

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
DECEMBER 1, 2009 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
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.

**UPDATE & RECOMMENDATION**

This item was discussed at the November 24, 2009 workshop. Staff recommends approval on the December 1, 2009 active agenda.

**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:

<b>2659 Wisconsin Avenue Self-Storage Facility</b>		
	<b>Required</b>	<b>Existing/ Proposed</b>
<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.

**ATTACHMENT**  
Ordinance



**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:

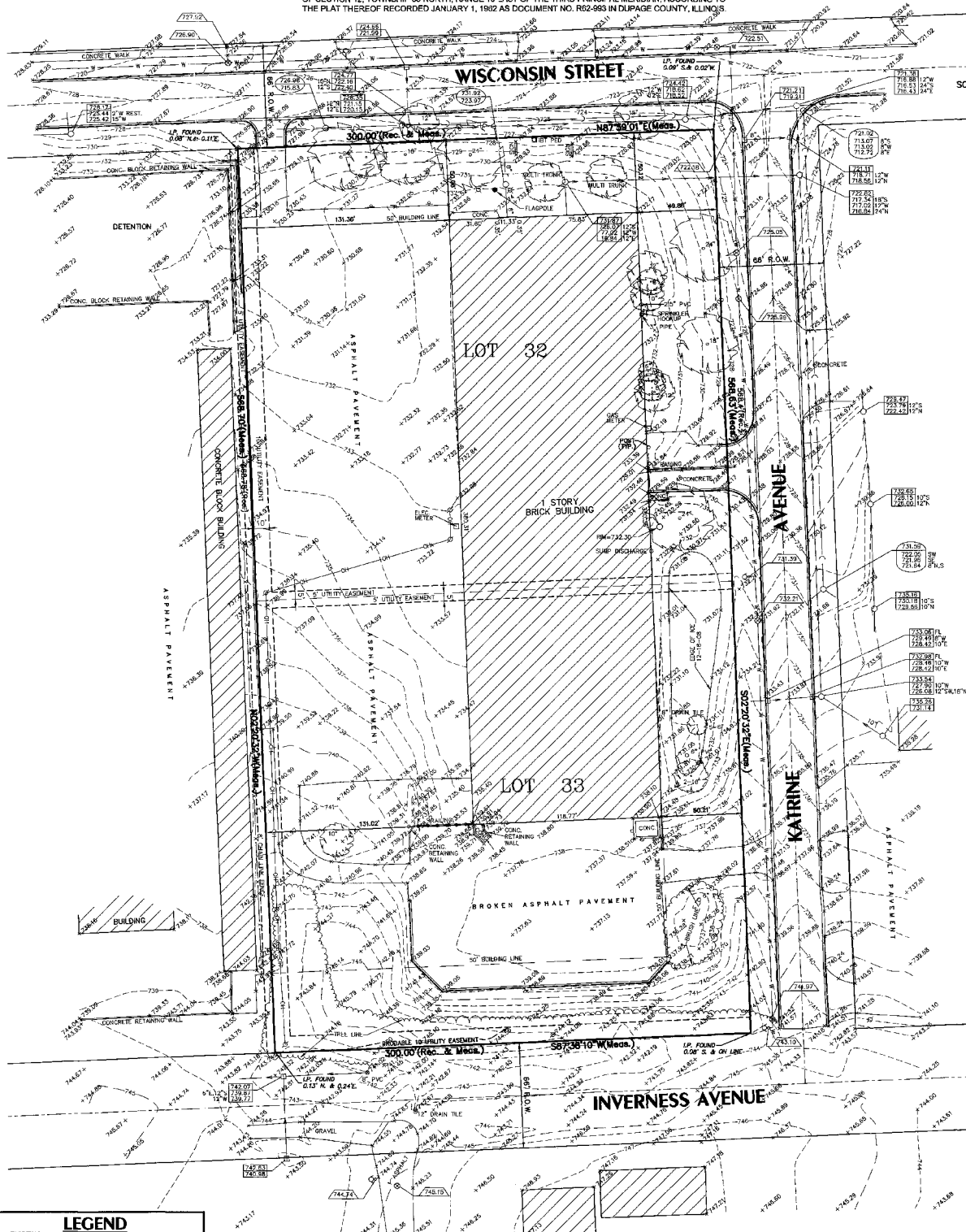
Attest: \_\_\_\_\_

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 30<sup>th</sup> 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.

