

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, February 6, 2019 AT 7:00 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - December 5, 2018
4. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback on a rezoning of two (2) vacant parcels from B-3 to M-1 for a proposed 138,705 SF public storage facility (Beyond Self Storage) and other relief from the zoning ordinance. Location: 7830-50 79th Street in Willowbrook, IL 60521.
 - A. DISCUSSION/RECOMMENDATIONS
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, December 5 2018, AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00p.m.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Soukup, Ruffalo, Kaucky, and Walec, Vice Chairman Wagner, and Chairman Kopp.

Also present were Planning Consultant Anne Choi, Building Inspector Roy Giuntoli, and Recording Secretary Lisa Shemroske.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting October 3,2018

MOTION: Made by Commissioner Soukup, seconded by Commissioner Remkus, to approve the Omnibus Vote Agenda as presented.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-07:Lucky Bernie's Restaurant Special Used Permit (800 75th Street, Willowbrook, IL 60527). Petition for approval of a Special Use Permit for a Restaurant with Alcohol Sales and Video Gaming. The applicant for this petition is Joseph M. Kirby with SS and JK Enterprises LLC, (Notice Published on 11/15/18 In the Doings Newspaper)

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Remkus was seconded by Ruffalo and approved unanimous 7-0 roll call vote of the members present:

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Special Use outlined in the Staff Report prepared for PC 18-07 for the December 5, 2018 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a Special Use for a Restaurant with Alcohol Sales and Video Gaming subject to the following "Conditions of Approval" listed in the Staff Report prepared for PC 18-07 for the December 5, 2018 Plan Commission meeting:

1. The Special Use Permit for the proposed development shall be null and void if construction for the proposed use is not commenced within eighteen (18) months of the date of any approval of the Special Use by the Village Board.
2. The Special Use granted herein only applies to the 3,716 square foot space in Unit 800.
3. The Special Use be approved only if the applicant agrees to submit Plans for Occupancy to the Willowbrook Building Department.
4. A separate sign permit shall be obtained for any future proposed building and ground signage, pursuant to the Village Code.
5. All dumpsters shall be enclosed pursuant to Section 9-12-11 of the Municipal Code.
6. The proposed development shall provide the required number of standard and handicap accessible parking spaces.
7. Accessible (handicap) parking spaces shall comply with current applicable codes.
8. A "Do Not Block Driveway" signage shall be provided on westbound 75th Street at the site access.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Ruffolo, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: None.
Public Hearing ended at 7:11p.m.

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS : None

6. COMMUNICATIONS

Chairman Kopp informed the Committee that Bill Buckley, who had served on the Plan Commission board, had passed away.

Inquiry was made on the property next to Ashton Place. Planner Choi said the Daycare have pulled out of the project and that Len Blackman has inquired about purchasing the parking lot.

Inspector Giuntoli informed the Commissioners that the two storage buildings The ROC down on Quincy and Executive Dr. has resurrected the project and we should have permits out soon.

Chase Bank at Plainfield Road near the Willowbrook Bowl alley has dropped out, could not agree on items with Chase, all projects for that property are scratched but Planner Choi is still getting inquires.

Ownership of Gun Club property was questioned. It is owned by the Applicant and any other interest in it. Planner Choi has met with Administrator Halik with North Pike Development and they want to purchase property for a Storage facility.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Kaucky, to adjourn the meeting of the Plan Commission at the hour of 7:23 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

February 6, 2019

Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

12/5/2018

**PLANNING AND ZONING COMMISSION OF THE CITY OF
WILLOWBROOK**

ROBIN HEJNAR

CITY OF WILLOWBROOK
PROCEEDINGS BEFORE THE
PLANNING & ZONING COMMISSION
OF THE CITY OF WILLOWBROOK

WEDNESDAY, DECEMBER 05, 2018
7:00 p.m.

RECORD OF THE PROCEEDINGS had at the meeting held
Before the Planning & Zoning Commission of Woodridge, on
Wednesday, the 5th day of December 2018, commencing at
7:00 p.m., as reported by Robin Hejnar, a Certified
Shorthand Reporter and Registered Professional Reporter
and Notary Public in and for the County of DuPage and
State of Illinois.

1 APPEARANCES:

2

3 Daniel Kopp - Chairman

4 John Wagner - Vice-Chairman

5 Lisa Shemroske - Secretary

6 Gregory Ruffolo - Member

7 Leonard Kaucky - Member

8 James Soukup - Member

9 Maciej Walec - Member

10 William Remkus - Member

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14 STAFF ALSO PRESENT:

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Roy Giuntoli - Building Inspector

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Ann Choi - Planning Consultant

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1 CHAIRMAN KOPP: All right. It's 7 o'clock. I
2 call to order the regular meeting of the Plan Commission
3 of the Village of Willowbrook; and I would ask the
4 secretary to call the roll.

5 MS. SHEMROSKE: Commissioner Remkus?

6 MR. REMKUS: Here.

7 MS. SHEMROSKE: Commissioner Soukup?

8 MR. SOUKUP: Here.

9 MS. SHEMROSKE: Commissioner Ruffolo?

10 MR. RUFFOLO: Here.

11 MS. SHEMROSKE: Commissioner Kaucky?

12 MR. KAUCKY: Here.

13 MS. SHEMROSKE: Commissioner Walec?

14 MR. WALEC: Here.

15 MS. SHEMROSKE: Vice Chairman Wagner?

16 MR. WAGNER: Here.

17 MS. SHEMROSKE: Chairman Kopp?

18 CHAIRMAN KOPP: Here.

19 MS. SHEMROSKE: Planner Ann Choi?

20 MS. CHOI: Here.

21 MS. SHEMROSKE: Building Inspector Roy
22 Giuntoli?

23 MR. GIUNTOLI: Here.

24 MS. SHEMROSKE: And I'm Lisa Shemroske

1 Shemroske.

2 CHAIRMAN KOPP: Okay. Next item on the
3 agenda is the ominous vote agenda. Would any
4 commissioners like an item removed from the ominous bus
5 agenda?

6 If not, would someone make a motion to
7 approve the ominous bus agenda?

8 MR. SOUKUP: So moved.

9 MR. RUFFOLO: Second.

10 CHAIRMAN KOPP: All in favor say, Aye.

11 ALL: Aye.

12 CHAIRMAN KOPP: Next item on the agenda is
13 public hearing for Zoning Hearing Case No. 1807. The
14 purpose of this public hearing shall be to consider a
15 petition for a special use permit without any relief.
16 It may be required to allow a 3,716 square-foot
17 restaurant with alcohol sales, and approximately 600
18 square-feet of video gaming to operate in Unit No. 800,
19 in the Willowbrook Plaza located at 800 75th Street,
20 Willowbrook, Illinois.

