recommendation.

BACKGROUND

The petitioner is requesting special use approval for a self-storage facility for the property commonly known as 2659 Wisconsin Avenue located at the southwest corner of Wisconsin and Katrine Avenues. The 3.9 acre property, zoned M-1 Light Manufacturing district, is improved with a vacant one story 43,732 square foot office and warehouse building with two adjacent parking lots. The special use approval will allow the petitioner to establish a 30,900-square foot self-storage facility in the southern warehouse area of the building, while the remaining 12,832-square foot northern portion of the building would house the offices of Sievers and Stevens Construction Company.

The petitioner is not proposing any major site or building improvements. A total of 56,053 square feet (32% of lot area) of green space currently located on the property will remain and meets the zoning requirement for green space. The existing parking lots west and south of the building will be repaired. The petitioner will provide a total of 59 parking spaces in the west parking lot for employee and customer parking. The remainder of the west parking lot and the entire south parking lot would be designated for storage of vehicles, recreational vehicles and recreational equipment, which will be enclosed with an eight-foot high solid fence with two security access gates. As part of the parking lot reconstruction, the petitioner will have to maintain all existing drainage characteristics on the property.

On the interior of the building, the petitioner is proposing to construct approximately 133 free-standing self-storage units. The storage units would range between 5 feet and 15 feet in both width and length with a maximum height of ten feet. The building will include a new garage door opening on the west side to

allow vehicles to enter the building for access to the storage units. The petitioner will also add two hip-roof towers which will increase the building height from 14 feet to 26 feet.

The building will meet all bulk regulations of the Zoning Ordinance as indicated in the table below:

2659 Wisconsin Avenue Self-Storage Facility		
	Required	Existing/ Proposed
<i>Building</i>		
Front Setback (North)	35 ft.	50 ft.
Front Setback (East)	35 ft.	49.88 ft.
Front Setback (South)	35 ft.	138 ft.
Side Setback (West)	13 ft.	131 ft.
Height	35 ft.	26 ft.
Lot Coverage	60% (102,240 sq. ft.)	25% (43,732 sq. ft.)
FAR	1 (170,400 sq. ft.)	.25 (43,732 sq. ft.)
<i>Green Space</i>		
Total Requirement	15% (25,560 sq. ft.)	32% (56,053 sq. ft.)
Front Yard requirement	50% of total requirement (12,780 sq. ft.)	143% of total requirement (36,559 sq. ft.)
<i>Parking</i>		
Front Setback (North)	35 ft.	40 ft.
Front Setback (East)	35 ft.	50 ft.
Front Setback (South)	35 ft.	36 ft.
Side Setback (West)	10 ft.	0 ft. (existing no change)
# of Parking Spaces	48	59

The proposed self-storage facility is consistent with surrounding uses in the M-1 district and will not impact the land use characteristics of the property or the neighborhood. In addition to the 8-foot high solid fence, the existing trees and landscaping located on the south side of the property and within the unimproved Inverness Avenue right-of-way will remain unchanged as an additional buffer to the residential neighborhood south of the subject property. The proposal is consistent with the Future Land Use Plan.

Staff believes the special use standards for approval (Section 28.1902 of the Zoning Ordinance) have been met. The proposed self-storage facility is listed as an allowable special use and complies with all regulations for the M-1 district. The proposal is a desirable use and will contribute to the general welfare of the community. The development will not be detrimental to the health, safety, morals, general welfare or property values of the community.

The Plan Commission considered the petition at their November 2, 2009 meeting and found that the request met the standards for approval. The Board recommended unanimous approval of the special use request. Staff concurs with the Plan Commission's recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated November 2, 2009

Minutes of the Plan Commission Hearing dated November 2, 2009

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
TO PERMIT A STORAGE FACILITY FOR THE PROPERTY
LOCATED AT 2659 WISCONSIN AVENUE**

WHEREAS, the following described property, to wit:

Lots 32 and 33 in Ellsworth Park Unit Number 5, being a subdivision in the Southwest Quarter of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded January, 1962 as Document R62-993, in DuPage County, Illinois.

Commonly known as 2659 Wisconsin Avenue, Downers Grove (PIN 08-12-303-008)

(hereinafter referred to as the "Property") is presently zoned in the "*M-1, Light Manufacturing District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-903 of the Zoning Ordinance be granted to allow a self storage facility in the M-1, Light Manufacturing District.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on November 2, 2009 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage

County, Illinois, as follows:

SECTION 1. That Special Use of the Property is hereby granted to allow a self-storage facility in the M-1, Light Manufacturing District.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan prepared by Intech Consultants, Inc. dated October 8, 2009, Preliminary Concept Elevations Plan prepared by K. Peterson Associates dated October 5, 2009, Ground Floor Plan prepared by K. Peterson Associates dated October 7, 2009 and Self Storage Installation Plan prepared by Betco, Inc. dated September 19, 2009 attached to the staff report dated November 2, 2009, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The outdoor storage shall be limited to parking of vehicles, recreational vehicles and recreational equipment all of which must be in operational condition.
3. The existing drainage characteristics on the property shall be preserved during the reconstruction of the parking lots.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use to allow a self-storage facility in the M-1, Light Manufacturing District is hereby granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

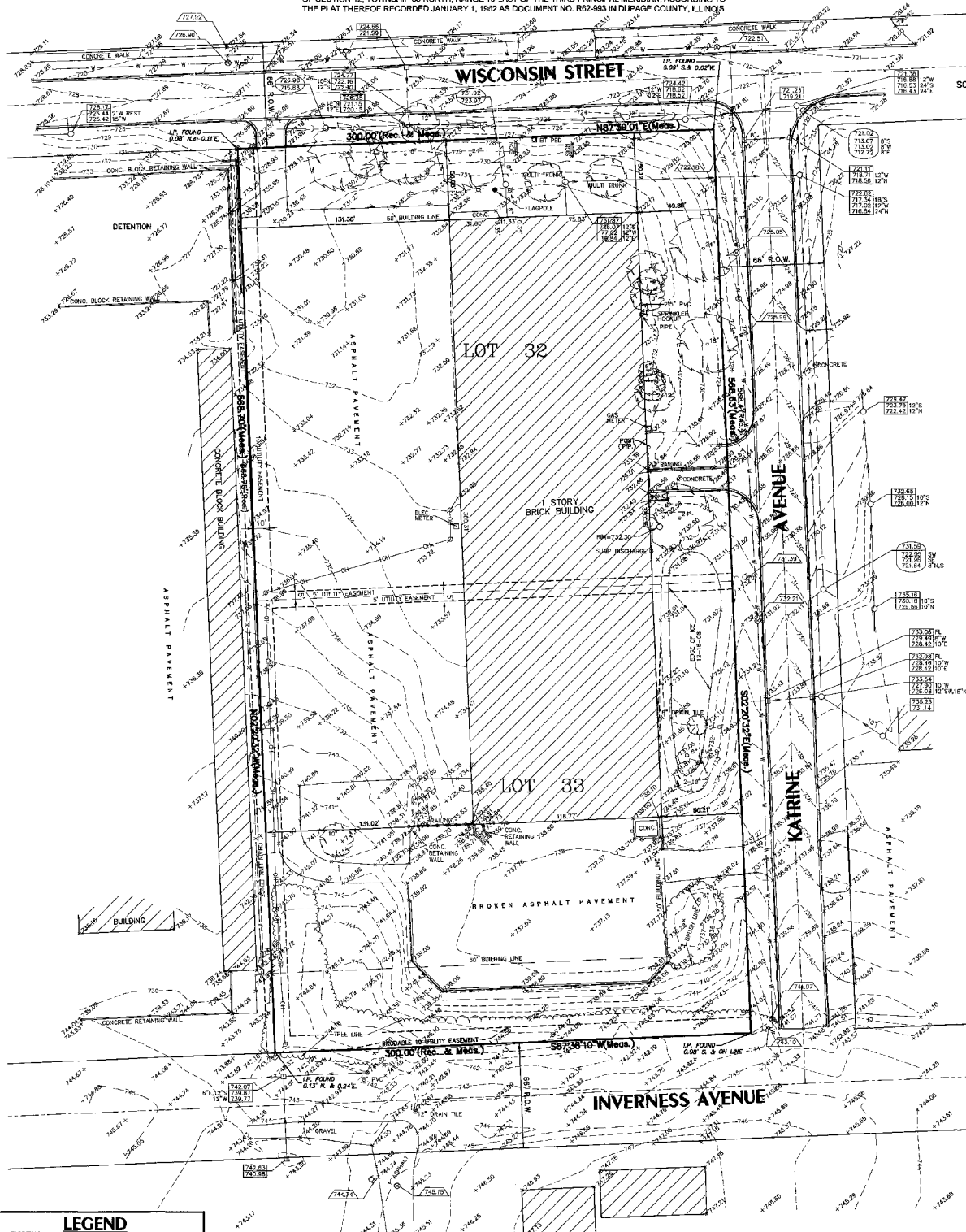
Attest: _____

Village Clerk

PLAT OF SURVEY

OF

LOTS 32 AND 33 IN ELLSWORTH PARK UNIT #5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 1, 1902 AS DOCUMENT NO. 902-983 IN DUPAGE COUNTY, ILLINOIS



SCALE: 1" = 30'

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING OVERHEAD WIRES
	EXISTING FENCE
	FIRE HYDRANT
	VALVE IN VAULT
	VALVE BOX
	INLET
	MANHOLE
	YARD LIGHT
	POWER POLE
	GUY WIRE
	PEDESTAL
	SIGN
	CURB & GUTTER
	SPOT ELEVATION
	CONTOUR
	TREE
	BUSHES OR TREE LINE
	CALLOUT FOR SANITARY MANHOLE
	CALLOUT FOR WATER STRUCTURE
	CALLOUT FOR STORM STRUCTURE



BENCHMARK

DUPAGE COUNTY GEODETIC CONTROL STATION 112002
 A DISK MONUMENT ESTABLISHED IN WEST CONCRETE WALK AT THE NORTH-WEST CORNER OF THE BRIDGE OVER ST. JOSEPH CREEK AND BELMONT ROAD.
 ELEVATION 822.125

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.
 DATED THIS 30th DAY OF August, A.D. 20 09.
Thomas E. Fahrenbach
 ILLINOIS PROFESSIONAL LAND SURVEYOR # 35-2126
 LICENSE EXPIRATION/RENEWAL DATE: 11-30-2019



SITE CONTAINS 170,600 S.F.

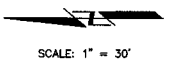
REVISED: 8-3-09
 PREPARED: 12-23-08

INTECH CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 5413 WALNUT AVENUE, DOWNERS GROVE, ILLINOIS
 TEL: (630) 964-5656 FAX: (630) 964-5052
 E-MAIL: CAD@INTECHCONSULTANTS.COM
 ILLINOIS REGISTRATION NO. 184-001040

SHEET No. 1 of 1 JOB No.: 2008-034

LOTS 32 AND 33 ELLSWORTH PARK UNIT #5

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LEGAL DESCRIPTION

LOTS 32 AND 33 IN ELLSWORTH PARK UNIT #5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 42, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 1, 1982 AS DOCUMENT NO. 852-993 IN DUPAGE COUNTY, ILLINOIS.