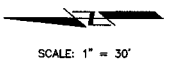
REVISED: 8-3-09  
 PREPARED: 12-23-08

**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

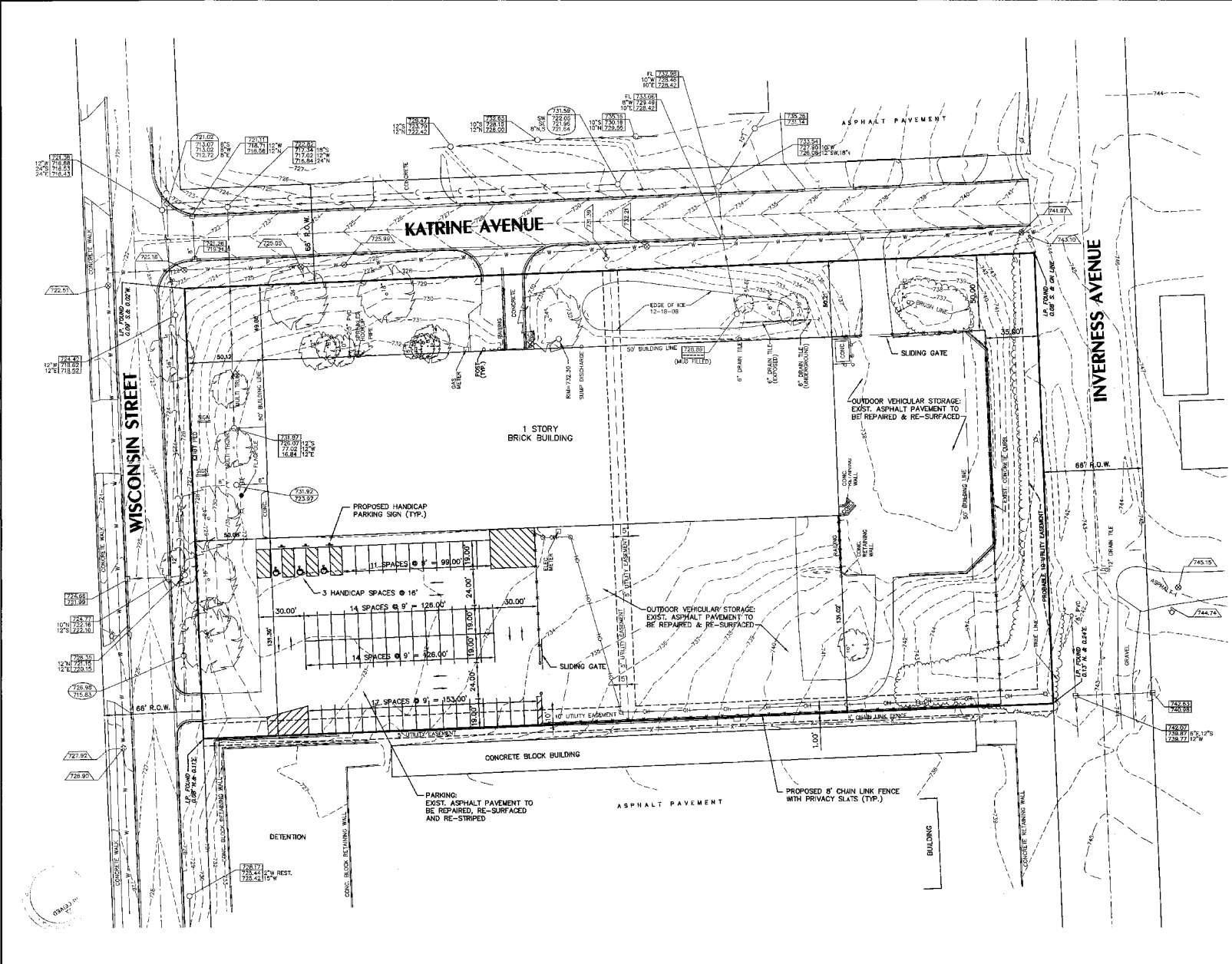
SHEET No. 1 of 1 JOB No.: 2008-034

LOTS 32 AND 33 ELLSWORTH PARK UNIT #5

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



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                     |
|  | SANITARY SEWER               |
|  | WATERMAIN                    |
|  | STORM SEWER                  |
|  | 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 BELMONT 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. 184-021040