21 The applicant for this position is Joseph M.
22 Kirby with SS and JK Enterprises. Notice of -- oh,
23 Bloomingdale, Illinois.

24 Notice of this public hearing was

1 published -- let's see here -- oh, in the November 15th,
2 2018, additional use.

3 So our planner, Choi, I think, was going to
4 speak first.

5 MS. CHOI: Do I normally go up? Oh, okay.
6 Great.

7 So thank you, Chairman, and good evening
8 commissioners. Can you hear me?

9 MR. RUFFOLO: Not quite.

10 MS. CHOI: The subject property is located
11 within the Willowbrook Plaza Shopping Center at the
12 northeast corner of 75th Street an Kingery Highway. The
13 applicant is requesting approval of a special use to
14 allow a 3,716 square-foot restaurant with alcohol sales,
15 and video gaming to operate in tenant's space 800 in the
16 Willowbrook Plaza Shopping Center.

17 This unit is one of the vacant spaces on the
18 southeast side of the shopping center, formally AT&T.
19 Lucky Bernie's Restaurants offer wine tasting, painting
20 parties, live acoustic music on the weekends, and video
21 gaming slots. The new restaurant will offer hot/cold
22 deli food, meat and cheeses sold by the pound, salads,
23 wine, and local craft beers.

24 The proposed restaurant will accommodate

1 over 90 patrons. The proposed video gaming area will be
2 confined to the rear of the space, facing the east
3 parking lot on 75th Street, and provides five virtual
4 gaming tables, one redemption table, a terminal, and one
5 player rewards Kiosk.

6 The applicant has requested, and this
7 request was granted by planning staff to waive the
8 requirement to provide landscape and photometric plans
9 at this time. The landscaping will be reconsidered in
10 conjunction with the leasing of the former bank space,
11 and staff will work with the property owner to correct
12 the landscaping, and provide a photometric plan as the
13 center continues to be leased out.

14 In summary, this special use will fill a
15 vacant space in an existing shopping center, and improve
16 the underperforming property, and aid in its value
17 appreciation in the future. The increased occupancy and
18 foot traffic will provide additional customers to go to
19 the adjacent businesses and surrounding landowners.
20 Staff is, therefore, supportive of this project, and
21 suggests the Plan Commission recommend approval to the
22 Village Board subject to the list of conditions on page
23 12 of the staff report. A sample motion can also be
24 found on page 12.

1 Before I conclude, I would like to amend
2 this list of conditions to add the following condition,
3 No. 8, that was originally excluded in the staff report
4 to read, "A-do-not-block driveway signage shall be
5 provided on westbound 75th Street at the site access,
6 and this is to reduce the impact of westbound queuing on
7 75th Street at Route 83 during the weekday evening peak
8 hours; and concludes my presentation. I am available to
9 answer any other questions you may have.

10 CHAIRMAN KOPP: I'm sorry, can you repeat
11 No. 8?

12 MS. CHOI: "A-do-not-block driveway signage
13 shall be provided on westbound 75th Street at the site
14 access."

15 CHAIRMAN KOPP: Does anybody have any
16 questions for Ann?

17 If not, I don't know if the applicants would
18 like to speak to us.

19 MR. KINGSLEY: Yeah. I'm Adam Kingsley.
20 I'm the attorney. This is Joe Kirby, who is the owner.
21 So I'm going to get out of the way, and let him tell you
22 about his vision. I just want to thank Ann for working
23 on this. The other thing is, obviously, the owner of
24 the shopping center is supportive of this.

1 CHAIRMAN KOPP: You'll both need to be sworn
2 in.

3 (Whereupon, prospective speakers are
4 duly sworn.)

5 MR. KIRBY: Good evening, ladies and
6 gentlemen. Thank you for hearing our special use
7 application. My name is Joe Kirby. I represent one of
8 two owners -- potential owners of this business.

9 There are about ten of these Lucky Bernie's
10 locations around the Chicagoland area. It's not quite a
11 franchise model, but this will be the first one for me.
12 Bryan Sterbenz, who's basically acting as our district
13 manager, has the other units in operation. So there's
14 already nine or ten of these that you could look at or
15 get pictures of if necessary.

16 The emphasis is really on an upscale deli,
17 and a place for relaxation away from the frenetic rigors
18 of our lives every day. So think of maybe a
19 Starbucks-type of decor, a lot of accents with a nice
20 deli case with Boar's Head cheeses and proteins.

21 I work in the food industry. I work in the
22 Schwan Food Company up in Minnesota. I live in
23 Bloomingdale, DuPage County; and nearing the end of my
24 corporate career wanted to start my own business and

1 retire to something, so this would be the first unit I
2 would open, along with Mr. Sterbenz, and our business
3 partner.

4 It's also an opportunity for my family, my
5 spouse, and another friend in the family in the LLC to
6 own their own business. My wife has been working for
7 American Airlines, and is looking for a new kind of
8 career; a work in a place of employment that we can also
9 involve our children, and -- eventually.

10 I'm brand new at this, in terms of village
11 planning requirements. I'm not a copreneur, but,
12 obviously, I've been in the food business quite a bit,
13 so I think I know a winning concept for customers when I
14 see one.

15 The gaming aspect is very low key. It's
16 going to be hidden in the rear of the unit. The
17 emphasis is not on that; and it really is more of a wine
18 bar, weekend entertainment, some craft beer sampling,
19 some wine sampling, and, really, a very nice upscale
20 location. So it's not your typical kind of quick-serve
21 restaurant concept in terms of, get my deli sandwich and
22 run out the door. We want patrons to relax in that
23 environment, and have a different kind of experience.

24 That's really the overall concept and the

1 why. We looked at several locations in terms of
2 different units being available around the metro -- the
3 Chicago-metro area. We view this as a very winning
4 opportunity because of the traffic, because, frankly,
5 the way the town is operating. So kudos to you, and the
6 folks before you in your seats, because we view this as
7 a very special place for us to open -- potentially open
8 this restaurant.

9 So I'll stop there.

10 CHAIRMAN KOPP: Okay.

11 MR. KIRBY: I know I gave you a broad brush
12 picture of it, but I wanted to answer the why, and what
13 we're talking about here in terms of concept.

