

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, APRIL 3, 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 - February 6, 2019
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 19-01: 7830-50 79th Street, Northeast corner of Route 83 Frontage Road and 79th Street, Willowbrook, Illinois - Northpoint Development LLC, 12977 N. Outer Forty Road, Suite 203, St. Louis, Missouri 63141. Petition requesting approval of a Map Amendment to rezone the subject property from the B-3 General Business Zoning District to the M-1 Light Manufacturing Zoning District, approval of a Preliminary Plat of Subdivision, approval of a Final Plat of Subdivision and approval of associated variations on the property.
 - A. PUBLIC HEARING
 - B. DISCUSSION/RECOMMENDATION
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, FEBRUARY 6, 2019, 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 7:00 p.m.

2. ROLL CALL

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

Absent: Commissioner Remkus

Also present were Planning Consultant Ann Choi, Building Inspector Roy Giuntoli.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVED)
- B. Minutes – Regular Meeting December 5,2018

Chairman Kopp noted that pages were missing from Transcript.

MOTION: Made by Commissioner Ruffalo, seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda as presented with of the subject to the insert the correct Transcripts

MOTION DECLARED CARRIED

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/RECOMMENDATION

Chairman Kopp noted he is the lawyer that represents a storage facility in Willowbrook that would be the nearest competitor so he recuses himself and Vice Chairman Wagner will facilitate the meeting.

Planning Consultant Choi presents background and history of the location of the proposed project at 79th Street, that is vacant. Northpoint Development is currently in purchase negotiations to build a three-story, 138,705 sq. ft Class A,100% climate control self-storage named Beyond Storage. The proposed use requires a rezoning from B-3 to M-1. The Applicant request four variations.

Petitioner J.J. Jenkins of Northpoint Development presented a background of the company. A description of the three-floor self-storage facility that they would like to build at the location of 79th Street.

Four variances requested from the Plan Commissioners:

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 ft. to 51.76 ft.
4. Variation from Section 9-10-4(H) to reduce the minimum loading berth requirement from 3 loading berths to 2 loading berths.

Petitioner addressed the buildings look and materials to make sure they are acceptable and if they would have to ask for a variance on them.

Commissioner Kaucky inquired how the traffic flow would work. Petitioner described how existing customers would get to the inside loading area. New customers would use spaces until they get the key code to gain entrance into loading bays.

Vice Chairman Wagner questioned if semi-trailer trucks would be allowed and if there was a large enough turning radius for the vehicles. He was assured no semi-trailer trucks were allowed, only vehicles up to a 24-foot box truck could be used and there is enough turnaround space for them.

Commissioner Soukup was assured that elevators are for passenger elevators and not accommodate vehicles.

Past concerns of the Commission that this storage facility is unlike others that are in a district zoned for warehouses. If this project fails, and becomes a building proposed for another use, will there be space for parking that could be added. Is there a comparison of this facility with others in Village that are individually zoned?

Planning Consultant Choi indicated that she is aware of two other storage facilities in Willowbrook - the recently approved ROC storage facility and the Lock-up storage facility in the Willowbrook Town Center, and acknowledged that the facility in the WB Town center was a low traffic -generated use. Parking didn't seem to be an issue.

Vice Chairman: mentions bulk requirements are met exception for FAR and is this building comparisons to other buildings they are their other building they are building. This project is actually smaller.

Petitioner wants to make sure building materials acceptable. Commissioner Wagner reviewed the buildings materials and stated he thinks it is attractive but there might be some technical method that might have to be dealt with as far as zoning. The only concerns would be just quality of material used. Petitioner indicated they would bring in samples of materials for review.

Landscaping would need to meet some requirement since they are not on the site plan. All their properties are all very well-manicured with landscaping. They put importance on the appearance of property and building. The Petitioner assured the Plan Commission, they would exceed all landscaping requirements.

Commissioner Wajek inquired "what makes your facility different than the others? Petitioners are seeking customers that are concerned with safekeeping and climate conditions of their storage unit. Someone looking at only at pricing is not who they are seeking.

Vice Chairman Wanger would like them to work with staff to make sure our ordinance will allow for what they want to do and material they will be using incase we have to make any variance.

He also voiced concern if we want to move forward with this project with four other storage facilities already in Village.

Petitioner is very confident with this project even with the other facilities. Their proposed use and demand they factor in other future development around them they feel confident it will be successful.

Chairman Kopp asked if anyone has any reservations, they should voice them.

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Inspector Giuntoli reports that ROC project is moving forward, out lots at Pete's Market has 5 out of 6 units are rented. No site improvements have been made due to of weather. All new stores at Town Center are open.