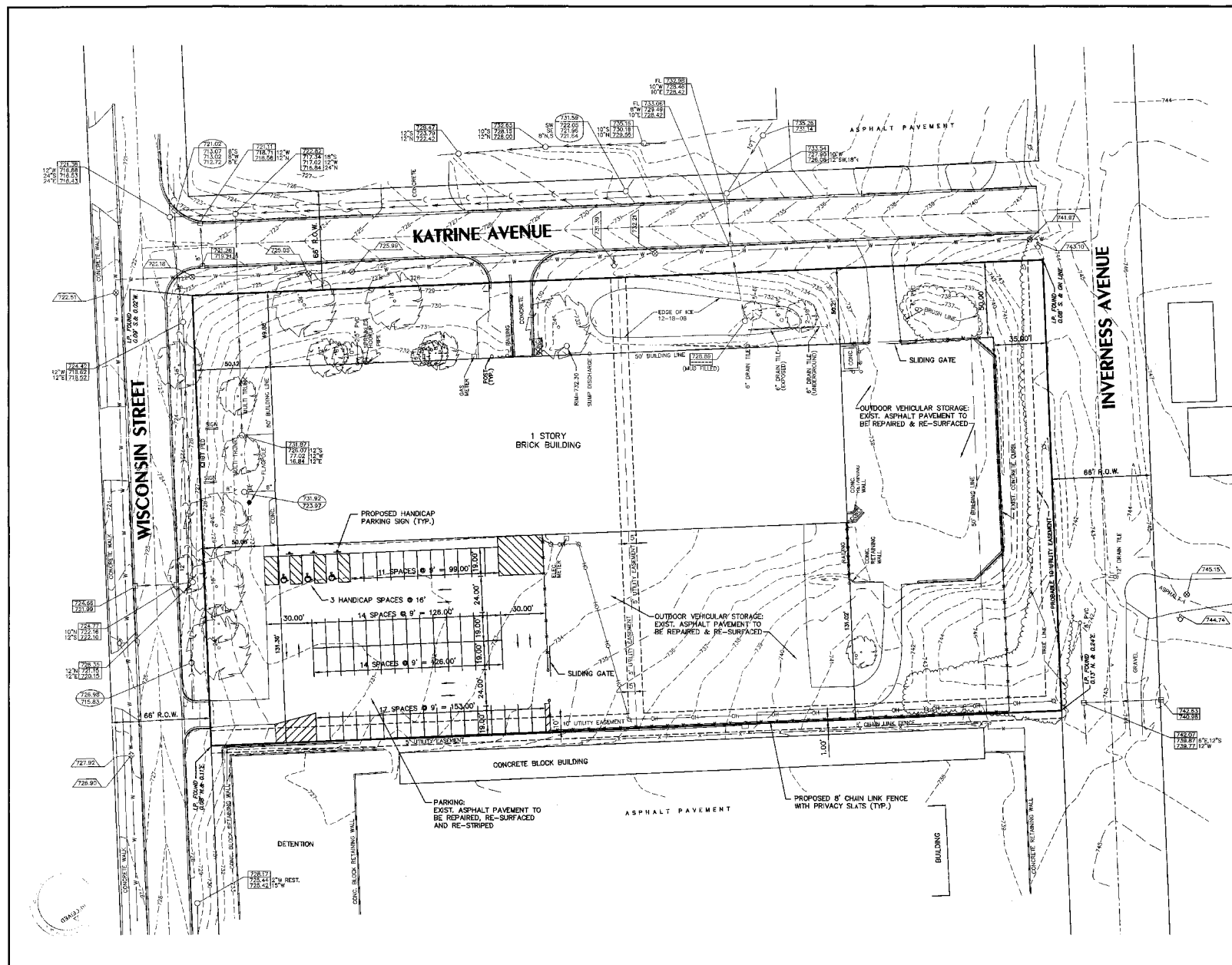
3.9 ACRES ±

LEGEND

- EXISTING**
- SANITARY SEWER
 - WATERMAIN
 - STORM SEWER
 - OH— OVERHEAD WIRES
 - FENCE
 - △ FIRE HYDRANT
 - VALVE IN VAULT
 - VALVE BOX
 - INLET
 - MANHOLE
 - YARD LIGHT
 - POWER POLE
 - GUY WIRE
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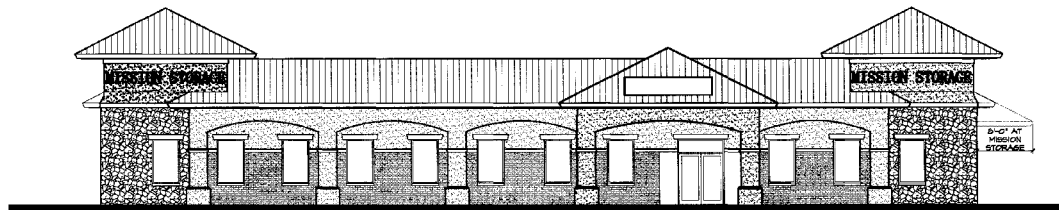
BENCHMARK:
 DUPAGE COUNTY GEODEIC CONTROL STATION LH2002
 A DISK MONUMENT ESTABLISHED IN WEST CONCRETE WALK AT THE NORTHWEST CORNER OF THE BRIDGE OVER ST. JOSEPH CREEK AND BELMONT ROAD.
 ELEVATION 682.9125

NOTE:
 THE REFUSE RECEIPTAL IS TO BE INSIDE THE BUILDING

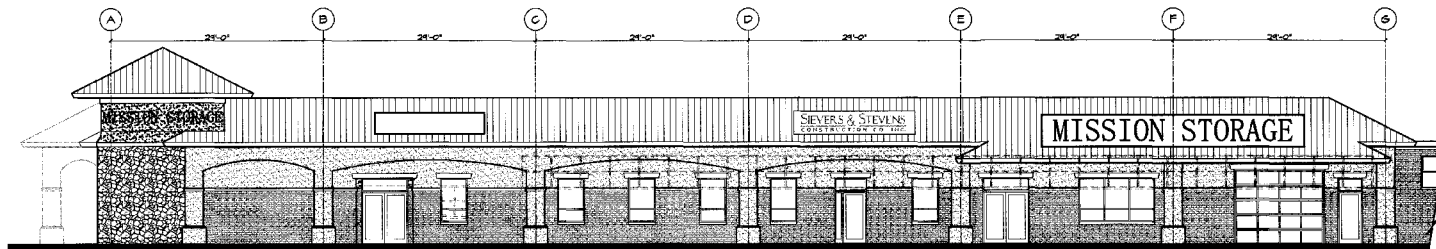


<p>INTECH CONSULTANTS, INC. 5413 WALNUT AVE. DOWNERS GROVE, ILL. <small>ILLINOIS REGISTRATION NO. 184-021040</small></p>	<p>ENGINEERS SURVEYORS</p>	<p>SIEVERS & STEVENS CONSTRUCTION COMPANY DOWNERS GROVE, IL</p>	<p>2679 WISCONSIN AVENUE DOWNERS GROVE, IL</p>	<p>SITE PLAN</p>	<p>10-14-09 DATE</p>	<p>1 NO.</p>	<p>RELOCATED SOUTH FENCE LINE REVISION</p>	<p>BY S.P.</p>	<p>DRAWN SJP</p>	<p>SCALE 1" = 30'</p>	<p>SHEET 1</p>	<p>OF 1</p>
					<p>DESIGNED CP</p>	<p>DATE 10-8-09</p>	<p>PROJECT NO. 2008-034</p>					

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NORTH ELEVATION
SCALE: 1/8" = 1'-0"



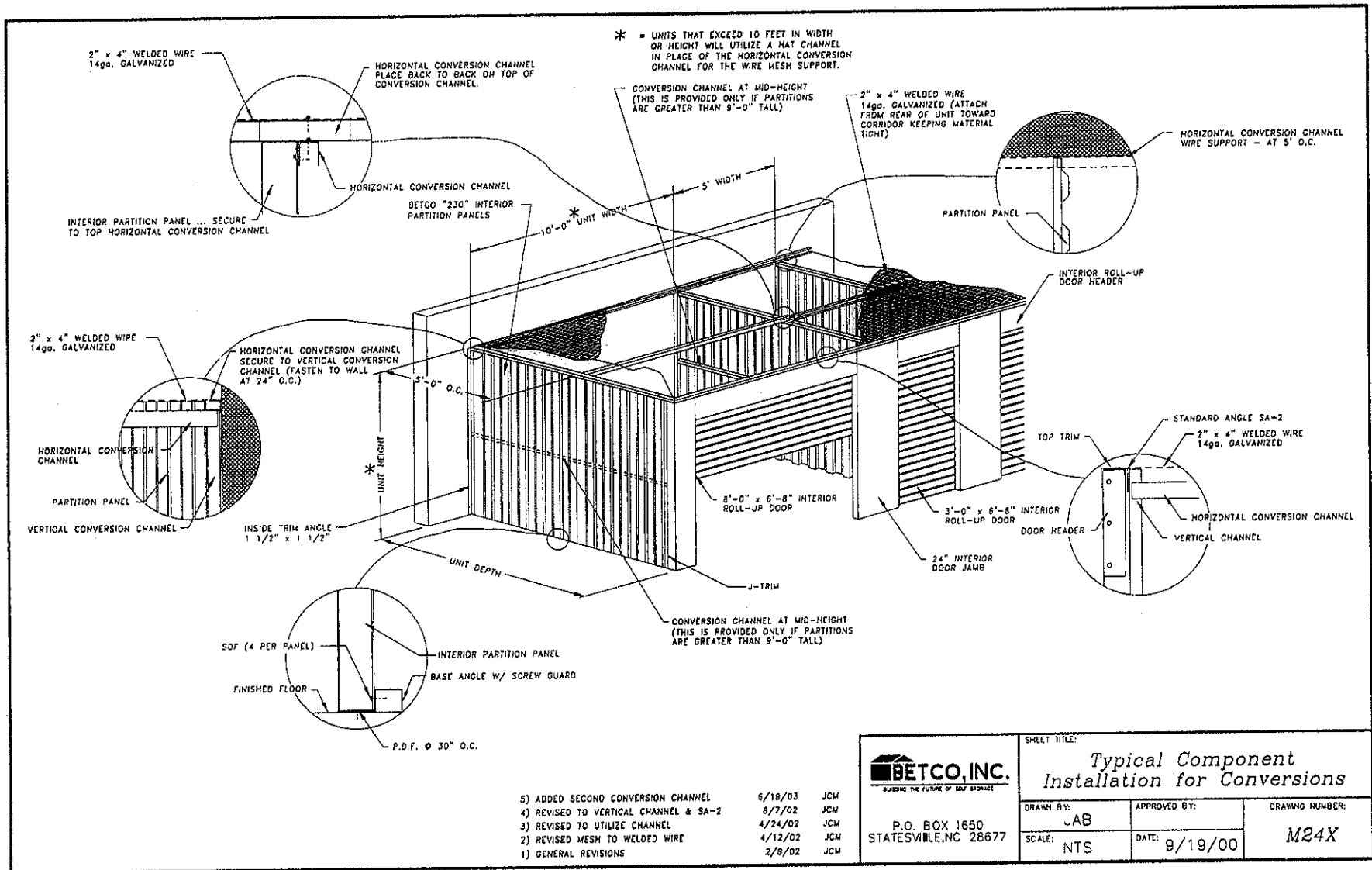
WEST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY CONCEPT ELEVATIONS


PREPARED FOR:
SIEVERS & STEVENS
CONSTRUCTION CO., INC.