14 CHAIRMAN KOPP: All right. Any
15 commissioners have any questions for the applicant?

16 MR. SOUKUP: I have one. I don't know if
17 you handle it or anything. That parking lot on the --
18 which would be on the west of you is terrible. It needs
19 to be resurfaced. Have you looked at it?

20 MR. KIRBY: I have seen it, yes, I have seen
21 it daily.

22 MR. SOUKUP: I don't know if you can do
23 anything about it, but --

24 MR. KIRBY: There's some mention of that,

1 obviously, in Miss Choi's comments. So, obviously, we
2 have to do some improvements there, but that is not
3 my -- I'm the tenant, I'm not the owner of that
4 property.

5 MR. SOUKUP: Okay.

6 MR. KIRBY: So I can't comment on that,
7 unfortunately.

8 MR. KINGSLEY: Some of the improvements that
9 are mentioned definitely are landlord-type improvements,
10 and we will obviously pass those on to the landlord, and
11 not only pass them up, but make sure that they do what
12 they need to do. We worked very closely with their
13 management company, obviously, to get this done.

14 MR. KIRBY: And we want a more upscale
15 location. So definitely get positive pressure to the
16 landlord too. We are going to shield -- and Miss Choi's
17 recommending shielding the industrials.

18 MS. CHOI: Yes.

19 MR. KIRBY: So provide another aesthetic
20 appeal that way.

21 CHAIRMAN KOPP: Is the -- I remember a
22 couple years ago or more, there was, like, a subject for
23 special needs. Wasn't that amiss?

24 MR. RUFFOLO: On the backside.

1 CHAIRMAN KOPP: Is it still there?

2 MR. RUFFOLO: I don't know, but it was there
3 on the -- furthest to the east, on the backside of the
4 shopping center there.

5 CHAIRMAN KOPP: I think it was at the end
6 cap. I don't think it's there, because I drove by and
7 it was empty. I was just wondering about the kids in a
8 place with liquor.

9 Any other questions?

10 I don't think you should interpret this as a
11 lack of interest. I think --

12 MR. KIRBY: I'm new at this, so thanks for
13 translating for me.

14 CHAIRMAN KOPP: So I will close the public
15 part of the hearing, which means, even though we're in
16 public -- oh, I forgot. Does someone in the audience
17 like to speak to this matter? Okay.

18 So I'll close the public part of this
19 hearing, and then we will have our discussion.

20 MR. KIRBY: Okay. Should we step out?

21 CHAIRMAN KOPP: No, no.

22 All right. To me it seems like a good use,
23 especially if it is upscale, like everything else in
24 that area is getting nicer and nicer, so I would --

1 MR. REMKUS: It's an interesting concept.
2 It's something that I think I would go to and try out,
3 especially with good deli sandwiches.

4 CHAIRMAN KOPP: All right.

5 MR. RUFFOLO: Chairman Kopp, I echo those
6 comments, but I would emphasize for their benefit, and
7 the success of the venture, that part of your
8 undertakings are to have an agreement as to a proper
9 parking lot facility, because that could certainly be an
10 attractor for any of us that might want to go there, or
11 the community at large.

12 So if it needs improving, and I've been
13 through there a while ago, it does. Clearly, I think
14 your site presentation is critical to whatever you might
15 do, and it's certainly, I think, critical to us as well
16 because it might impact the ultimate outcome of the new
17 venture.

18 MR. KIRBY: I definitely agree. Thank you.

19 MR. WAGNER: The only other thing I noticed
20 in the report, there were some analysis done on the
21 parking lot lighting, and apparently there's a number of
22 fixtures to be installed. I don't see how that is
23 anything that the tenant is responsible for, but what is
24 the ability for these things to be enforced or done if

1 we approve the tenant, and yet the shopping center
2 management company or owner isn't here to speak to the
3 improvements that apparently need to be made, and are a
4 part of the report?

5 MS. CHOI: It was my understanding that the
6 photometrics were done in 2004. The study was actually
7 done by our village administrator. Since then the
8 property owner has attested that all of the illumination
9 have been upgraded, but they've waived that requirement
10 to provide it; and, so, when the bank space gets leased
11 out, that's when we'll work with the property owner to
12 get the landscaping and a photometric study to us, but
13 they attest that all of those lighting fixtures have
14 been upgraded.

15 CHAIRMAN KOPP: When does the bank lease
16 expire?

17 MS. CHOI: I believe that space is vacant
18 right now, so they're looking for new tenants.

19 CHAIRMAN KOPP: Okay.

20 MR. REMKUS: So we could be years down the
21 road with that?

22 MS. CHOI: It could be. We've had interest.
23 I believe they've been talking to two prospective
24 tenants, and I think Roy and I also -- there have been

1 inquires to where restaurants could go in the village,
2 that's similar to one of our recommendations.

3 MR. REMKUS: Is there a way we can encourage
4 them to improve the appearance of the center for the
5 tenants that are there? We have a new tenant coming in,
6 you want to give them the best opportunity to succeed by
7 having a nice presentation, so...

8 MS. CHOI: I do have a condition in the
9 report stating that they have to come in compliance with
10 parking. I actually did a site visit there to count the
11 parking spaces, and they were short. I'm not sure what
12 happened over the years, but it seems like they
13 re-striped and provided more handicap accessible
14 parking, and then they were under on regular parking.
15 So we could also add a condition that the parking lot
16 needs to be re-striped.

17 CHAIRMAN KOPP: I personally am not inclined
18 to do that, because based on your chart of the current
19 uses, they've got plenty. So I would think when the
20 bigger space gets leased up, that's when that should
21 with -- the bank space, that's when that would be
22 addressed.

23 MR. REMKUS: I think as long as we could
24 encourage them, and, you know, relay to them the

1 feelings of the commission, that we would like to see
2 that center -- the landscaping and everything improved
3 to provide a better presentation for the tenants that
4 are in that center.

5 CHAIRMAN KOPP: What was it, not up to code?

6 MR. REMKUS: I don't know that it's up to
7 code, it's just outdated, and I think a lot of the
8 landscaping --

9 MS. CHOI: It's very rundown.

10 MR. REMKUS: Over the years, from the salt
11 and everything, some of that stuff takes a hit.

12 MS. CHOI: A lot of the ground cover is
13 dead. I think they're missing trees.

14 MR. GIUNTOLI: When you say code, you mean
15 the number of parking spaces?

16 CHAIRMAN KOPP: So I'm talking about -- I'm
17 mainly thinking the parking lot being in disrepair.

18 MR. GIUNTOLI: I haven't gone out to look at
19 it recently. I could. If it comes into a property
20 maintenance issue, we can certainly send ownership
21 notices of violation in that effect. Is it bad enough
22 to warrant that? I wasn't aware of it.