Planning consultant Choi reports that special use for Lucky Bernie's was approve by the Board but no permit applications have been submitted at this time.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Ruffalo, to adjourn the regular meeting of the Plan Commission at the hour of 7:36 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

April 3, 2019

Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske



Village of Willowbrook

Staff Report to the Plan Commission

Plan Commission Date:	April 3, 2019															
Prepared By:	Ann Choi, Planning Consultant															
Case Title:	Beyond Self Storage															
Petitioner:	NorthPoint Development, LLC (and TCGC Property LLC as property owner) 4825 Lee Avenue, Downers Grove, IL 60515															
Action Requested:	Consideration of a petition for approval of a map amendment to rezone the subject property from the B-3 Zoning District to the M-1 Zoning District, a petition for approval of a Preliminary and Final Plat of Subdivision to consolidate the two-lot property, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.															
Purpose:	To develop a three-story, 138,705 square foot self-storage facility.															
Location:	7830-50 79 th Street. Northeast corner of Frontage and 79th, just south of the Willowbrook Inn.															
PINs:	09-26-402-029 and 09-26-402-018															
Existing Zoning:	B-3 General Business District															
Proposed Zoning:	M-1 Light Manufacturing District															
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 & EconoLodge)</td><td>B-4,M-1</td></tr><tr><td>West</td><td>Kingery Highway and Single-Family Residential</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 & EconoLodge)	B-4,M-1	West	Kingery Highway and Single-Family Residential	R-2
	Use	Zoning														
North	Highway & Service Business (Willowbrook Inn)	B-4														
South	Highway & Service Business (LaQuinta Hotel)	B-4														
East	Light Manufacturing (Willowbrook Inn & EconoLodge)	B-4,M-1														
West	Kingery Highway and Single-Family Residential	R-2														

Necessary Action by

Open Public Hearing, accept testimony, and approve a recommendation to the Village Board.



Documents Attached:

- Attachment 1:** Legal Description
- Attachment 2:** Business Narrative (1 Sheet)
- Attachment 3:** Site Plan, revised 3/27/19 (1 Sheet)
- Attachment 4:** Architectural, Elevation & Signage, revised 3/22/19 (4 Sheets)
- Attachment 5:** Landscape Plan, revised 3/27/19 (3 Sheets)
- Attachment 6:** Site Improvement Plans, revised 3/27/2019 (20 sheets)
- Attachment 7:** Traffic Control Plan
- Attachment 8:** Preliminary Plat of Subdivision, revised 3/27/19 (1 Sheet)
- Attachment 9:** Final Plat of Subdivision, revised 3/20/19 (2 Sheets)



Background

Description of Site

The subject property is located at the northeast corner of Frontage Road and 79th Street, just south of Willowbrook Inn and west of the EconoLodge. The subject property is currently located in the B-3 General Business Zoning District, but is adjacent on all sides by property located in the B-4 Highway and Service Business District. The 3.42-acre property consists of Lot 2 and Lot 4 in the Anvans Subdivision and is highly irregular in shape. The subject property demonstrates a number of challenges that have prevented development including soil stability, steep grades, and two existing high-pressure petroleum pipelines along the west side of the property.

Exhibit 1 Aerial of the Subject Property



Exhibit 2 Google 3D View of the Subject Property (Looking Northeast)





The subject property consists of vacant, previously cleared and graded parcels. Mass grading and clearing occurred in 1956 for the development of a small airport. By 1978, the airport had been removed and replaced with commercial structures. The central portion of the subject property is at a higher elevation and slopes westward, toward a roadside ditch located along the western boundary of the subject site. The subject property is bound by 79th Street to the south, IL Route 83 Frontage Road to the west, and B-4 and M-1 zoned lots to the east. The subject site is dotted with clusters of woody vegetation and dominated by grass. Currently, there are no curb cuts providing access into the subject property.

Surrounding Zones and Uses

Surrounding zoning and uses include a small hotel ("Willowbrook Inn") and associated parking lot in the B-4 zoning district to the north and east, an EconoLodge and associated parking lot in the B-4 zoning district to the southeast, a La Quinta Inn and House of Trucks in the B-4 zoning district to the south, and single-family residences in the R-2 zoning district to the west. The Comprehensive Plan designates the site for "Highway Commercial" uses, which corresponds to the B-3 General Business Zoning District.

Exhibit 3 Zoning Map (B-3 General Business)



Existing Streets and Circulation

Route 83 is designated as a Regional Arterial and forms the western boundary of the site with a required right-of-way width of 200 feet. No site access points are proposed along this street.

Frontage Road/79th Street is designated as an Industrial Local road and forms the western and southern boundary of the subject property with a required right-of-way width of 60 feet. One site access point is proposed along this Frontage Road, at the northwest corner of the subject property.

Quincy Street is designated as an Industrial Local road and is located to the east of the subject property with a required right-of-way width of 60 feet. Quincy Road runs along a north-south and southeast-northwest direction.