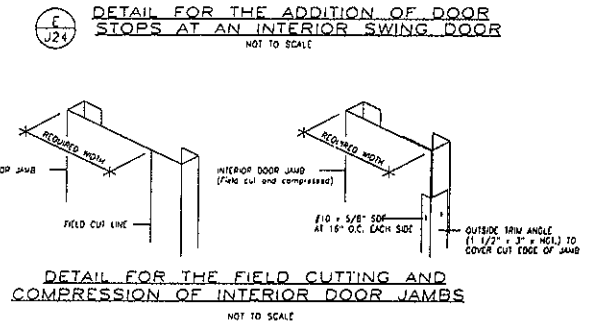
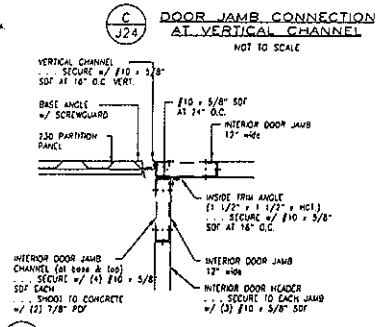
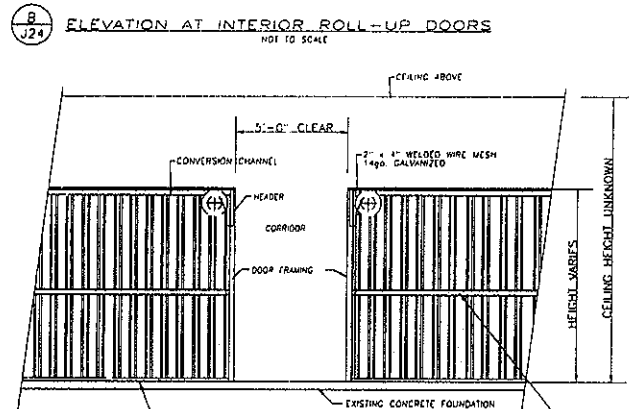
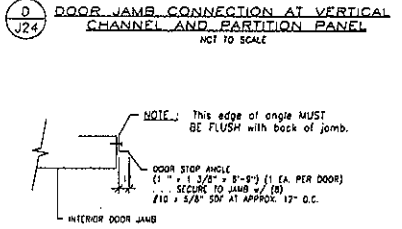
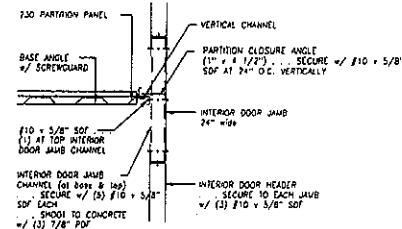
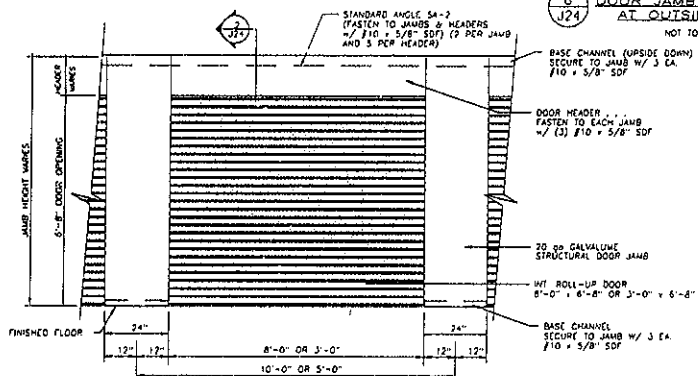
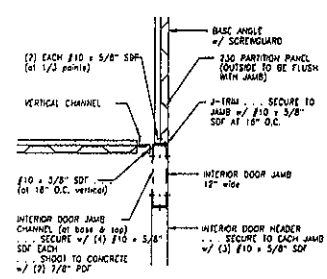
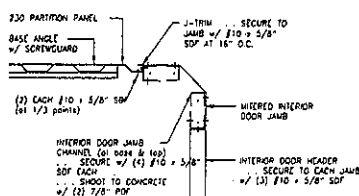
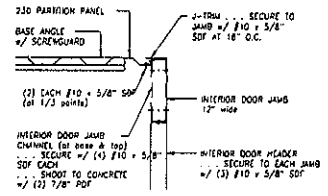
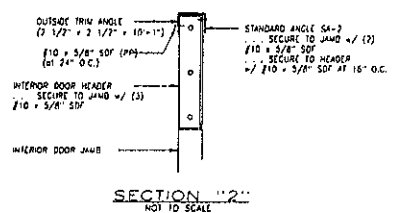
BUILDING:
2659 Wisconsin
Downers Grove, Illinois

Project 09-03	K. Peterson Associates Architects
PRELIMINARY DRAWINGS	300 NORTH AVE. DOWNERS GROVE, ILLINOIS 60540 309-583-1000
Date 10-18-04	Sheet
Revisions	SP-7



- | | | |
|---------------------------------------|---------|-----|
| 5) ADDED SECOND CONVERSION CHANNEL | 6/18/03 | JCM |
| 4) REVISED TO VERTICAL CHANNEL & SA-2 | 8/7/02 | JCM |
| 3) REVISED TO UTILIZE CHANNEL | 4/24/02 | JCM |
| 2) REVISED MESH TO WELDED WIRE | 4/12/02 | JCM |
| 1) GENERAL REVISIONS | 2/8/02 | JCM |

 P.O. BOX 1650 STATESVILLE, NC 28677	SHEET TITLE: Typical Component Installation for Conversions		DRAWING NUMBER: M24X
	DRAWN BY: JAB	APPROVED BY:	
SCALE: NTS	DATE: 9/19/00		

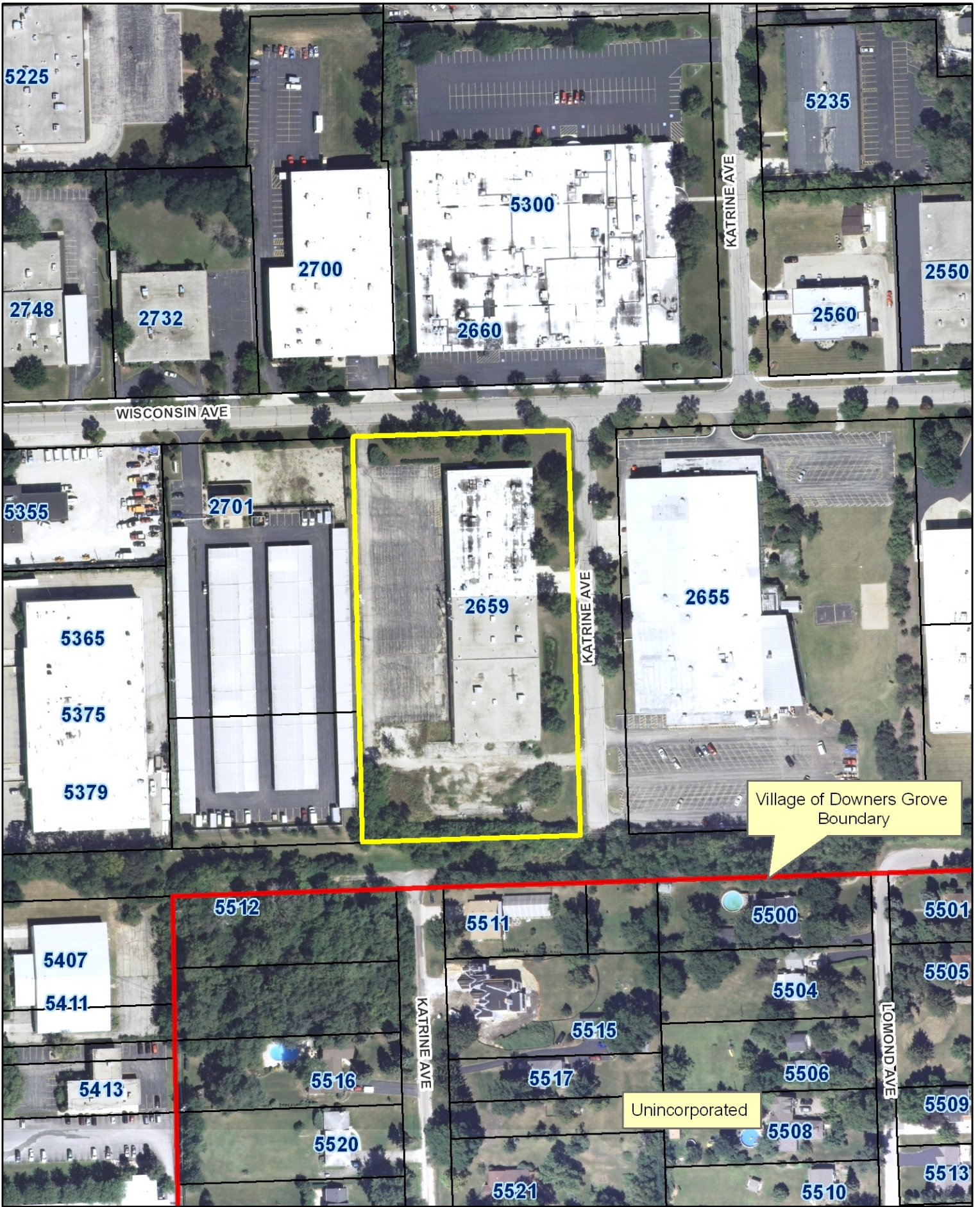


NOTE: STORAGE UNITS CAN VARY IN SIZE AS LONG AS A 3'-0\"/>

- 8) ADDED SECOND CONVERSION CHANNEL 6/18/03 JCM
- 5) REVISED TO VERTICAL CHANNEL & SA-2 8/5/03 JCM
- 4) REVISED PARTITION INTO JAMB 1/21/02 JCM
- 3) REVISED TO CHANNEL 1/21/02 JCM
- 2) REVISED MESH 1/15/02 JCM
- 1) GENERAL REVISIONS 2/8/02 JCM