**ENGINEERS  
 SURVEYORS**

**SIEVERS & STEVENS  
 CONSTRUCTION COMPANY  
 DOWNERS GROVE, IL**

**2679 WISCONSIN AVENUE  
 DOWNERS GROVE, IL**

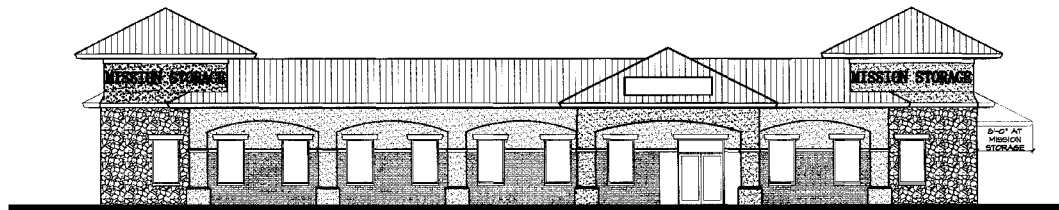
**SITE PLAN**

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DATE	NO.	REVISION

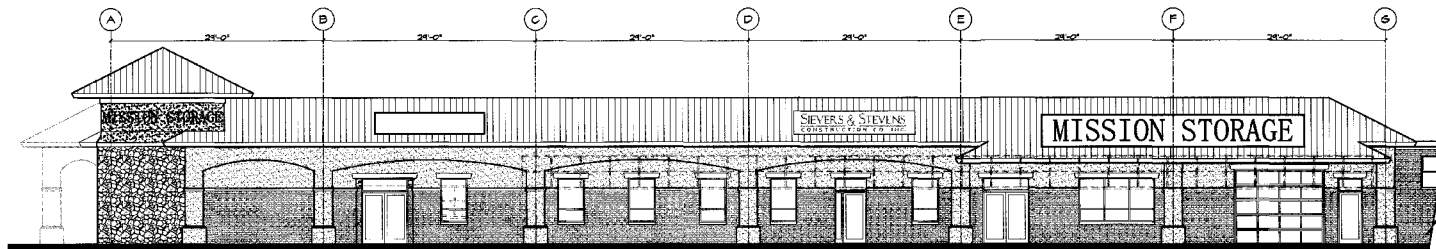
DRAWN SJP	SCALE 1"=30'	SHEET 1	OF 1
DESIGNED CP	DATE 10-8-09	PROJECT NO. 2008-034	