Joliet Road is designated as an Industrial Local road and is located to the southeast of the subject property with a required right-of-way width of 60 feet. Joliet Road is a diagonal road that runs along a northeast to southwest direction.

Midway Drive is designated as an Industrial Collector road and is located to the north of the subject property with a required right-of-way width of 60 feet. Midway Drive runs along an east-west direction and terminates at Quincy Street.

History

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 "guntry 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. Against a positive recommendation made by 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, TCGC LLC, to purchase the property and construct a three-story self-storage facility, the subject of this petition.

Under the recommendation of Village Staff, the petitioner requested a sketch plan review to gain feedback from the Plan Commission back in February 2019. A site plan and rendering were presented to the Plan Commission. The Plan Commission was generally supportive of the use and the proposed design layout on the site.

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. Pursuant to this ordinance, the subject property is currently zoned B-3 General Business. Ordinance No. 75-O-11 allows for a significant amount of zoning relief and is discussed in more detail under the Staff Analysis section of this report.

Overview

Development Proposal

The proposed development is a three-story, 138,705 square-foot, Class A, all indoor, 100% climate controlled self-storage facility. Beyond Self 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's business narrative is included as **Attachment 2** for reference.

Summary of Requests:

1. Map Amendment to rezone the subject property from B-3 General Business to M-1 Light Manufacturing.
2. Consolidation of the subject property. Approval of a Preliminary and Final Plat of Subdivision.
3. Consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.

Staff Analysis

Comprehensive Plan

The Comprehensive Plan recommends the maintenance and continued improvement of office, office research and industrial areas. The plan emphasizes the long-range development of the area south of Plainfield Road and west of Madison Street as the core office, research and industrial center for the Village. The Comprehensive Plan currently designates the subject property as "Highway Commercial", and states the purpose of the area should be to serve both the traveling public on the community's most traveled routes, as well as meet some local community retail and service needs. A self-storage use is not specifically a use that is listed in the B-3 zoning district, but the Village Code permits the "storage of materials, goods or products" in the M-1 zoning district. There is also interest and demand for non-traditional/non-industrial uses in Willowbrook.

The Comprehensive Plan provides general policies to guide improvement and development within office, research and industrial areas. Such general policies include recommendations for site improvements within industrial areas, and these improvements recommend high standards of design and coordination in order to help create a positive identity and visual image throughout the development area. Under these general policies, the proposed rezoning to M-1 will ensure appropriate standards and regulations are applied to accomplish the Comprehensive Plan's objectives 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 relevant industrial policies from the Comprehensive Plan for the Plan Commission's consideration. These policies and how they relate to the proposed self-storage facility are summarized in the following table:



Exhibit 4 Relevant Comprehensive Plan Goals & Policies

Relevant Comprehensive Plan Goals & Policies		
Item #	Plan Text	Relation to the Beyond Self Storage Facility
1	Limited new industrial and office research areas remain within the community. These areas are typically in close proximity to or adjoin less intensive uses or residential areas. The completion of the development of these areas must be undertaken in a manner which results in compatible land-use arrangements.	The proposed rezoning to the M-1 Light Manufacturing Zoning District is consistent with the zoning of adjacent properties in this area of Willowbrook. Adjacent lots include M-1 zoned properties to the east and north of the subject property.
2	New office research and industrial development should be undertaken in a planned manner to help ensure coordination of circulation systems, lot configuration, building design, parking and access facilities, and environmental amenities. Areas designated for office/research uses should be designed and developed as unified, well-landscaped "campus" environments, capable of attracting high-quality tenants.	A completed traffic impact study indicates that existing infrastructure will continue to operate at acceptable levels of services. The Landscape Plan provides attractive landscaping, meeting and exceeding the Village's landscaping requirements. A large naturalized detention area is proposed in the southern portion of the subject property. The Beyond Self Storage facility is known for offering high-quality service products for its customers. The facility design is both attractive and modern.
3	Major entrances into industrial, business and office research developments should be designated by attractive "gateway" features. Gateways should include special signage, landscaping and accent lighting. A common sculptural feature might also be considered at each industrial gateway.	The petitioner is proposing 13 new street trees and one attractive wall sign along Frontage Road. A new streetlight will be provided at the intersection of Frontage Road and 79 th Street.
4	Access to individual building sites within should be via an internal circulation system. Site access from peripheral arterial and collector streets should be limited to major entrances serving the overall development area. Industrial traffic and related conditions should not adversely affect nearby land use areas.	A completed traffic impact study indicates that existing infrastructure will continue to operate at acceptable levels of services. On-site signage directing outbound traffic to the south to access IL Route 83 will be provided to minimize illegal maneuvers (northbound to westbound left-turns) at the Frontage Road intersection with Midway Drive.
5	Major entry roads and industrial collectors should be attractively designed and visually distinctive. These roadways should have street trees and street lighting, with accent landscaping at key drives.	The petitioner is proposing 13 new street trees and one new street light along Frontage Road along Frontage Road/79 th Street.
6	Adequately screened off-street parking and loading facilities should be provided within all businesses and industrial sites, and the consolidation of parking areas and driveways serving two or more uses should be encouraged.	The Landscape Plan provides both adequate and attractive landscaping of off-street parking and loading facilities.
7	New office and industrial development areas should be designed to allow maximum flexibility, with larger land areas capable of being subdivided and developed according to specific market demand.	The proposed development is requesting a lot consolidation as part of this application but does not preclude a future resubdivision if there is a demand for smaller lots.
8	Site improvements within industrial and office research areas such as lighting, signage and landscaping should be well designed and coordinated in order to help create a positive identity and visual image throughout the development area.	The petitioner is proposing to install 13 new street trees and one new streetlight along Frontage Road, and fill in an existing sidewalk gap along the frontage of the subject property and install sidewalk just southeast of the Quincy Street and Joliet Road intersection. The petitioner is also proposing one attractive wall sign along Frontage Road.