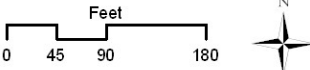
 BUILDING THE FUTURE OF SELF STORAGE	SHEET TITLE:	
	<h3>Typical Door & Corridor Details for Conversions</h3>	
DRAWN BY:	APPROVED BY:	DRAWING NUMBER:
JCM		J24X
SCALE:	DATE:	
NTS	2/16/01	

P.O. BOX 1650
 STATESVILLE, NC 28677



Village of Downers Grove Boundary

Unincorporated



2659 Wisconsin Avenue



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 2, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-23-09 2659 Wisconsin Avenue	Special Use	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting Special Use approval for a self-storage facility for the property located at 2659 Wisconsin Avenue.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Downers Grove National Bank
5140 Main Street
Downers Grove, IL 60515

APPLICANT: James F. Russ, Jr.
on behalf of Sievers and Stevens Construction
4915 Main Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: M-1, Light Manufacturing
EXISTING LAND USE: Vacant
PROPERTY SIZE: 170,400 square feet (3.9 acres)
PINS: 08-12-303-008

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	M-1, Light Manufacturing	Office Research and Manufacturing
SOUTH:	R-4 Single Family Residence District (Unincorporated DuPage County)	Residential (6-11 DU/Acre)
EAST:	M-1, Light Manufacturing	Office Research and Manufacturing
WEST:	M-1, Light Manufacturing	Office Research and Manufacturing

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Proposed Site Plan
5. Building Floor Plan and Elevations

PROJECT DESCRIPTION

The petitioner is requesting Special Use approval for a self-storage facility for the property commonly known as 2659 Wisconsin Avenue located at the southwest corner of Wisconsin and Katrine Avenues. The 3.9 property, zoned M-1 Light Manufacturing district is improved with a vacant one story 43,732 square foot office and warehouse building with adjacent parking lots west and south of the existing building. The subject property is adjacent to M-1 Light Manufacturing properties to the west, north and east. An unincorporated R-4 Single Family Residence district of the DuPage County is located immediately south of the subject property.

The Special Use approval will allow the petitioner to establish a self-storage use in the southern warehouse area of the building, approximately 30,900-square feet in area. The remaining 12,832-square foot northern portion of the building would house the offices of Sievers and Stevens Construction Company.

Site Proposal

The petitioner is not proposing any major site or building improvements. The existing parking lots west and south of the building would be improved for vehicular parking. The petitioner will provide 56 parking spaces and three handicapped parking spaces in the west parking lot for employee and customer parking. The remainder of the west parking lot and the entire south parking lot would be designated for storage of vehicles, recreational vehicles and recreational equipment. The petitioner is proposing to enclose the vehicle storage areas with an eight-foot high solid chain link fence with two security access gates. The petitioner is not proposing outdoor storage of any materials.

On the interior of the building, the petitioner is proposing to construct approximately 133 free-standing self-storage units. The storage units would range between 5 feet and 15 feet in both width and length with a maximum height of ten feet. The petitioner is proposing a new garage door opening on the west side of the building to allow vehicles to enter the building for easier access to the storage units. The vehicles would exit the building through the existing garage door on the east side of the building.

As part of the building improvements, the petitioner will add two hip-roof towers to the flat-roof building. This will increase the height of the building from approximately 14 feet to 26 feet at the northeast and northwest corner of the building where the two hip-roof towers are located.

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Map designates the property for Office Research and Manufacturing use. Staff believes the proposed office and self-storage use is consistent with the intent of the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The 3.9 acre property is zoned M-1, Light Manufacturing District. The petitioner is proposing to use the

property for a contractor’s office and a self-storage facility. The contractor’s office is a permitted use in M-1 district, while a self-storage facility is listed as a Special Uses in the district.

The building will meet all bulk regulations of the Zoning Ordinance. The proposed maximum height at the top of hip-roof towers will be 26 feet which meets the maximum permitted height of 35 feet. The petitioner will provide a total of 59 parking spaces (including the three handicapped spaces) for customer and employee parking which meets the total requirement of 48 parking spaces for the two uses on the site. A total of 56,053 square feet (32% of lot area) of green space is currently located on the property, including the 36,559 square feet (21% of lot area) located within the front yards along Wisconsin and Katrine Avenues, which meets the zoning requirement for green space.

The petitioner is proposing to install an eight-foot high solid chain link fence to enclose the proposed outdoor storage area for vehicles. The proposed fence is located around the existing west and south parking lots 50 feet from the east (front) property line, 35 feet from the south (front) property line and along the west side property line. The location of the fence will allow the existing trees and landscaping located along the unimproved Inverness Avenue right-of-way to remain unchanged as an additional buffer to the residential neighborhood south of the subject property.

The proposal will meet all other zoning requirements. The bulk characteristics of the property are summarized in the table below:

2659 Wisconsin Avenue Self-Storage Facility		
	Required	Existing/ Proposed
<i>Building</i>		
Front Setback (North)	35 ft.	50 ft.
Front Setback (East)	35 ft.	49.88 ft.
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Side Setback (West)	13 ft.	131 ft.
Height	35 ft.	26 ft.
Lot Coverage	60% (102,240 sq. ft.)	25% (43,732 sq. ft.)
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<i>Green Space</i>		
Total Requirement	15% (25,560 sq. ft.)	32% (56,053 sq. ft.)
Front Yard requirement	50% of total requirement (12,780 sq. ft.)	143% of total requirement (36,559 sq. ft.)
<i>Parking</i>		
Front Setback (North)	35 ft.	40 ft.
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Front Setback (South)	35 ft.	36 ft.
Side Setback (West)	10 ft.	0 ft. (existing no change)
# of Parking Spaces	48	59

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any new improvements to the site. The property currently has access on Wisconsin and Katrine Avenues. The existing deteriorating parking lots south and west of the existing building will be repaired for vehicle parking and storage of recreational vehicles and recreational equipment. The existing additional double-wide loading dock access on Katrine Avenue will remain.

There is an existing detention facility located east of the existing building along Katrine Avenue. The detention facility adequately services the current amount of stormwater run-off. As part of the parking lot reconstruction, the petitioner will have to maintain all existing drainage characteristics on the property.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. The building will be required to include a full fire alarm and detection system in compliance with Village standards. The petitioner will also have to provide a Building Sprinkler System Survey during the building permit review phase to verify the existing system is adequate for the proposed uses.

NEIGHBORHOOD COMMENT

Staff has received several phone calls from surrounding property owners inquiring about the petition. A representative from A-1 Storage located immediately west of the subject property at 2701 Wisconsin has expressed concern the proposed use could have an adverse economic effect on their business. Staff has not received any written neighborhood comments regarding the petition at this time.

FINDINGS OF FACT

Staff believes the standards for a Special Use, as shown below, have been met. The self-storage use is listed as an allowable Special Use in the district. The petitioner will provide additional storage opportunities which are in the interest of public convenience and will contribute to the general welfare of the community. The development will not be detrimental to the health, safety, morals, general welfare or property values in the vicinity. To minimize the impact on the residential neighborhood to the south, the petitioner will install an eight-foot high solid and secure fence around the proposed vehicle storage area. Additionally, as a condition of the approval, the outdoor storage would be limited to parking of vehicles, recreational vehicles and recreational equipment. The outdoor storage of other materials is not proposed nor permitted. Staff believes these conditions and modifications to the property will make the proposal compatible with the surrounding area and will not have an adverse impact on the existing uses or trend of development in the area. The proposal will meet all zoning requirements of the M-1 zoning district.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed Special Use is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

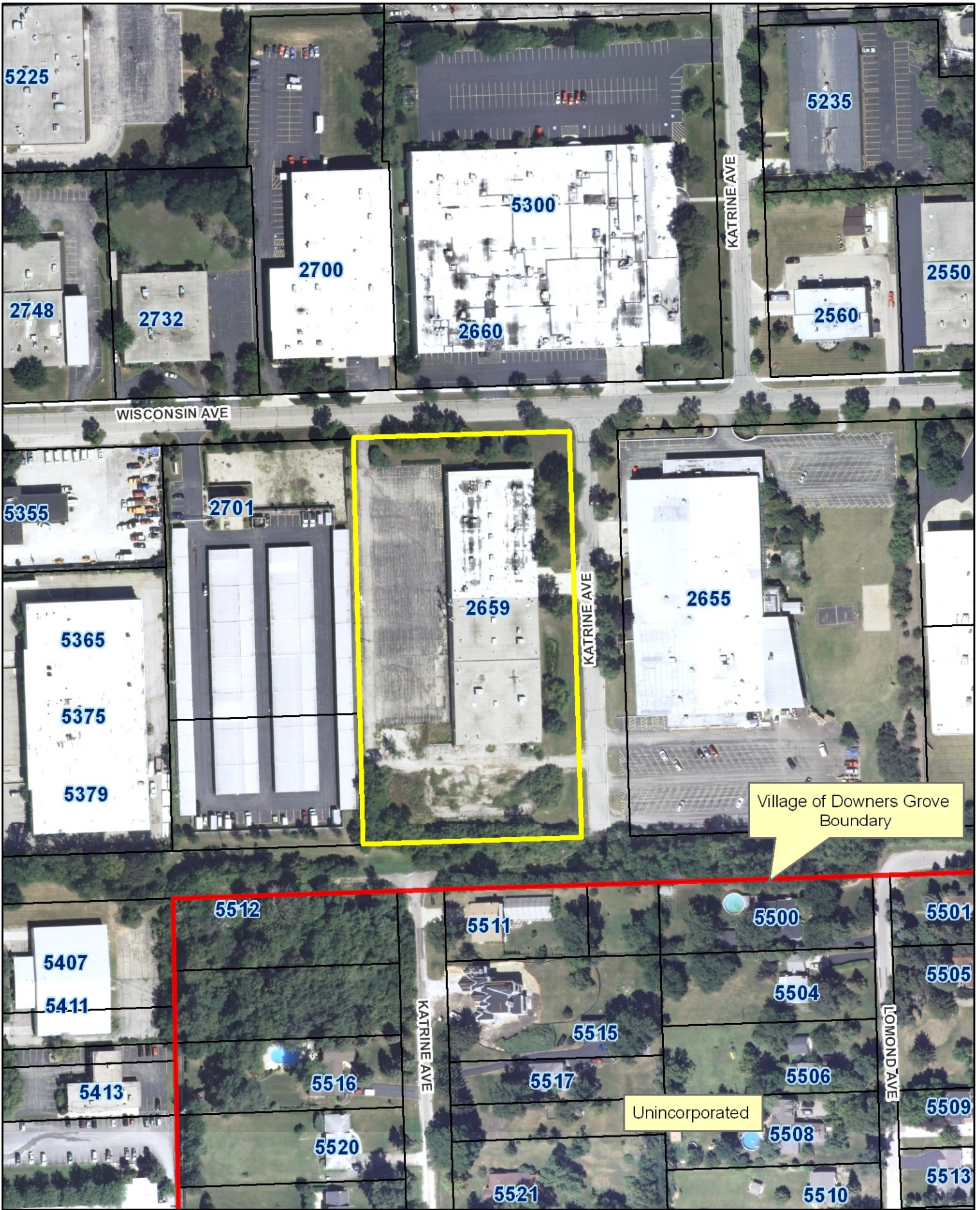
1. The Special Use shall substantially conform to the Site Plan prepared by Intech Consultants, Inc. dated October 8, 2009, Preliminary Concept Elevations Plan prepared by K. Peterson Associates dated October 5, 2009, Ground Floor Plan prepared by K. Peterson Associates dated October 7, 2009 and Self Storage Installation Plan prepared by Betco, Inc. dated September 19, 2009 attached to this report except as such plans may be modified to conform to Village Codes and Ordinances.
2. The outdoor storage shall be limited to parking of vehicles, recreational vehicles and recreational equipment.
3. The existing drainage characteristics on the property shall be preserved during the reconstruction of the parking lots.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

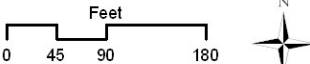
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-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2009 PC Petition Files\PC-08-09 340 BURLINGTON SPECIAL USE\Staff Report PC-08-09.doc



Village of Downers Grove Boundary

Unincorporated



2659 Wisconsin Avenue

September 2, 2009

Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Re: 2659 Wisconsin Avenue, Downers Grove, IL 60516

Dear Sir/Madam:

Downers Grove National Bank, owners of property commonly known as 2659 Wisconsin Avenue, Downers Grove, IL 60516, and legally described as follows:

Lots 32 and 33 in Ellsworth Park Unit Number 5, being a subdivision in the Southwest Quarter of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded January 10, 1962 as Document R62-993, in DuPage County, Illinois.