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



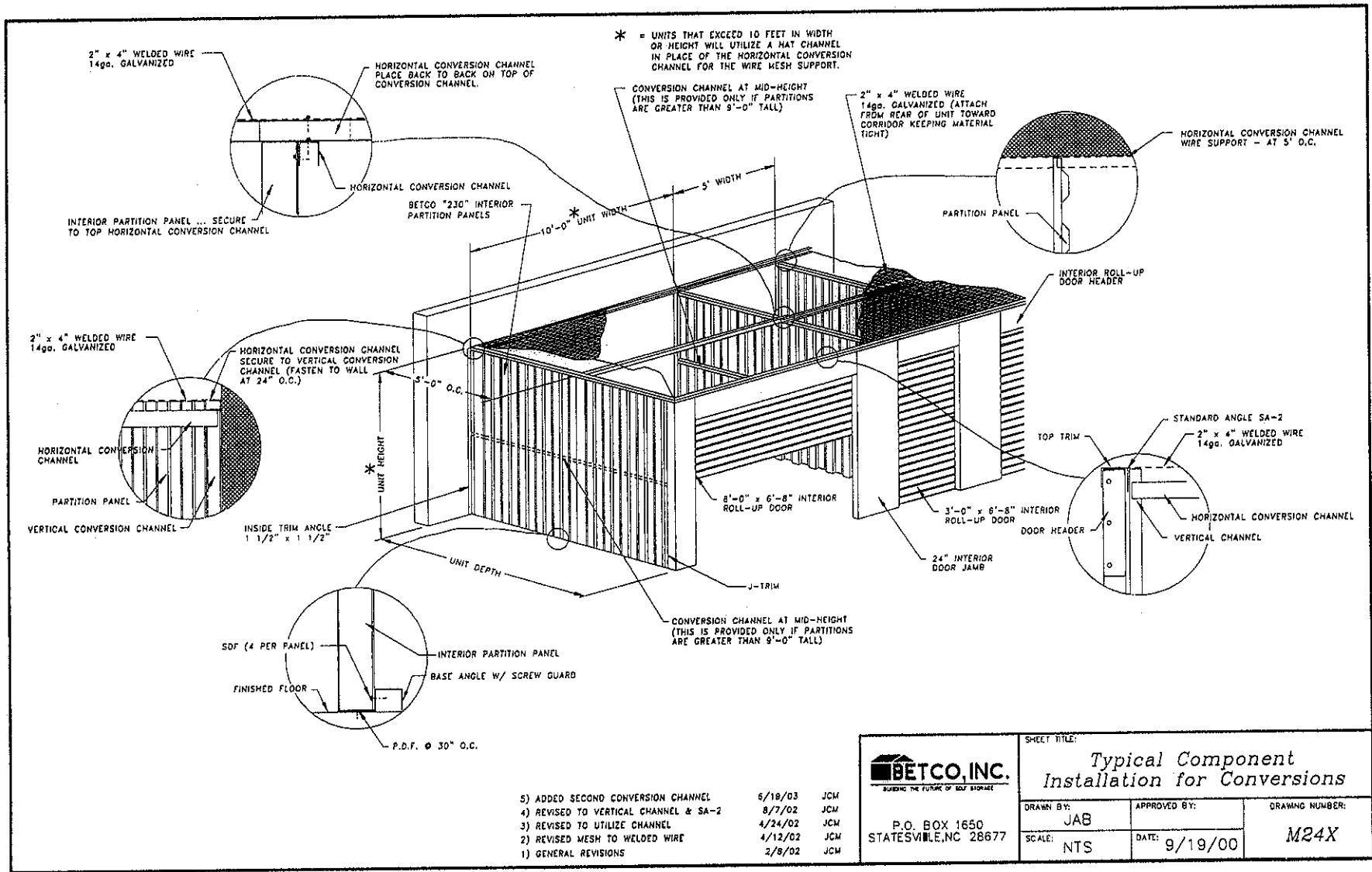
WEST ELEVATION  
SCALE: 1/8" = 1'-0"