Exhibit 4 Relevant Comprehensive Plan Goals & Policies (continued)

Relevant Comprehensive Plan Goals & Policies		
Item #	Plan Text	Relation to the Beyond Self Storage Facility
9	Compatible building design and setbacks should be encouraged. Building materials or structures incompatible with the image of a high-quality development, such as chain-link fences, outdoor storage facilities, etc., should be avoided.	The proposed development appears to respect the required setbacks. The proposed architectural elevations reveal clean, modern façades and appears to meet the requirements under Section 9-8-4(I) Building Façade Materials. The proposed building will utilize high-quality and durable materials such as insulated metal panels, brick, and prefabricated metal awnings in complementary, neutral colors. The west elevation is punctuated by large expanses of glass that allow natural light into the corridors. Chain link fences and outdoor storage are not proposed.
10	Particular attention should be given to screening and visual separation between business and industrial uses and other nearby uses. The periphery of industrial areas should be heavily landscaped and attractively designed. Where new industrial parks border commercial areas, residential neighborhoods or major roadways, landscaped earth berms should be considered as a buffer technique.	The periphery of the subject property will be heavily landscaped with a combination of shade and evergreen trees, deciduous and ornamental shrubs and grasses.
11	Uniform performance standards should be enforced to protect adjacent property and surrounding land uses from noise, dust, odor, air pollution and water pollution. Willowbrook should encourage those industries which meet these performance standards, or those which can eliminate objectionable negative impacts, to locate in its industrial areas.	The proposed development is considered a passive and low traffic-generating use and is not anticipated to be a huge contributor of noise, dust, odor, air pollution and water pollution. The proposed development will meet the requirements of Chapter 9 which deals with typical noise, vibration, glare, and odor issues that can accompany some industrial uses. The proposed development will also dedicate a significant portion of the site to stormwater management.
12	Office use areas along the communities major street corridors will be considered under the commercial area design policies described in the previous section.	The proposed development is not an office use.

Ordinance No. 75-O-11

The subject property is currently zoned in the B-3 Zoning District, and the petitioner is requesting to rezone the subject property into the M-1 Zoning District. As of its original development, the subject property was designated as being either in the M-1, O-R or B-3 Zoning Districts. Section 5 of the Ordinance provides in part that "the zoning classifications created by this Ordinance are intended to comply with the "Annexation Agreement" for the property". The Annexation Agreement provides, in Section II.D., that the "Owners" of the entire property subject of the Agreement at the time it was signed, could initially develop the property through "floating zones," which is the zoning district classification scheme laid out in the Ordinance. As the property in question was originally developed in the B-3 Zoning District, a rezoning would be needed for it to be in the M-1 Zoning District. A rezoning into the M-1 Zoning District would subject the property to the "special conditions" in Exhibit "C" to the Ordinance.

Appropriateness of Use

The applicant is requesting a rezoning of the property to M-1, which lists the following as a permitted use:

"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." Chapter 9 mostly deals with typical noise, vibration, glare, and odor issues that can accompany some industrial uses. It is important to note that the M-1 District also includes the following standards under Section 9-8-4, which will apply to this development.

(A) **Outdoor storage:** All operations, activities and storage shall be conducted wholly inside a building or buildings. The outdoor storage of trucks, buses and other vehicle is expressly prohibited.

The Village interprets this to prohibit the outdoor storage of vehicles in the parking lot by lease holders or for storage of vehicles for the purpose of renting vehicles or trailers for moving purposes.

(B) **Retail Sales:** Except for medical cannabis dispensaries as provided in Section 9-8-2 of this chapter, no retail sales or services shall be permitted except as incidental or accessory to a permitted use.