P.I.N. 08-12-303-008

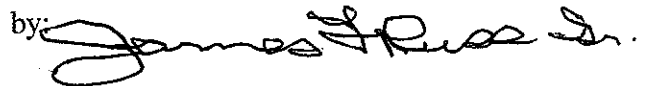
Commonly known as 2659 Wisconsin Avenue, Downers Grove, IL 60516

hereby authorize Sievers and Stevens Construction to seek a Special Use for the subject property.

Sincerely,

DOWNS GROVE NATIONAL BANK

by:



Chairman of the Board
Its President & CEO

WIEDEL, HUDZIK, RUSS & PHILIPP

A Partnership of Professional Corporations

Attorneys & Counselors

4915 Main Street

P.O. Box 578

Downers Grove, Illinois 60515

Michael C. Wiedel, P.C.
James F. Russ, Jr., P.C.†
Michael G. Philipp, P.C.

Telephone 630/969-2300

Fax 630/969-1342

Beth A. Indelicato*

October 12, 2009

†Also Licensed in Wisconsin

*Also Licensed in California

Of Counsel

Richard F. Hudzik, P.C.

Mr. Alan Jirik, Chairman
Village of Downers Grove Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515

RE: 2650 Wisconsin Avenue Self-Storage Facility

Dear Mr. Jirik and the Plan Commission Members:

We are presenting to you a petition for a self-storage facility for property located at 2659 Wisconsin Avenue, Downers Grove, Illinois. This property is located on the south side of Wisconsin Avenue west of Katrine Avenue and north of Inverness Avenue. The property is currently zoned M-1 and consists of 170,600 square feet. Currently there is a 45,000 sq. ft. one story brick building which was formerly used as a printing facility. My client, Sievers and Stevens Construction Company, Inc., currently has this property under contract to purchase and seeks to convert this property into a self-storage facility which is a special use pursuant to 28.903(j) of the Village of Downers Grove Zoning Ordinance.

The northern portion of the building currently consists of existing offices and office storage areas. The southerly portion of the building consists of warehouse area. The existing warehouse area will be converted into a self-storage area pursuant to the plans that we have attached to our petition. Very little renovation will be needed on the interior of the building as my client proposes to maintain the existing office area and simply construct the self-storage units in the existing warehousing area.

The Village of Downers Grove Zoning Ordinance Section 28.1010 provides for conditions of a self-storage facility. This petition meets those criteria. Those criteria are as follows:

- (a) Location. A zoning lot for which such use is proposed shall not have more than one (1) boundary abutting a residential district.**

This property is surrounded by M-1 zoning to the east, north and west. The only residential district currently abutting this property is to the south.

- (b) Landscaping. That portion of the site not occupied by building or paving shall be landscaped in accordance with a landscape plan approved by the Village.**

We will provide landscaping pursuant to the Village Landscaping Ordinance.

- (c) Screening.** That portion of the site abutting a residential district shall be adequately screened from the residential area in accordance with a plan approved by the Village.

We will provide the appropriate and necessary screening pursuant to Village approval.

- (d) Outdoor storage.** No outdoor storage shall be permitted on the zoning lot and refuse and garbage shall be stored inside a building or in totally screened areas.

We will provide storage pursuant to the approval of Village of Downers Grove and all refuse and garbage will be stored inside the building.

- (e) Driveways.** All driveways and parking areas shall be paved.

We will resurface and repair the existing paving to meet this requirement.

- (f) Security.** This site shall be totally fenced and accessed through a locked security gate.

We have provided four locked security gates around the perimeter of the property.

As this is a special use under the M-1 zoning district, the Village of Downers Grove Zoning Ordinance 28.1902 provides standards for approval of a special use. Those standards are as follows:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.**

A self-storage facility at this location is desirable. My client has done analysis on the need for this type of facility at this location and has determined that it will provide for public convenience and will contribute to the general welfare of the neighborhood and the community. In addition, my client will name this facility Mission Storage. One of the purposes of Mission Storage will be to provide a charitable donation to churches and other organizations within our community. It is proposed that 10% of all storage fees shall be contributed toward/to charitable organizations within our community.

- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.**

We do not believe that this use at this particular location will have any detrimental effect on the health, safety, morals or general welfare of persons residing or working in the vicinity. We believe that this will provide a service to the community as well as additional funding to charitable organizations.

- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.**

We propose that this use at this location will comply with the zoning ordinance for the M-1 zoning districts and no variations are sought.

(d) That it is one of the special uses specifically listed for the district in which it is to be located.

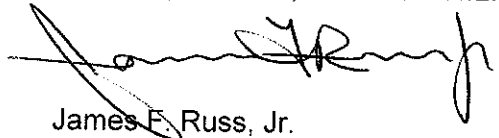
Pursuant to 28.903(j) self-storage facilities, including mini-warehouses, are provided as a special use in the M-1 zoning district.

There will be some alteration to the exterior of the building which will comply with the Village of Downers Grove Zoning Ordinance and Building Codes and provide an improvement to the exterior of the existing building. We have provided copies of the preliminary concept elevations for the Plan Commission's review.

We believe that this facility meets the criteria for the special use in the M-1 zoning district and would ask for a positive recommendation of the special use at this location. We look forward to presenting our petition and answering any questions the Plan Commission may have at their November Plan Commission Meeting.

Sincerely,

WIEDEL, HUDZIK, RUSS & PHILIPP

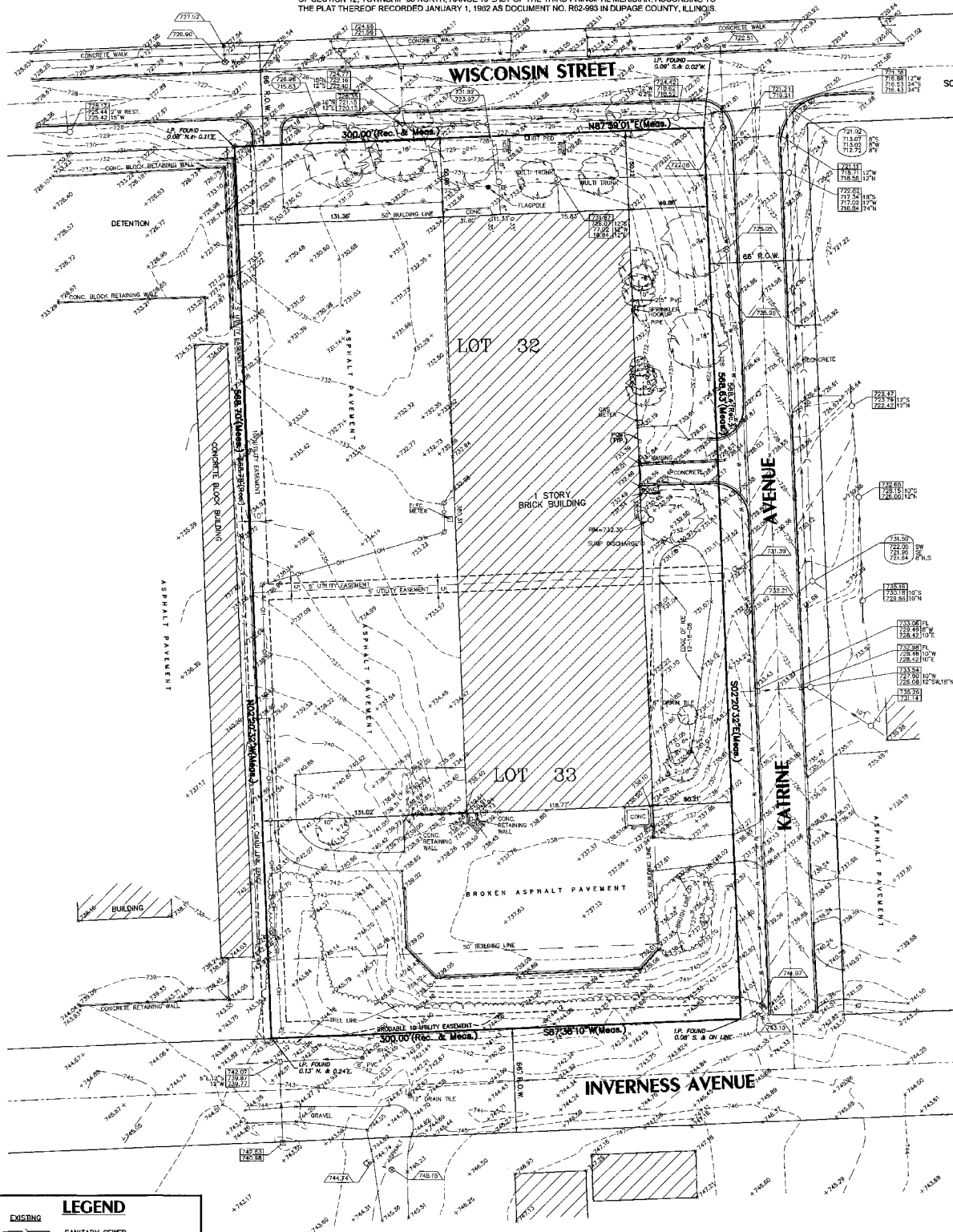


James F. Russ, Jr.