23 MS. CHOI: It's --

24 MR. GIUNTOLI: If it's possible, we can look

1 into it from a property maintenance standpoint,
2 absolutely.

3 MR. REMKUS: It's always been one of the
4 centers that has had -- they've had trouble filling it,
5 and I don't think they've maintained it as well because
6 they haven't had it full. You know, there's a lot of
7 tenants that have come and gone, and I think really
8 making it look better would help the new tenants, it
9 would help the existing tenants, and also be better for
10 us as a village to have a nicer-looking center. That's
11 my two cents.

12 CHAIRMAN KOPP: All right. Would someone
13 make a motion, that based on this submitted petition and
14 testimony provided, move that the Plan Commissioner
15 approve and adopt the Standards For Special Use outlined
16 in the staff report prepared for PC 1807, for the
17 December 5th, 2018, Plan Commission meeting; and that
18 the Plan Commission recommend to the Village Board of
19 Approval of a special use for a restaurant with alcohol
20 sales and video gaming subject to the following
21 conditions of approval listed in the Staff Report
22 prepared for PC 1807 for the December 5, 2018, Plan
23 Commission meeting:

24 One, special use permit for the proposed

1 development shall be null and void if construction for
2 the proposed use is not commenced within 18 months of
3 the date of any approval of the special use by the
4 Village Board;

5 Two, the special use granted herein only
6 applies to the 3,716 square-feet of space in Unit 800;

7 Three, the special use be approved if the
8 applicant submits plans for occupancy to the Willowbrook
9 Building Department;

10 Four, a separate sign permit shall be
11 obtained for any future proposed building and ground
12 signage pursuant to the Village Code;

13 Five, all dumpsters shall be enclosed
14 pursuant to Section 9-12-11, of the Municipal Code;

15 Six, the proposed development shall provide
16 the required number of standard and handicap accessible
17 parking spaces;

18 Seven, accessible handicap spaces shall
19 comply with current applicable codes;

20 Eight, signage will be provided to indicate
21 not to block the driveway on westbound 75th Street --
22 would you --

23 MS. CHOI: Yes. It's a do-not-block
24 driveway signage shall be provided on westbound 75th

1 Street at the site access.

2 CHAIRMAN KOPP: Okay. Will someone make
3 that motion?

4 MR. REMKUS: So moved.

5 MR. RUFFOLO: Second.

6 CHAIRMAN KOPP: If the Plan Commission
7 Secretary would call the vote?

8 MS. SHEMROSKE: Commissioner Remkus?

9 MR. REMKUS: Yes.

10 MS. SHEMROSKE: Commissioner Soukup?

11 MR. SOUKUP: Yes.

12 MS. SHEMROSKE: Commissioner Ruffolo?

13 MR. RUFFOLO: Yes.

14 MS. SHEMROSKE: Commissioner Kaucky?

15 MR. KAUCKY: Yes.

16 MS. SHEMROSKE: Commissioner Walec?

17 MR. WALEC: Yes.

18 MS. SHEMROSKE: Vice-Chairman Wagner?

19 MR. WAGNER: Yes.

20 MS. SHEMROSKE: Chairman Kopp?

21 CHAIRMAN KOPP: Yes. All right.

22 MR. KIRBY: Thank you.

23 CHAIRMAN KOPP: And you're welcome to stay,
24 but you don't have to. We won't be offended.

1 MR. KIRBY: Thank you, Commissioners. We'll
2 make you proud.

3 MR. RUFFOLO: We look forward to it.

4 CHAIRMAN KOPP: Next item on the agenda,
5 visitors business? Any business? Communications?

6 Commissioner Remkus informed me that former
7 Commissioner Buckley, who was on the board for, like,
8 two or three years, I think, passed away very recently.

9 MR. GIUNTOLI: Oh.

10 CHAIRMAN KOPP: He was an interesting guy.
11 That's too bad.

12 MR. GIUNTOLI: Do you have any
13 communications?

14 MS. CHOI: Not at this time.

15 MR. GIUNTOLI: I can say anything you want,
16 but I don't know what to say, so to speak.

17 CHAIRMAN KOPP: Any questions for these
18 guys?

19 MR. KAUCKY: One quick one. The gentleman
20 that was here several months ago about the property
21 right next to Ashton Place, is there any progress on
22 that at all?

23 MS. CHOI: I actually got an inquiry from
24 Leonard Blackman. That was the old daycare property, I

1 believe, so I wasn't involved in that, but he was asking
2 about purchasing a parking lot adjacent to Ashton Place.

3 I really haven't got my head around it yet,
4 but there was something that came back from that
5 gentleman.

6 MR. KAUCKY: Are they still going to pursue
7 that?

8 MS. CHOI: Not the daycare. I think they
9 formally withdrew that application.

10 MR. KAUCKY: All right. I missed that,
11 okay.

12 MR. GIUNTOLI: One thing maybe you should
13 know, the two storage units down here, the ROC, R-O-C,
14 development, like Quincy and Executive, they resurrected
15 that project, and that sounds like that's going to go
16 now.

17 MR. REMKUS: Are they still within the time
18 limit that we put on it?

19 MR. GIUNTOLI: It went past a little, but I
20 talked to Tim, and he said it was okay to let them go.

21 MR. REMKUS: I'm surprised that didn't get
22 started, because it sounded like a good --

23 MR. GIUNTOLI: As far as we're concerned, it
24 made it. So hopefully in the next week or so we'll be

1 able to issue permits for that, so...

2 MR. WAGNER: Anything more on Chase Bank on
3 Plainfield Road and by the bowling alley?

4 MS. CHOI: They -- I believe they dropped
5 out of that. They couldn't come to an agreement with
6 Chase Bank, and I believe Chase Bank wanted them to be
7 responsible for a number of improvements that they
8 couldn't agree to, so...

9 MR. WAGNER: That's unfortunate.

10 CHAIRMAN KOPP: So does that mean the whole
11 project then -- the redevelopment of the bowling alley
12 as well?

13 MS. CHOI: I'm getting phone calls about
14 what could go in the existing bowling alley. Some
15 things that have come are a gas station, another bank,
16 but those really aren't -- I don't think those are
17 encouraged uses for that site.

18 MR. KAUCKY: One more question. The site
19 where the gun club was planning on moving to and all
20 that, who actually owns that property? Do we know? Is
21 there anything being talked about for other development
22 there?