The Village normally would interpret that the retail sales of boxes or other storage tanks on premises shall be limited to the requirements of vehicles necessary to the conduct of a permitted use.

(C) **Dispensing of Gasoline:** Dispensing of gasoline from underground storage tanks on premises shall be limited to the requirements of vehicles necessary to the conduct of a permitted use.

The dispensing of gasoline will not be allowed on this site.

(D) **Service of Vehicles:** Service and maintenance of vehicles shall be permitted only such as is necessary to the conduct of a permitted use.

The servicing of vehicles will not be allowed on this site.

(E) **Exterior lighting:** Exterior lighting fixtures shall be shaded wherever necessary to avoid casting excessive glare upon adjacent property, in compliance with the requirements of Section 9-9-8 of this title.

(F) **All Premises:** All premises shall be furnished with all weather, hard surface walks, and except for parking areas, the grounds shall be landscaped.

(G) **Residential District:** If the lot adjoins a residential district, screening shall be provided at the lot line sufficient to protect on a year-round basis the privacy of the adjoining residential uses.

(H) **Residential Purposes:** No building shall be used for residential purposes. (Ord. 97-0-05, 1-27-1997).

The proposed use will cater to the general public who have mostly home-based goods to store. Over the last few years there has been interest in properties in this area for non-traditional/non-industrial uses. Other traditional self-storage facilities exist in Willowbrook and they include the "Public Storage" facility located at 801 Joliet and the "Lock Up" storage facility in the Willowbrook Town Center. The "ROC" storage facility, which has not yet been built, but was granted zoning approval, is located at 7605 and 7645 Quincy Street (Buildings A & B). Despite the existence of other self-storage facilities in the area, there is still a demand for this type of use in the area. The proposed use will offer a high-end product that differs from what is already offered in Willowbrook, and it will fill a key vacancy along Frontage Road/79th Street. Rezoning to the M-1 district will be consistent with the surrounding neighborhood.

Building Elevations

The petitioner has submitted colored building elevations as seen in the following **Exhibit 5** for the proposed self-storage facility, and shown more extensively in **Attachment 4** "Architectural, Landscaping, Elevation &



Signage". Traditional storage facilities typically have very large footprints which result in long, monotonous facades. The proposed Beyond Self Storage facility avoids this monotony by providing variations in the choice of building materials and colors, and by introducing a sufficient number of breaks in the façade with material changes. The proposed building's facades are clean and modern. Proposed building materials on the main (west) elevation include a combination of insulated metal panels, brick, and prefabricated metal awnings in complementary, neutral colors such as polar white, varying shades of grey, teal and natural brown. Large expanses of glass punctuate the west elevation to allow natural light to filter into the long corridors of the proposed facility. Furthermore, the proposed building elevations will conform to the District Standards of the M-1 Zoning District under Section 9-8-4(I) Building Materials.