PRELIMINARY CONCEPT ELEVATIONS


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

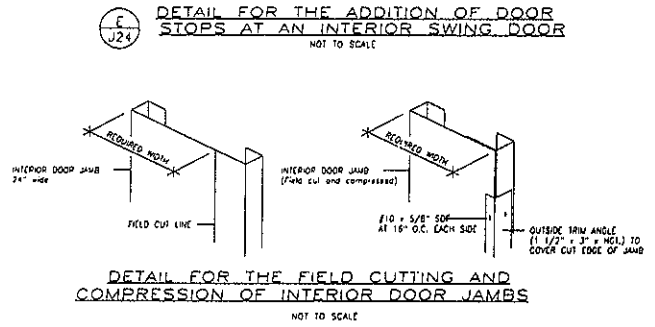
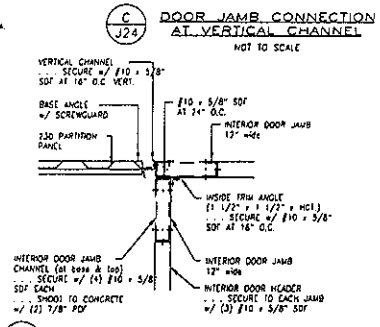
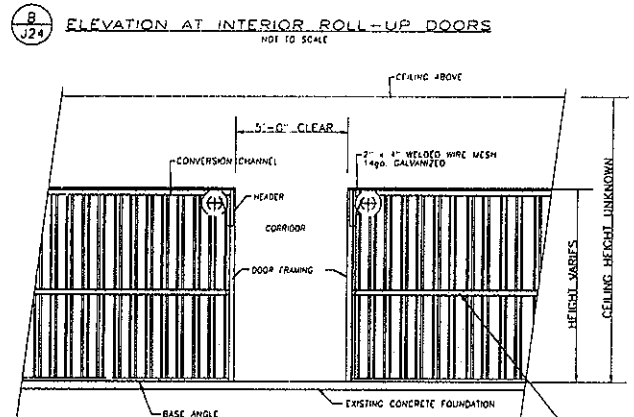
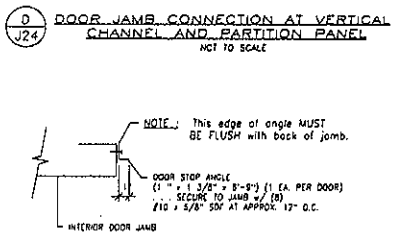
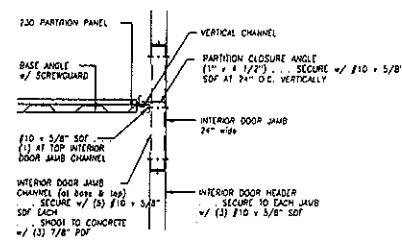
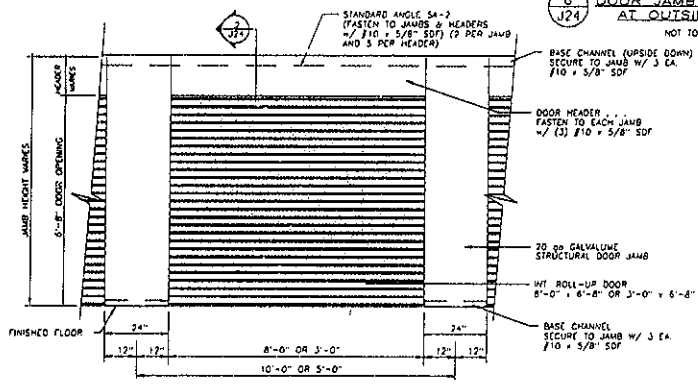
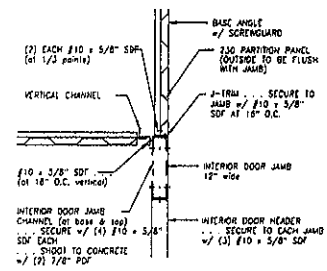
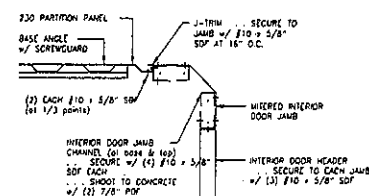
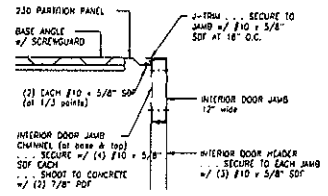
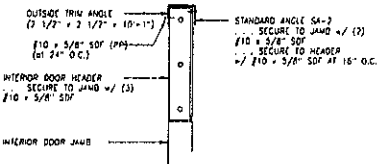
BUILDING:  
2659 Wisconsin  
Downers Grove, Illinois

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: <b>Typical Component Installation for Conversions</b>		DRAWING NUMBER: <b>M24X</b>
	DRAWN BY: <b>JAB</b>	APPROVED BY:	
SCALE: <b>NTS</b>	DATE: <b>9/19/00</b>		



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 &amp; Corridor Details for Conversions</h3>	
DRAWN BY:	APPROVED BY:	DRAWING NUMBER:
JCM	[Signature]	J24X
SCALE:	DATE:	
NTS	2/16/01	