23 MS. CHOI: Tim and I sat down with
24 Development a few weeks ago, and they actually wanted to

1 put another private storage facility on there. They
2 were just -- they don't own it, but they were interested
3 in purchasing the property.

4 MR. KAUCKY: Okay.

5 CHAIRMAN KOPP: I think the applicant owns
6 it.

7 MR. KAUCKY: That's what I thought.

8 MR. REMKUS: Put something down that
9 provides tax revenue.

10 CHAIRMAN KOPP: All right. Someone make a
11 motion to adjourn.

12 MR. SOUKUP: I'll make it.

13 CHAIRMAN KOPP: All in favor -- or second?

14 MR. KAUCKY: Second.

15 CHAIRMAN KOPP: All in favor say, Aye.

16 ALL: Aye.

17 (WHICH WERE ALL THE PROCEEDINGS HAD.)

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1 STATE OF ILLINOIS)
2 COUNTY OF DUPAGE) SS:
3

4 I, ROBIN HEJNAR, a certified shorthand reporter
5 and registered professional reporter within and for the
6 County of DuPage and State of Illinois, do hereby
7 certify that the meeting in the above-entitled matter
8 was recorded stenographically by me, was reduced to
9 typewriting under my personal direction.

10 I further certify that the said meeting was
11 taken at the time and place specified.

12 I further certify that I am not a relative or
13 employee or attorney or counsel of any of the parties,
14 relative or employee of such attorney or counsel or
15 financially interested directly or indirectly in this
16 action.

17 In witness whereof, I have hereunto set my and
18 affixed my seal of office at Chicago, Illinois, 19th day
19 of December, A.D., 2018.

20 _____
21 ROBIN HEJNAR
22 CERTIFIED SHORTHAND REPORTER,
23 REGISTERED PROFESSIONAL REPORTER,
24 License No. 084-004689



Village of Willowbrook
Staff Report to the Plan Commission

Plan Commission Date:	February 6, 2019															
Prepared By:	Ann Chol, Village Planning Consultant															
Case Title:	CONCEPT REVIEW: 7830-7850 Frontage Road- Rezoning from B-3 to M-1 and other relief from the zoning ordinance.															
Applicant:	Northpoint Development															
Action Requested:	Conceptual review and feedback on a rezoning of two (2) vacant parcels from B-3 to M-1 in a new 138,705 square-foot public storage facility (Beyond Self Storage) and other relief from the zoning ordinance.															
Location:	7830-7850 79 th Street, Willowbrook, Illinois 60521. Northeast corner of Frontage and 79th, just south of the Willowbrook Inn property.															
PINs:	09-26-402-029 and 09-26-402-018															
Existing Zoning:	B-3 General Business															
Proposed Zoning:	M-1 Light Manufacturing															
Existing Land Use:	Vacant															
Property Size:	3.42 Acres															
Surrounding Land Use:	<table><thead><tr><th></th><th>Use</th><th>Zoning</th></tr></thead><tbody><tr><td>North</td><td>Highway & Service Business (Willowbrook Inn)</td><td>B-4</td></tr><tr><td>South</td><td>Highway & Service Business (LaQuinta Hotel)</td><td>B-4</td></tr><tr><td>East</td><td>Light Manufacturing (Willowbrook Inn & Econo Lodge)</td><td>B-4,M-1</td></tr><tr><td>West</td><td>Kingery Highway and Single-Family Residence</td><td>R-2</td></tr></tbody></table>		Use	Zoning	North	Highway & Service Business (Willowbrook Inn)	B-4	South	Highway & Service Business (LaQuinta Hotel)	B-4	East	Light Manufacturing (Willowbrook Inn & Econo Lodge)	B-4,M-1	West	Kingery Highway and Single-Family Residence	R-2
	Use	Zoning														
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South	Highway & Service Business (LaQuinta Hotel)	B-4														
East	Light Manufacturing (Willowbrook Inn & Econo Lodge)	B-4,M-1														
West	Kingery Highway and Single-Family Residence	R-2														
Documents Attached:	Attachment 1: Applicant's Project Narrative Attachment 2: Site Plan Attachment 3: Parking Summary of Existing Beyond Storage Facilities Attachment 4: Facility Photos of Existing Beyond Storage Facilities															

Necessary Action by Plan Commission: No vote is required. The Plan Commission is asked to review and provide preliminary feedback to the applicant on possible rezoning.



DEVELOPMENT PROPOSAL

Zoning Request & Location

The subject property contains 3.42 acres, and is located on the northeast corner of Frontage Road and 79th Street. The surrounding uses are located next to the subject property as follows (clockwise): Willowbrook Inn property is located to the north and northeast; manufacturing uses are located to the east; Econo Lodge is located to the southeast; LaQuinta Inn and the House of Trucks are located to the south; and single-family residences are located to the west of the subject property. The subject property is considered Lot 2 and Lot 4 of the Anvans Subdivision.