Exhibit 5 Building Elevations

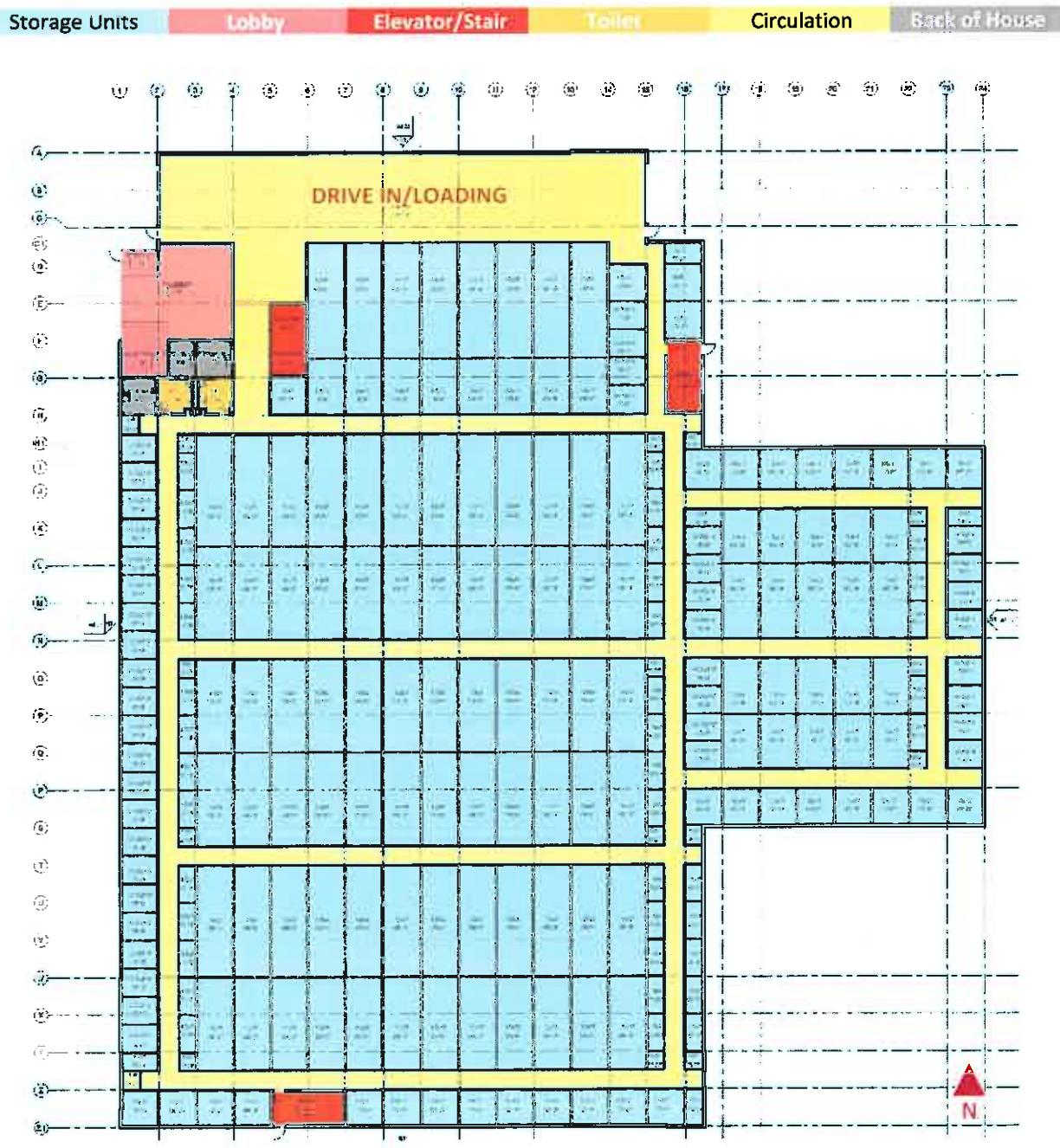




Building Floor Plans

The proposed self-storage facility will be three-stories and approximately 138,705 gross square feet, located on Lot 2 and Lot 4 of the Anvan's Subdivision. The first floor will contain approximately 35,050 square feet of storage space and will consist of storage units, a lobby, conference room, toilets and some back-of-house/service rooms. The second floor will contain approximately 33,800 square feet of storage space and the third floor will contain approximately 36,250 square feet of storage space. A variety of storage unit sizes will be offered, ranging from 5'x5' storage units to 10'x30' storage units, and varying sizes in between. A color-coded breakdown of the facilities' first floor plan is shown below in **Exhibit 6**. Refer to **Attachment 4** for more detail.

Exhibit 6 Building First Floor Plan





Zoning Bulk Requirements

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 in **Exhibit 7** "M-1 Zoning District Compliance Table" shown below. 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.

Exhibit 7 M-1 Zoning District Compliance Table

M-1 Zoning District				
Item	Code Section or Ordinance	Code Requirement	Proposed	Departure
Minimum Lot Area	9-8-3(A) 75-O-11(A)1	1 acre 1/2 acre	3.42 acres	None
Minimum Lot Width	9-8-3(B) 75-O-11(A)2	300' None required.	More than 300'	None
Minimum Lot Depth	9-8-3(C) 75-O-11(A)3	150' None required.	375.13'	None
Minimum Front Yard Setback	9-8-3(D)1 75-O-11(A)4(a)	40' 25'	100'	None
Minimum Interior Side Yard Setback (See Peripheral Setback)	9-8-3(D)2(a) 75-O-11(A)4(c)	20' 40'	More than 40'	None
Minimum Exterior Side Yard Setback	9-8-3(D)3(a) 75-O-11(A)4(a)	40' 25'	n/a	n/a
Minimum Rear Yard Setback	9-8-3(D)4(b) 75-O-11(A)4(a)	20' 25'	45'	None
Route 83 Setback	75-O-11(A)4(b)	100'	100'	None
Maximum Lot Coverage	9-8-3(E) 75-O-11(A)5	50% 80%	31.7%	None
Maximum Height	9-8-3(F) 75-O-11(A)6	40' 40'	40'	None
Maximum Floor Area Ratio	9-8-3(G) 75-O-11(A)7	0.60 0.80	0.93	Yes (authorized)
Maximum Transition Yard	9-8-3(H)	120'	n/a	None
Minimum Distance Between Buildings	75-O-11(A)8	40'	n/a	None

Lot Dimensions: The subject property has minimum lot area of approximately 148,971 square feet, or 3.42 acres, a lot width of over 300 feet, and a lot depth of approximately 375 feet. The subject property is in compliance with the minimum lot area, lot depth and lot width requirements of the M-1 Zoning District and Ordinance No. 75-O-11.