JFR:pk
Enclosure

PLAT OF SURVEY OF

LOTS 32 AND 33 IN ELLSWORTH PARK UNIT #5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 1, 1902 AS DOCUMENT NO. 902-983 IN DUPAGE COUNTY, ILLINOIS



SCALE: 1" = 30'

LEGEND	
—	SANITARY SEWER
—	WATERMAIN
—	STORM SEWER
—	OVERHEAD WIRES
—	FENCE
○	FIRE HYDRANT
○	VALVE IN VAULT
○	VALVE BOX
○	INLET
○	MANHOLE
○	YARD LIGHT
○	POWER POLE
○	GUY WIRE
□	FEDESTAL SIGN
—	CURB & GUTTER
○	SPOT ELEVATION
—	CONTOUR
○	TREE
○	BUSHES OR TREE LINE
○	CALLOUT FOR SANITARY MANHOLE
○	CALLOUT FOR WATER STRUCTURE
○	CALLOUT FOR STORM STRUCTURE

BENCH-MARK:

DUPAGE COUNTY GEODETIC CONTROL STATION 112002
 A DISK MONUMENT ESTABLISHED IN WEST CONCRETE WALK AT THE NORTH-WEST CORNER OF THE BRIDGE OVER ST. JOSEPH CREEK AND BELMONT ROAD.
 ELEVATION 622.8125

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.
 DATED THIS 30th DAY OF August, A.D. 20 09.
 Thomas E. Fahnenbush
 ILLINOIS PROFESSIONAL LAND SURVEYOR # 35-2126
 LICENSE EXPIRATION/RENEWAL DATE: 11-30-2019



SITE CONTAINS 170,600 S.F.

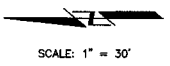
REVISED: 8-3-09
 PREPARED: 12-23-08

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
 5413 WALNUT AVENUE, DOWNERS GROVE, ILLINOIS
 TEL: (630) 964-5656 FAX: (630) 964-5052
 E-MAIL: CAD@INTECHCONSULTANTS.COM
 ILLINOIS REGISTRATION NO. 184-001040

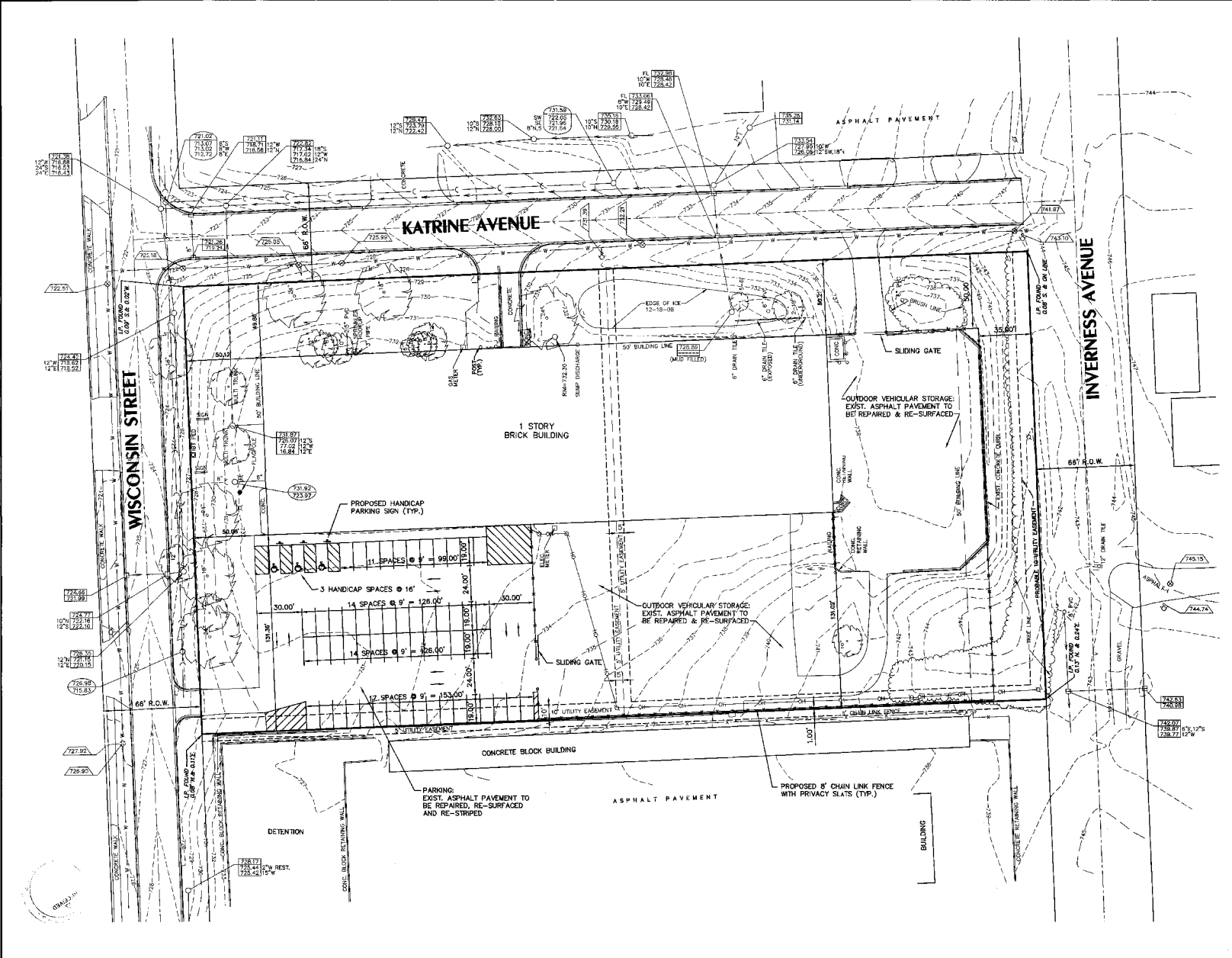
SHEET No. 1 of 1 JOB No.: 2008-034

LOTS 32 AND 33 ELLSWORTH PARK UNIT #5

C:\land\Projects\2008\034\034.dwg SURVEY.DWG SURVEY 8/11/2009 8:45:39 AM, SJP



SCALE: 1" = 30'



LEGAL DESCRIPTION

LOTS 32 AND 33 IN ELLSWORTH PARK UNIT #5, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 42, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 1, 1982 AS DOCUMENT NO. 852-993 IN DUPAGE COUNTY, ILLINOIS.

3.9 ACRES ±

LEGEND

- | | | |
|--|----------|------------------------------|
| | EXISTING | LEGEND |
| | — | SANITARY SEWER |
| | - - - | WATER MAIN |
| | —O— | STORM SEWER |
| | —X— | OVERHEAD WIRES |
| | △ | FENCE |
| | ○ | FIRE HYDRANT |
| | ⊙ | VALVE IN VAULT |
| | ⊠ | VALVE BOX |
| | ⊙ | INLET |
| | ⊙ | MANHOLE |
| | ⊙ | YARD LIGHT |
| | ⊙ | POWER POLE |
| | ⊙ | GUY WIRE |
| | ⊙ | PEDESTAL |
| | ⊙ | SIGN |
| | ⊙ | CURB & GUTTER |
| | — | SPOT ELEVATION |
| | — | CONTOUR |
| | — | TREE |
| | — | BUSHES OR TREE LINE |
| | — | CALLOUT FOR SANITARY MANHOLE |
| | — | CALLOUT FOR WATER STRUCTURE |
| | — | CALLOUT FOR STORM STRUCTURE |

BENCHMARK:
 DUPAGE COUNTY GEODEIC CONTROL STATION LH2002
 A DISK MONUMENT ESTABLISHED IN WEST CONCRETE WALK AT THE NORTHWEST CORNER OF THE BRIDGE OVER ST. JOSEPH CREEK AND BILKAMT ROAD.
 ELEVATION 682.9125

NOTE:
 THE REFUSE RECEIPTAL IS TO BE INSIDE THE BUILDING

INTECH CONSULTANTS, INC.
 5413 WALNUT AVE. DOWNERS GROVE, ILL.
 ILLINOIS REGISTRATION NO. 184-201040

ENGINEERS SURVEYORS

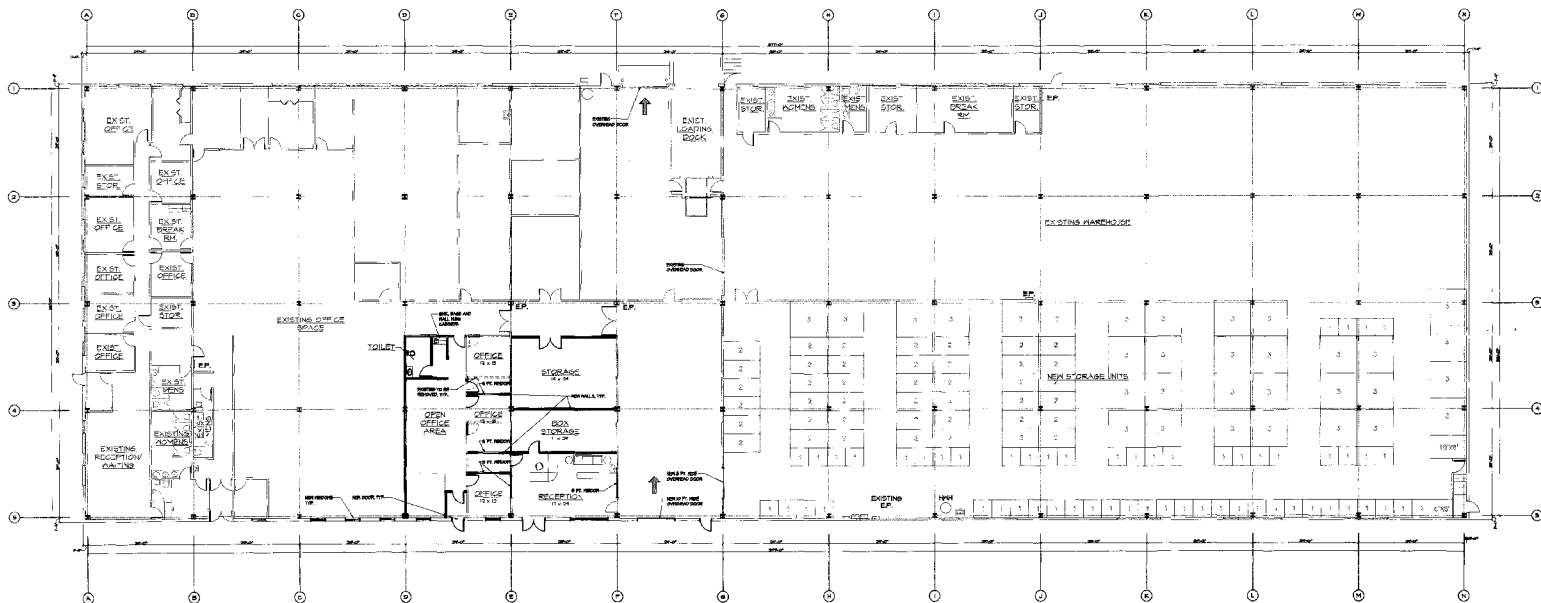
SIEVERS & STEVENS
 CONSTRUCTION COMPANY
 DOWNERS GROVE, IL