Exhibit 1 Aerial of the Subject Property

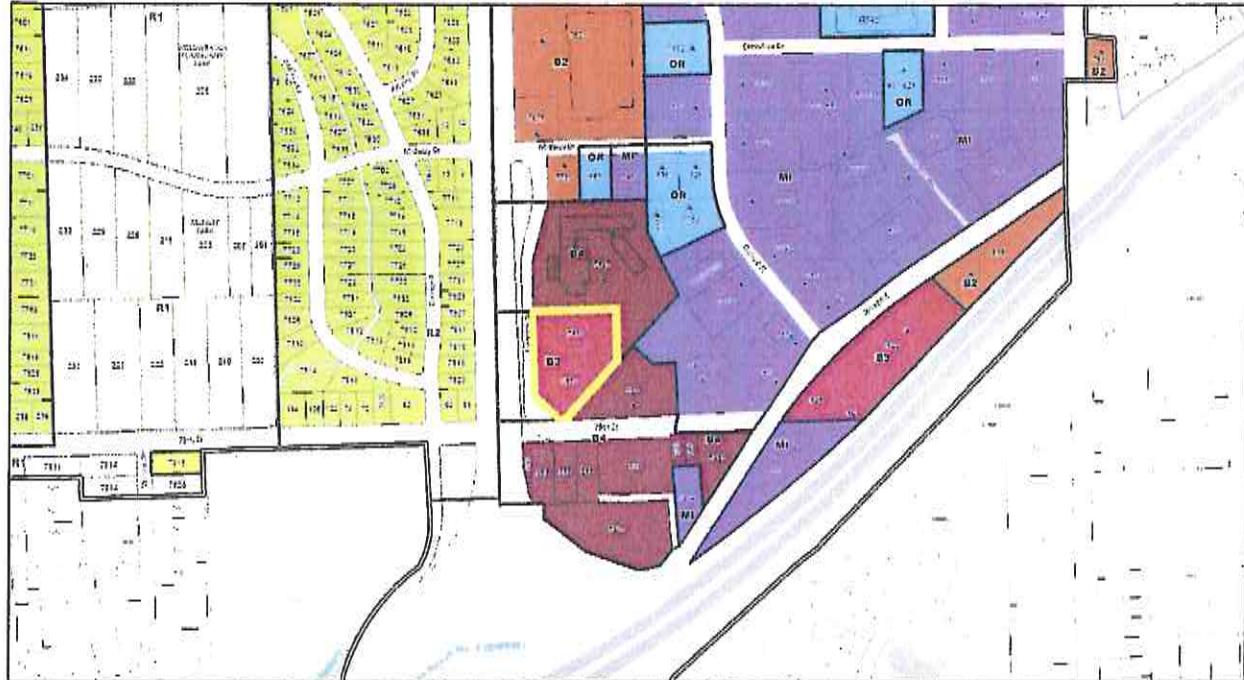


Exhibit 2 Aerial of the Subject Property





Exhibit 3: Zoning Map (B-3 General Business)



HISTORY & BACKGROUND

Prior Zoning Request

In January 2017, the Chicago Gun Club requested a rezoning of the property from B-3 to B-4 and a special use approval for an indoor firing range to develop a 31,000-square foot "gunny club". Prior to this petition, the subject property was vacant and had been on the market for a long time. Numerous public hearings were held and the community voiced their opposition against the proposed development. Contrary to the positive recommendation from the Village of Willowbrook's planning staff and the Plan Commission, the request was ultimately denied by the Village Board in May 2017, due to the highly controversial nature of the proposed development. As it stands today, the petitioner, Northpoint Development, is currently in purchase negotiations with the property owner. Although it is not mandatory, the petitioner has requested a sketch plan review to gain feedback from the Plan Commission under the recommendation of Village staff.

Willowbrook Executive Plaza

The subject property is located within a subdivision located north of 79th Street and Joliet Road, west of Madison Street and east of Route 83, known as Willowbrook Executive Plaza ("Willowbrook Executive Plaza"). Willowbrook Executive Plaza, composed of approximately 100 acres, was annexed into the Village and rezoned under Ordinance No. 75-O-11 on May 12, 1975. Ordinance No. 75-O-11 allows for a significant amount of zoning relief and is discussed in more detail under the Bulk Regulations & Standards section below.

BUSINESS NARRATIVE

The proposed development is a three-story, 138,705 square-foot, Class A, all indoor, 100% climate controlled self-storage facility. Beyond Storage is marketed to the segment of the population wishing to downsize into smaller residences as they enter the workforce, retire, or become empty-nesters. All loading and unloading activity would be contained inside the facility, with an internal drive-through. Customers will have a security access code to enter the drive-through lane, and park their vehicle inside to do their loading and unloading. Two centrally located elevators allow customers to load their belongings on carts and access



units on the 2nd and 3rd floors. An on-site manager will be available 7 days a week during normal business hours to provide customer service in assisting new customers with their needs, including:

- Renting of available storage units
- Sales of moving, packing, and storage products
- Package acceptance on behalf of the customer
- Monitoring all activity going in and out of the building

Access & Hours of Operation

The proposed building is not a 24-hour facility. Access to the building is restricted via security code, and existing customers can only access the facility with their security code from 6:00 a.m. to 10:00 p.m. Office hours will be staffed by the manager on the following days and times:

- Mondays through Fridays, 9:00 a.m. to 6:00 p.m.
- Saturdays, 9:00 a.m. to 5:00 p.m.
- Sundays, 11:00 a.m. to 4:00 pm.

Vehicular Circulation

An interior drive-through loading area will accommodate indoor parking for a maximum of four vehicles and a moving truck at one time, while a pass-through lane would accommodate other vehicles entering/exiting the facility. The petitioner has not submitted any interior circulation plans at this time but this will be requested as part of the formal application.

The petitioner's business narrative is included as Attachment 1 for reference.

STAFF ANALYSIS

Appropriateness of Use

The proposed use requires a rezoning from B-3 to M-1, which allows:

- "Any production, manufacturing, assembling, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business offices accessory thereto, which conforms with the performance standards set out in Chapter 9 of this title."

As a sketch plan review with limited documents submitted, staff's analysis focuses on how the project relates to the Comprehensive Plan, zoning code bulk requirements, and some preliminary feedback from the Village's consultants. This information is provided below. Additional information and details will be provided by the applicant during their presentation.

Comprehensive Plan

The Comprehensive Plan designates the subject property as "Highway Commercial" and states the purpose of the area should be to serve both the traveling public as well as meet some local community retail and service needs. The Comprehensive Plan goes on to indicate that when new development occurs in this area, it should be accomplished by the consolidation of the multiple smaller properties and vacation of certain rights-of-way. As an important "gateway" into the community, the Plan recommends new development should create a positive image for the community. The proposed rezoning to M-1 will ensure appropriate standards and regulations are applied to accomplish the Comprehensive Plan's objectives if/when the properties are redeveloped or improved.

There are no specific references in the Comprehensive Plan to this vacant site, but staff has summarized the following industrial land use policies from the Comprehensive Plan for the Plan Commission's consideration. They are as follows:

1. The development of new industrial areas must be undertaken in a manner which results in compatible land use arrangements.



2. New industrial development should ensure coordination of circulation systems, lot configuration, building design, parking and access facilities, and environmental amenities.
3. Provide attractive gateways at major entrances that include special signage, landscaping, and accent lighting.
4. Site improvements such as lighting, signage and landscaping should be well designed to create a positive identity and visual image throughout the development area.
5. Incorporate high standards of design and construction. Avoid chain-link fences, outdoor storage facilities, etc.

The proposed use will fill a key vacancy along Frontage Road/79th Street and will be compatible with the surrounding land uses. The subject property is already adjacent to existing M-1 zoned lots. The rezoning from B-3 to M-1 will however eliminate two commercial lots and the new use will not generate sales tax revenue for the Village of Willowbrook, an important consideration for the Plan Commission.

Bulk Regulations & Standards

The petitioner is requesting to rezone the subject property from the B-3 General Business Zoning District to the M-1 Light Manufacturing Zoning District. A detailed discussion of important bulk exceptions and variations for the M-1 Zoning District is provided below and summarized in Exhibit 4 "M-1 Zoning District Compliance Table" on the following page. As previously discussed in the History & Background section of this report, the subject property is further governed by Ordinance No. 75-O-11, which provides in some instances, significant zoning relief from the M-1 bulk regulations.