Setbacks: The required and proposed minimum setbacks are shown in **Exhibit 7**. The proposed minimum front yard, interior side yard, and rear yard setbacks are in compliance with the Village Zoning Ordinance. (The subject property includes two interior side yard setbacks and no exterior side yard setbacks due to its irregular shape.)

Building Height: The maximum height of a building in the M-1 Zoning District is forty feet (40'). The proposed building height for the badminton facility is 40' and is in compliance with the Zoning Ordinance.

Density and Coverage: The maximum lot coverage (building coverage) in the M-1 Zoning District is 80% per Ordinance No. 75-O-11. 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 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. A variation is required to allow an increase from the required maximum FAR of 0.80 to 0.93. Staff recommends support of the variation with reasons stated in the **Findings of Fact** section of the report.

Parking & Loading

Required Parking: The petitioner's site plan proposes a total of twelve (12) parking spaces (including one handicap space) located on the west side of the building. Parking is not proposed on the north, east or south sides of the building. Required parking was calculated by using the parking formula outlined in Section 9-10-5(K) 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.

Exhibit 8 Required Parking

Required Parking Calculation						
Use	Square Footage	Employees	Code Section	Code Requirement	Req. Spaces	Proposed Spaces
Warehouse/ Storage	138,705	1 employee	9-10-5(K)	The greater of: 4 parking spaces + 1 parking space for each 1,500 SF of floor area over 4,500 SF feet OR 1 parking space for each 1.5 employees.	93*	12**

* Four (4) accessible space are required per Code Section 9-10-5(N).

** One (1) accessible space would be required based on a total of twelve (12) provided parking spaces.

The petitioner asserts that their existing facilities are a low traffic-generating use and on average their facilities see four (4) customers per hour. The petitioner has submitted a parking analysis and is included as **Exhibit 9** in this report. Each Beyond Self Storage Facility provides approximately 6-8 parking spaces at other locations which have been sufficient to accommodate a single employee and customer parking needs. The majority of unloading and loading activities occur inside the facility, where vehicles will park. The petitioner is requesting a variation from Section 9-10-5(K) to decrease the minimum parking requirement from 93 parking spaces to 12 parking spaces. Additionally, the proposed development is required to provide four (4) accessible parking spaces based on Section 9-10-5(N)1. Based on the twelve (12) total parking spaces proposed, a total of one (1) accessible parking space would be required. The petitioner is requesting a variation from Section 9-10-5(N)1 to decrease the minimum number of accessible parking spaces from four (4) accessible parking spaces to one (1) accessible parking space.

Other public storage facilities in Willowbrook were developed as Planned Unit Developments through a Special Use Permit since each facility included multiple buildings located on one zoning lot, and the proposed Beyond Self Storage facility is a standalone building. However, variations for reduced parking for the other storage facilities were granted. "The Lock Up Self Storage" was granted a reduction from 74 required parking spaces to 14 parking spaces, and the "ROC Storage" was granted a reduction from 94 required parking spaces to 71 parking spaces. Based on the parking analysis provided by the petitioner and the low parking needs of the other storage facilities in the area, Staff recommends approval of the requested variations.



Exhibit 9 Beyond Self Storage Parking Analysis

Required Parking Calculation						
Project Name	Building Footprint SF	Total Building 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	940	5	12	55

Pavement Setbacks: Pavement setbacks are regulated in the Parking Section of the Zoning Ordinance. The proposed site plan is in compliance with the pavement setback requirements required by the Village Code and Ordinance No. 75-O-11. Pavement setbacks are outlined in the following **Exhibit 10**.

Loading Facility: The petitioner provides two loading berths located within the interior of the building, along the northern portion of the facility. The proposed berths are each 12' wide and 55' long, with a clearance of 14'. The proposed berths comply with the length, width and clearance requirements under Section 9-10-4(B) of the Village Code. The petitioner is requesting 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. Staff recommends approval of this variation due to the existing conditions and site constraints caused by a highly irregular-shaped lot and soil stability issues. The addition of a third loading berth would impede internal site circulation and turning maneuvers for trucks. The variation is discussed further in the **Findings of Fact** section of this report.

Driveway Centerline Distance: The driveway location on IL Route 83 Frontage Road requires a variation because it is not located seventy feet (70') from the northern lot line as required under Section 9-10-5(L)2(d) of the Village Code. The petitioner has presented the proposed development plan to IDOT, including the proposed



access location. IDOT's primary concerns include avoiding sight distance and visibility issues as a result of the curved configuration of Frontage Road/79th Street. IDOT requested that the proposed access point be located as far from the Frontage Road curve at the south of the site as was feasible in order to address traffic safety and visibility related concerns. The proposed location of the driveway is a compromise that satisfies both IDOT's concerns and the Village's code requirement, therefore Staff is supportive of this variation.