2679 WISCONSIN AVENUE
 DOWNERS GROVE, IL

SITE PLAN

10-14-09	1	RELOCATED SOUTH FENCE LINE	S.P.
DATE	NO.	REVISION	

DRAWN	SJP	SCALE	1" = 30'	SHEET	1	OF	1
DESIGNED	CP	DATE	10-8-09	PROJECT NO.	2008-034		



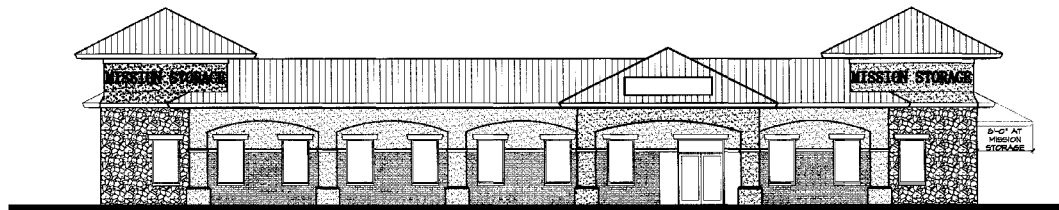
GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

TENANT
**SIEVERS & STEVENS
CONSTRUCTION COMPANY INC.**
DOWNERS GROVE, IL

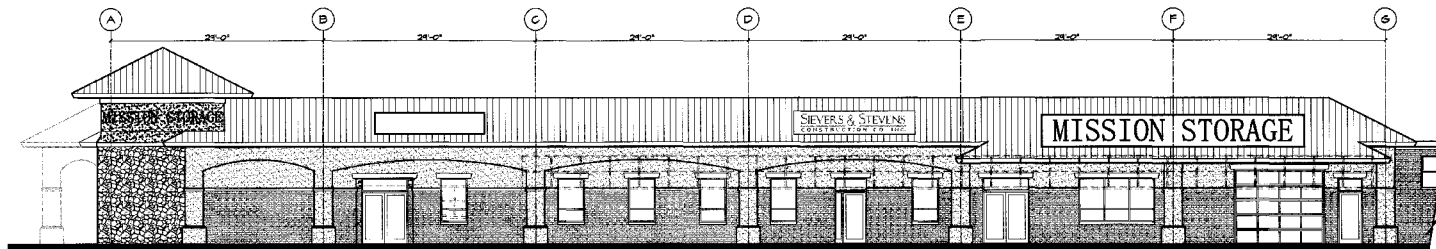
BUILDING:
2659 WISCONSIN
DOWNERS GROVE, ILLINOIS

Project 04-06	K. Peterson Associates Architects
PRELIMINARY DRAWING	100 North Ave. Downers Grove, IL 60130 630-581-1000
Date 10-1-04	Sheet 1 OF 1
Revisions	SP-5

COPYRIGHT © 2004 K. Peterson & Associates, Inc.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



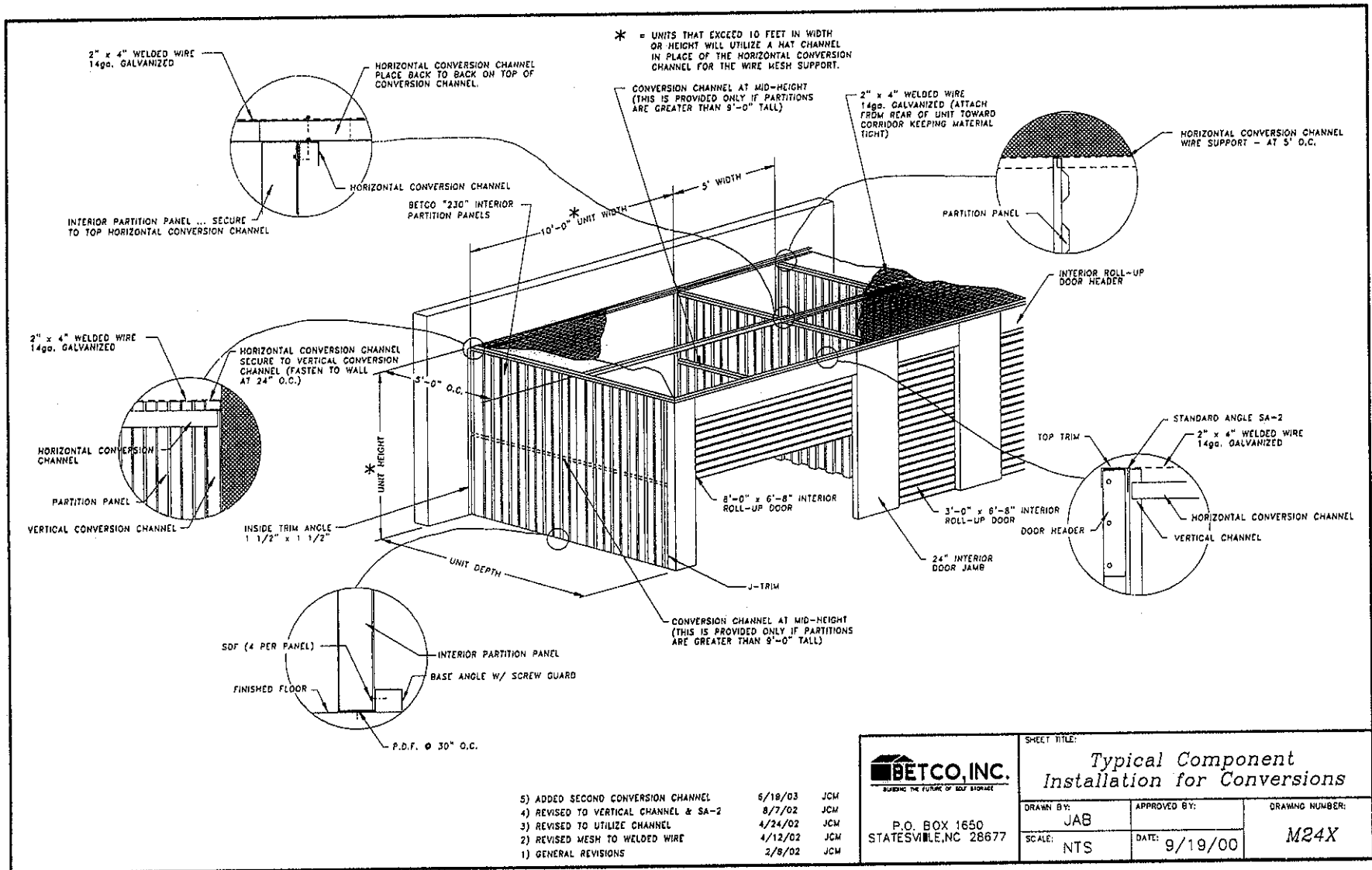
WEST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY CONCEPT ELEVATIONS


PREPARED FOR:
SIEVERS & STEVENS
CONSTRUCTION CO., INC.

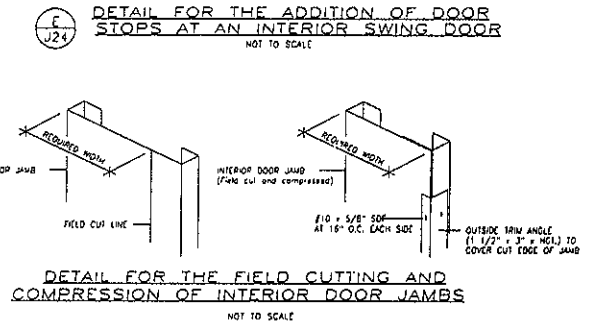
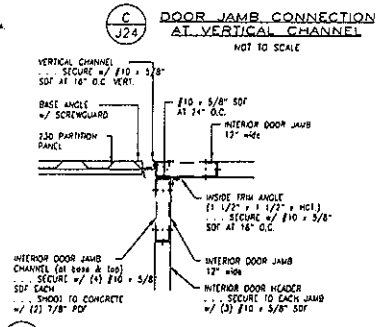
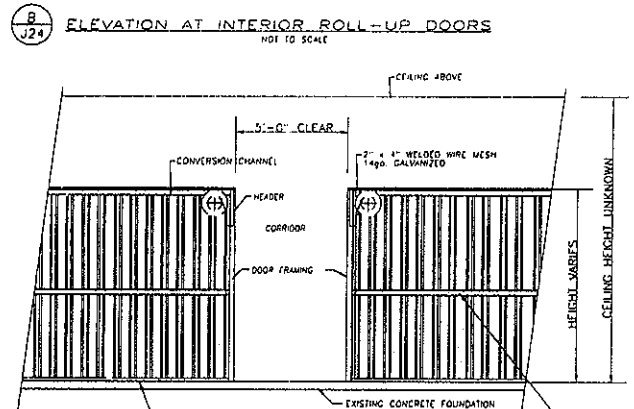
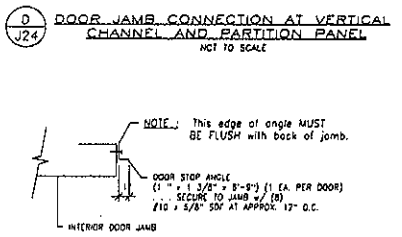
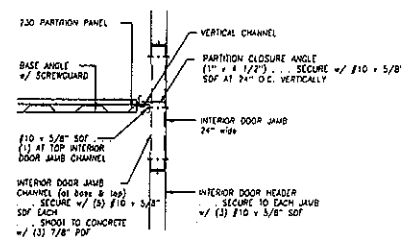
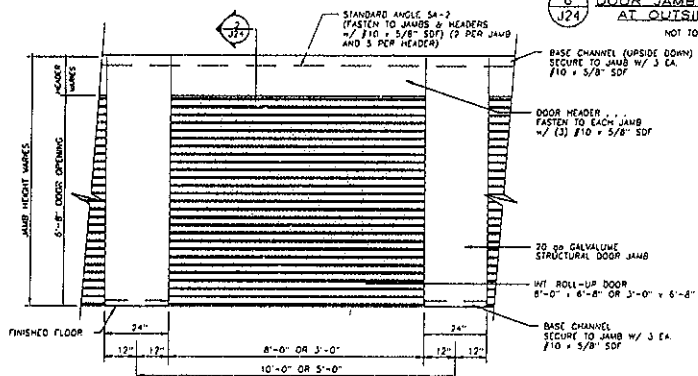
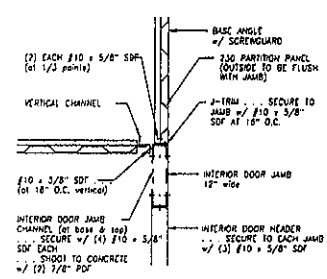
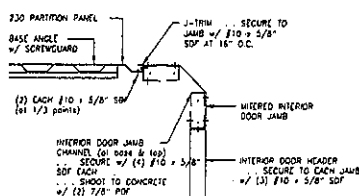
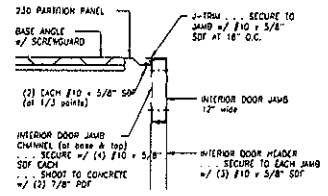
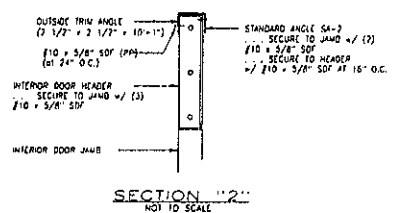
BUILDING:
2659 Wisconsin
Downers Grove, Illinois