Lot Dimensions:

The subject property has a lot area of approximately 148,975 square feet, or 3.42 acres, a lot width of over 400 feet and a lot depth of approximately 375 feet. The subject property is in compliance with the minimum lot width, lot depth and lot area requirements of the M-1 Zoning District and Ordinance No. 75-O-11.

Setbacks:

The required and proposed minimum setbacks are shown in Exhibit 4 on the following page. The proposed minimum front yard, interior and exterior side yard, and rear yard setbacks appear to be in compliance with the Village Zoning Ordinance.

Building Height:

The maximum height of a building in the M-1 Zoning District is 40'. The proposed building height for the self-storage facility is 40' and therefore is compliant with the Zoning Ordinance.

Density and Coverage:

The maximum lot coverage (building coverage) in the M-1 Zoning District is 80%. The proposed self-storage facility has a building footprint of approximately 47,275 square feet. On a 3.42-acre lot, the building coverage is approximately 31.7% and is well below the maximum 80% threshold. As a three-story building, the floor area ratio (FAR) is approximately 0.93, which is above the minimum required 0.80 FAR. The petitioner requests a variation from Ordinance No. 75-O-11 to increase the maximum FAR of 0.80 to 0.93.



Exhibit 4 M-1 Zoning District Compliance Table

Code Section or Ordinance	Regulation	Requirement	Proposed	Departure
75-O-11 9-8-3(A)	Minimum Lot Area	½ acre 1 acre	3.42 acres (148,975 sq.ft.)	None
75-O-11 9-8-3(B)	Minimum Lot Width	None 120'	More than 400'	None
75-O-11 9-8-3(C)	Minimum Lot Depth	None 150'	+/-375	None
75-O-11 9-8-3(D)1	Front Yard	25' 40'	100'	None
75-O-11 9-8-3(D)2(a)	Interior Side Yard (See Peripheral Setback)	40' 20'	44.65'	None
75-O-11 9-8-3(D)4(b)	Rear Yard	25' 20'	43.25'	None
75-O-11	Route 83 Setback	100'	100'	None
75-O-11 9-8-3(E)	Max. Lot Coverage	80% 50%	31.7%	None
75-O-11 9-8-3(F)	Max. Height	40' 40'	40'	None
75-O-11 9-8-3(G)	FAR	0.8 0.6	0.93	Yes
9-10-4(H)	Required Berth(s)	3	2	Yes
75-O-11 9-10-5(G)	Interior Side Parking Setback	5' 10'	7.26'	None
75-O-11 9-10-5(G)	Rear Parking Setback	5' 10'	10'	None
75-O-11 9-10-5(G)	Front Yard Parking Setback	25' 15'	45'	None
9-10-5(G)1	Front Yard Parking Screening	See Notes below. ¹	Not specified	Need more info.
9-10-5(G)2	Interior Side/Rear Parking Screening	See Notes below. ²	Not specified	Need more info.
9-10-5(G)3	Interior Parking Lot Landscaping	N/A	N/A	N/A
9-10-5(G)4(a)	Center Islands between 3 bays	N/A	N/A	N/A



9-10-5(G)4(b)	Landscape Islands	N/A	N/A	N/A
9-10-5(K)	Required Spaces	93	9	Yes
9-10-5(L)2(d)	Minimum Driveway Centerline Distance	70'	51.76'	Yes
9-14-2(D)	Required Landscaping	Refer to Code Section.	Not specified	Need more info.
9-12-11(A)1	Location and Screening of Refuse Disposal Areas		Provided, dimensions not specified	Need more info.

Notes: In all non-residential districts, parking shall be permitted in required front, side and/or rear yards, provided that the following screening and landscaping standards are met:

1. **Front Yards and Exterior Side Yards:** Permanent peripheral screening at least four feet (4') high shall be constructed and maintained in front yard and exterior side yard areas adjacent to parking areas. This screening shall consist of a planted earth berm, densely planted evergreen shrubs or trees or a combination of both.
2. **Interior Side and Rear Yards:** Permanent peripheral screening at least five feet (5') high shall be constructed and maintained in interior side and rear yards adjacent to parking areas. This screening shall consist of a planted earth berm, densely planted evergreen shrubs or trees, or a combination of both. In interior side and rear yards, the screening shall be so located and constructed as not to interfere or conflict with the use of any utility easement or utility installations existing or planned to be installed in these easement areas.

Parking & Loading

Required Parking

Required parking was calculated using the parking formulas outlined in Title 9, Chapter 10, Section 5K of the Village Code. Under the "Warehouse/storage" use, the zoning code requires 4 parking spaces plus 1 parking space for each 1,500 square feet of floor area over 4,500 square feet, or 1 parking space for each 1.5 employees as related to the working period when the maximum number of persons are employed on the premises, whichever is greater. Based on this requirement and the facility's gross floor area of 138,705 square feet, the proposed use is required to provide exactly ninety-three (93) parking spaces.

Proposed Parking

The petitioner's site plan proposes a total of nine (9) parking spaces (including one handicap space) located along the west side of the building. Parking is not proposed on the east side of the building.

The petitioner asserts that their existing facilities are a low traffic generating use and on average their facilities see four (4) customers per hour. Each Beyond Storage facility provides approximately 6-8 parking spaces at other locations which have been sufficient to accommodate a single employee and customer parking needs, due to loading and unloading activities occurring inside the facility. A separate parking summary has been included as Attachment 3 for reference. The petitioner requests a variation from Section 9-10-5(K) to decrease the minimum parking requirement from ninety-three (93) parking spaces to nine (9) parking spaces. A traffic impact and parking analysis will be required.

Pavement Setbacks

Pavement setbacks are regulated in the Parking Section of the Zoning Ordinance and further governed by Ordinance No. 75-O-11. The sketch plan appears to be in conformance with the pavement setback requirements required by the zoning code and Ordinance No. 75-O-11.

Driveway Location

The petitioner requests a variation from Section 9-10-5(L)2(d) to decrease the driveway centerline from the north property line from 70' to 51.76'. A traffic analysis will be required.



Loading Facility

The site plan indicated there are two loading berths located within the interior of the building, along the northern portion of the facility. The petitioner requests a variation from Section 9-10-4(H) to reduce the minimum number of loading berths from three (3) loading berths to two (2) loading berths.

Trash Enclosure & Signage

To comply with the current zoning ordinance, the applicant is required to install a trash enclosure for the dumpster on the property, per Section 9-12-11(A)1 of the Village's code. The refuse disposal shall be screened on a minimum of 3 sides by a solid masonry wall or equivalent material to a height of not less than 6' and no greater than 7' in height. The site plan indicates that the trash enclosure will be located towards the rear of the site along the eastern property line. Signage details have not yet been provided by the applicant. Signage shall comply with the Village Code.

Engineering Comments:

1. Applicant should confirm sanitary sewer availability with the sanitary district (Du Page PW).

DEVELOPMENT PROCESS & NEXT STEPS

1. Applicant submits complete application packets for the rezoning and lot consolidation.
2. Staff and consultants review the submitted documents and send out comments to applicant.
3. Applicant resubmits revised documents.
4. Project goes to Plan Commission for public hearing and then to Village Board.

Applicable Findings

The Plan Commission and Village Board shall not recommend or grant variations from the regulations of the Village's Zoning Ordinance unless affirmative findings of fact are made as to all of the standards set forth in Section 9-14-4 of the Willowbrook Zoning Ordinance. In summary, the proposed rezoning request includes the following variations from the Willowbrook Zoning Ordinance:

1. Variation from Ordinance No. 75-O-11 to increase the maximum FAR of 0.80 to 0.93.
2. Variation from Section 9-10-5(K) to decrease the minimum parking requirement from 93 spaces to 9 spaces.
3. Variation from Section 9-10-5(L)2(d) to decrease the driveway centerline distance from the north property line from 70 feet to 51.76 feet.
4. Variation from Section 9-10-4(H) to reduce the minimum loading berth requirement from 3 loading berths to 2 loading berths.

Plan Commission Feedback

The applicant is requesting information feedback from the Plan Commission about the use and concept plan. They understand that it is informal, and that the Plan Commission's future decisions could be impacted from later testimony that may be provided at a public hearing should the applicant choose to move forward. The intent is to determine if there are major roadblocks to the plan before they invest in a formal application. A summary of the discussion is to be forwarded to the Village Board via the Plan Commission minutes. No formal action in support of or in opposition to the proposed sketch plan will be taken at this stage.

PROJECT NARRATIVE // BEYOND SELF STORAGE

NorthPoint Development launched Beyond Self Storage as a new brand initiative in 2016, with the goal to bring its new Class A, all indoor, 100% climate controlled concept for self storage to select markets across the country. We now have 18 facilities either open or under construction, and are excited for the opportunity to bring our newest facility to the Village of Willowbrook at the current vacant parcel of land located at 7830-7850 79th Street.

A few details of our proposed development and our operations:

Our facilities are located in areas of high storage demand due to changing demographics through population growth, new commercial development, or increased multi-family development. These trends follow people's desire to downsize into smaller residences as they enter the workforce, retire, or become "empty nesters" as examples of the drivers of demand for the increased need for storage space. We've conducted extensive market studies that identify where there is a strong need for our product within the communities where we pursue projects. It is our goal to accommodate that demand with the highest quality product and service.

Our proposed facility in Willowbrook would be a 3 story facility totaling approximately 138,705 gross square feet, with all loading/unloading activity being contained inside the facility, within an internal drive through. All of our existing customers will have a security access code to enter the drive thru lane, and park their vehicle inside to do their loading and unloading. Two centrally located elevators allow customers to load their belongings on carts and access units on the 2nd and 3rd floors.

Beyond Self Storage will have an on-site manager available 7 days a week during normal business hours to provide impeccable customer service in assisting new customers with all of their needs, including:

- Renting of available storage units
- Sales of moving, packing, and storage products
- Package acceptance on behalf of the customer
- Monitoring all activity going in and out of the building

Our facility is not a 24-hour facility. Access to the building is restricted via security code, and existing customers can only access the facility with their security code from 6:00am to 10:00 pm. Office hours will be staffed by the manager and are as follows: Monday through Friday: 9:00am to 6:00pm, Saturday: 9:00am to 5:00pm, Sunday: 11:00am to 4:00pm.

Our projects feature a state of the art security system. This includes over 30 cameras monitoring and recording activity on-site, with computerized access control (code required to enter building), surveillance cameras with DVR, and motion-detection lighting, in addition to being monitored by on-site management staff.

Our Beyond Self Storage is a low traffic generating use. On average, we see approximately 4 customers per hour at our facility. We generally have only approximately 6-8 parking spaces at our locations, which are more than sufficient to accommodate our single employee as well as customer parking needs for our facilities, due to the loading and unloading activities occurring inside the facility. Please see our separately provided parking summary for additional reference. Our drive thru facility as currently planned for Willowbrook would allow for up to 4 vehicles as well as a moving truck to be in the drive thru loading area at one time if needed, while the other side of the drive thru serves as a pass through lane for entering/exiting.

Not only are we the developer, but we are the owner of all our Beyond Self Storage facilities, and manage all the facilities with our own employees. Our Beyond Self Storage brand is not only built around our state-of-the-art facilities but also includes an experienced in-house management team that provides white glove customer service while promoting a positive culture. We look forward to being a long term active member of the community.



We look forward to becoming part of your community!

PROJECT NAME	Building Footprint SF	Total Bldg SF	Number of storage units	Parking Interior	Parking Exterior	1 parking space per # of Units
Michigan						
Rochester Hills	36,400	109,200	660	8	4	55
Commerce	37,725	111,126	712	4	5	79
Sterling Heights	39,497	114,238	743	3	19	34
Macomb	44,091	131,560	824	3	11	59
Minnesota						
Eagan	32,312	122,210	755	3	9	63
Maplewood	38,250	114,721	744	4	7	68
Missouri						
Chesterfield	36,300	108,900	682	5	11	43
McCausland	40,100	120,300	743	8	8	46
Pennsylvania						
Robinson	35,286	106,170	704	5	8	54
Ross	30,553	90,109	564	3	7	56
Mount Lebanon	31,596	130,878	828	6	8	59
Illinois						
Arlington Heights	48,660	145,980	932	4	6	93
Des Plaines	35,275	141,100	911	3	9	76
	AVERAGE	118,961	754	5	9	60

PROPOSED						
Willowbrook	47,275	138,705	914	5	9	65

FACILITY PHOTOS

CHESTERFIELD



FACILITY PHOTOS



OPEN LOCATIONS

Beyond Self Storage Ross



Beyond Self Storage Robinson



Beyond Self Storage Rochester Hills



Beyond Self Storage Maplewood



Beyond Self Storage Chesterfield



Beyond Self Storage Eagan