Project 09-03	K. Peterson Associates Architects
PRELIMINARY DRAWINGS	300 NORTH AVE. DOWNERS GROVE, ILLINOIS 60540 309-583-1000
Date 10-18-04	Sheet
Revisions	SP-7



- | | | |
|---------------------------------------|---------|-----|
| 5) ADDED SECOND CONVERSION CHANNEL | 6/18/03 | JCM |
| 4) REVISED TO VERTICAL CHANNEL & SA-2 | 8/7/02 | JCM |
| 3) REVISED TO UTILIZE CHANNEL | 4/24/02 | JCM |
| 2) REVISED MESH TO WELDED WIRE | 4/12/02 | JCM |
| 1) GENERAL REVISIONS | 2/9/02 | JCM |

 P.O. BOX 1650 STATESVILLE, NC 28677	SHEET TITLE: Typical Component Installation for Conversions		DRAWING NUMBER: M24X
	DRAWN BY: JAB	APPROVED BY:	
SCALE: NTS	DATE: 9/19/00		



NOTE: STORAGE UNITS CAN VARY IN SIZE AS LONG AS A 3'-0\"/>

- 8) ADDED SECOND CONVERSION CHANNEL 6/18/03 JCM
- 5) REVISED TO VERTICAL CHANNEL & SA-2 8/5/03 JCM
- 4) REVISED PARTITION INTO JAMB 1/21/02 JCM
- 3) REVISED TO CHANNEL 1/21/02 JCM
- 2) REVISED MESH 1/15/02 JCM
- 1) GENERAL REVISIONS 2/8/02 JCM

 BUILDING THE FUTURE OF SELF STORAGE	SHEET TITLE:	
	<h3>Typical Door & Corridor Details for Conversions</h3>	
DRAWN BY:	APPROVED BY:	DRAWING NUMBER:
JCM	JCM	J24X
SCALE:	DATE:	
NTS	2/16/01	
P.O. BOX 1650 STATESVILLE, NC 28677		

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

NOVEMBER 2, 2009, 7:00 P.M.

....

PC-23-09 A petition seeking a Special Use for a self-storage facility in the M-1 Light Manufacturing District for the property located at the southwest corner of Wisconsin and Katrine Avenues, commonly known as 2659 Wisconsin Avenue, Downers Grove, Illinois (PIN 08-12-303-008); James F. Russ, Jr. on behalf of Sievers and Stevens Construction, Petitioner; Downers Grove National Bank, Owner

Due to the potential of a conflict of interest, Mr. Beggs asked to be excused.

Chairman Jirik confirmed that this matter was continued from the previous month. He swore in those individuals who would be speaking on PC-23-09.

Village Planner, Mr. Damir Latinovic, described the petition as a request for a special use on a 3.9 acre lot at the southwest corner of Wisconsin and Katrine Avenues. The property is improved with a vacant one-story 43,732 -square foot office and warehouse building with two parking lots west and south of the building. The subject property is zoned M-1 Light Manufacturing and has similar-zoned properties to the north, west, and east. There is an unincorporated residential area immediately to the south of the subject property. The petitioner is seeking a special use for a self-storage facility. The self-storage facility would be located in the southern portion of the building with approximately 30,900-square feet. The remaining 12,832-square foot northern portion of the building would house the offices for Sievers and Stevens Construction Company. To date, the petitioner is not proposing any major improvements to the site but plans to improve the deteriorating west and south parking lots and provide 56 parking spaces for employees/customers with three handicapped spaces. The petitioner proposes to enclose the vehicle storage areas with an eight-foot high solid fence with two security access gates.

Mr. Latinovic explained the building will have an improved facade with two new towers at the two corners of the building. The building height will still be under 35 feet and comply with the zoning regulations. A new garage door is planned for the west side of the building to access storage units with vehicles and exit on the east side. Mr. Latinovic described the self-storage units will range between five and fifteen feet in both width and length with a maximum height of ten feet. Approximately 133 units are being proposed but could change depending upon demand.

Per staff, the proposed office and self-storage use is consistent with the intent of the Future Land Use Plan. The property is zoned M-1, Light Manufacturing District which includes a self-storage facility as a special use in the district. The proposal meets the requirements of Section 28.1010 of the Village's Zoning Ordinance, all bulk regulations, height requirements, and parking requirements. Approximately 32% (minimum requirement is 15%) of the lot area will remain as green space.

DRAFT

Details followed on the eight-foot high fence for the outdoor storage area for vehicles. A loading dock on the east side will remain unchanged. A detention area is located on the east side of the property which the petitioner will be required to maintain.

The Fire Prevention Division of the Fire Department reviewed the proposed plans and will require the building to be fully sprinklered and include a full fire alarm and detection system in compliance with Village's standards.

Mr. Latinovic reported that he has received several phone calls from surrounding property owners inquiring about this petition. A call was received from an individual from the adjacent A-1 Storage facility, located west of the subject property. The concern was voiced that the proposed petition could have an adverse economic effect on their business.

In general, Mr. Latinovic stated that staff believes the standards for a special use have been met. The self-storage use is listed as an allowable special use in the district. The proposal will not be detrimental to the health, safety, morals, general welfare or property values in the vicinity. He cited the above-discussed reasons why the proposal should be considered, adding that as a condition of approval, the outdoor storage will have to be limited to parking of vehicles, recreational vehicles, and recreational equipment. Outdoor storage of other materials is not proposed nor permitted.

Based on the above findings Mr. Latinovic recommended that the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the three conditions listed in the staff report.

Questions followed on clarification of the eight-foot fence and its exact location at the rear property. Mr. Waechtler expressed concern about storage units becoming living quarters for individuals, citing a recent newspaper article. However, staff and others mentioned it would be a matter of enforcement.

Mr. Jim Russ, 4915 Main Street, Downers Grove, Attorney, representing the petitioner, Mr. Sievers, stated his client could not attend tonight's meeting. Mr. Russ explained the property's ownership history over the years. The condition of the existing building is deteriorating but his client plans to improve the building and relocate his current office to this location. Because there is excess office space at the proposed property, Mr. Russ stated there could be the potential for additional tenants in the office space portion.

Furthermore, Mr. Russ confirmed, again, that all Village and ordinance requirements are met and the facade will be updated. With this development, Mr. Russ stated his client plans to take 10% of the storage facility's rental profits and return it back to the community to various not-for-profit agencies. The south landscaping screening will remain due to the proximity of the residential district. In reviewing the proposal, Mr. Russ explained that the proposal does provide a benefit to the community and his client was aware of the adjacent facility. He feels there is a need for this type of facility in the community. He noted the storage facility portion is seeking the special use approval. Mr. Russ asked that the commission support the proposal.

Mr. Waechtler complimented Mr. Russ on providing his letter dated October 12, 2009, outlining the petition. He further queried Mr. Russ on the exterior details of the building and asked about the ground contamination from the former printing company. Mr. Russ stated his client was aware and

DRAFT

investigating the same. Access in and out of the storage facility was clarified. Security was a concern raised by Mrs. Rabatah. The vehicles stored there will have to be licensed and titled.

Chairman Jirik opened up the meeting to public comment.

Ms. Patty Patenaude, 2701 Wisconsin Avenue, lives and works at the A-1 Storage Facility, 2701 Wisconsin Avenue. She is aware there has been chemical dumping on the property which has not been cleaned up. She voiced concern about the economic impact of the proposal on her business. Regarding the twelve proposed parking spaces on the west side of site, Ms. Patenaude stated the spaces about her retention pond and those spaces provide the only access to her pond for maintenance purposes. She stated there was a 10 ft. utility easement somewhere. Chairman Jirik and others questioned whether an easement or access agreement existed.

Chairman Jirik discussed that it was not customary for commission to enter into a land dispute between land owners. Mr. Latinovic stated the staff was not aware of this information and that the plat of survey only indicates a 10-foot utility easement, not an access easement, and paving with parking spaces does not present a conflict for access for utility companies. However, because this information has come to light, he stated staff will work with both property owners.

The chairman interjected and asked staff and Mr. Russ whether it would be beneficial to continue the matter to allow for more research, wherein Mr. Russ noted that his client had a contract to purchase the property, subject to the special use approval. Additionally, Mr. Russ stated he was not aware of any agreement between the two land owners for access to what was being discussed.

Mr. Bill Gill, 2333 Wisconsin Avenue, stated he is a board member of the LST Group, and has a similar type of storage facility on Wisconsin Avenue two blocks to the east. He, too, heard of a prior chemical spill that had not been cleaned up on the property. Chairman Jirik recommended contacting the EPA. He explained that the Village cannot get involved in environmental clean up of properties. This is solely the responsibility of the Illinois EPA.

There being no further comments, the public comment portion was closed.

Chairman Jirik confirmed the Special Use would authorize the self-storage activity for the site and set the site configuration, but the internal activity in the building would not be regulated by this body. That is regulated through code enforcement. Staff concurred.

WITH RESPECT TO FILE PC-23-09, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD TO THE VILLAGE COUNCIL A POSITIVE RECOMMENDATION REGARDING THE ABOVE SPECIAL USE PETITION WITH THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE SITE PLAN PREPARED BY INTECH CONSULTANTS, INC. DATED OCTOBER 8, 2009, PRELIMINARY CONCEPT ELEVATIONS PLAN PREPARED BY K. PETERSON ASSOCIATES DATED OCTOBER 5, 2009, GROUND FLOOR PLAN PREPARED BY K. PETERSON ASSOCIATES DATED OCTOBER 7, 2009 AND SELF STORAGE INSTALLATION PLAN PREPARED BY BETCO, INC. DATED SEPTEMBER 19, 2009 ATTACHED TO STAFF REPORT DATED NOVEMBER 2,**

DRAFT

2009 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.

- 2. THE OUTDOOR STORAGE SHALL BE LIMITED TO PARKING OF VEHICLES, RECREATIONAL VEHICLES AND RECREATIONAL EQUIPMENT, ALL OF WHICH TO BE IN OPERATIONAL CONDITION.**
- 3. THE EXISTING DRAINAGE CHARACTERISTICS ON THE PROPERTY SHALL BE PRESERVED DURING THE RECONSTRUCTION OF THE PARKING LOTS.**

SECONDED BY MRS. RABATAH

ROLL CALL:

**AYE: MR. WAECHTLER, MRS. RABATAH, MR. MATEJCZYK, MR. WEBSTER,
CHAIRMAN JIRIK**

NAY: NONE

ABSTAIN: MR. BEGGS

MOTION CARRIED. VOTE: 5-0-1 (Beggs abstains)