Exhibit 10 Parking & Loading Compliance Table

Parking & Loading				
Item	Code Section	Code Requirement	Proposed	Departure
Loading Berth Screening	9-10-4(A) 75-O-11(B)4	<i>Screening wall (6'-8') or evergreen landscaping (6').</i> Not required.	Loading berths are located within the building.	None
Minimum Loading Berth Size	9-10-4(B)	12' width, 55' length	12' width, 55' length	None
Minimum Loading Berth Clearance	9-10-4(B)	14'	14'	None
Minimum Required Berths	9-10-4(H)	50,001 to 100,000 SF = 2 berths; each addt'l 100,000 SF > 100,000 SF = 1 addt'l berth. Total = 3 req'd.	2 berths	Yes (authorized)
Minimum Parking Interior Side & Rear Yard Setback	9-10-5(G) 75-O-11(B)3	10' 5'	11.26' interior, 9.85' rear	None
Minimum Parking Exterior Side & Front Yard Setback	9-10-5(G) 75-O-11(B)3	15' 5' exterior side, 25' front	45' front	None
Minimum End Parking Islands	9-10-5(G)3	9' width	9'	None
Minimum Intermediate Parking Islands	9-10-5(G)3	6', between every 20 spaces	n/a	None
Minimum Dividing Parking Islands	9-10-5(G)3	10' width between 3 parking bays	n/a	None
Minimum Parking Space & Aisle Dimension	9-10-5(L)1	9' x 18'	9' x 18'	None
Minimum Width of Driveway	9-10-5(L)2(a)(2)b	24'	31.7'	None
Minimum Radius Connecting Street Pavement Edge & Driveway Edge	9-10-5(L)2(b)(2)a	25'	25' and 36'	None
Minimum Angle at Intersection of Driveway & Street	9-10-5(L)2(c)	60 degrees	90 degrees	None
Minimum Distance of Driveway from nearest lot line	9-10-5(L)2(d)	70'	61.2'	Yes (authorized)
Minimum Spacing between separate driveway entrances	9-10-5(L)2(f) 9-10-5(L)2(g)	Not less than 400' or 500'	n/a	n/a
Parking Required (Warehouse/storage)	9-10-5(K)	93 spaces (see parking table)	12	Yes (authorized)
Accessible spaces required	9-10-5(N)	4 spaces	1 space	Yes (authorized)



Landscaping

Existing landscaping on the site is limited and scattered within the vacant lot. The petitioner proposes to remove approximately twenty-five (25) trees as the majority of these trees are located within the footprint of the proposed building. The petitioner is proposing abundant landscaping for the subject property that includes a variety of deciduous, evergreen, and ornamental trees and shrubs. The proposed landscaping effectively frames the property with deciduous and evergreen trees, establishes thirteen (13) new street trees along the property's frontage, and adds greenery to the self-storage facility's parking area. Refer to **Attachment 5** for the Landscape Plan.

The proposed plan is compliant with regard to foundation landscaping. Section 9-14-2(D)2(c)(4) of the Village Code requires a mix of deciduous and evergreen shrubs within a continuous 7-foot wide strip around the perimeter of the building except where building entrances are located. The proposed site plan includes the required 7-foot wide landscaped area and required border and foundation plantings around the perimeter of the self-story facility, except at the building entrance located at the northwest corner of the building and the entrance/exit doors for the loading area. The proposed landscaping conforms with the Village Zoning Ordinance.

Stormwater Management

No regional stormwater detention serves the subject property and as a result, a significant portion of the site must be dedicated to stormwater management. The petitioner is proposing one naturalized detention area to be located just south of the proposed building. The perimeter of the detention basin will be planted with low profile prairie seed mix and the interior of the detention basin will be planted with wet meadow seed mix and emergent plantings. No wetlands have been identified on the subject property, or within 100 feet of the site.

The Village Engineer has reviewed the latest Civil Engineering documents for compliance with the County Ordinance and is satisfied that conditions are met.

Signage

Building Wall Signage

The petitioner is proposing one wall sign on the west side of the building. The wall sign, shown below on the "West Elevation", will include the company logo and the name of the facility, "beyond SELF STORAGE" in a combination of lowercase and caps. Section 9-11-12(C)1(a) allows one square foot of sign surface area for each one foot of business site frontage up to a maximum of one hundred (100) square feet of sign surface area and Section 9-11-12(C)3(a)(2) requires that the wall sign shall be located below a height of forty feet (40') or lower. The proposed sign shows a sign surface area of approximately 99.72 square feet is located at a height of twenty-two feet (22') and therefore complies with the Village Code.

Exhibit 11 Proposed Building Wall Sign (West Elevation)



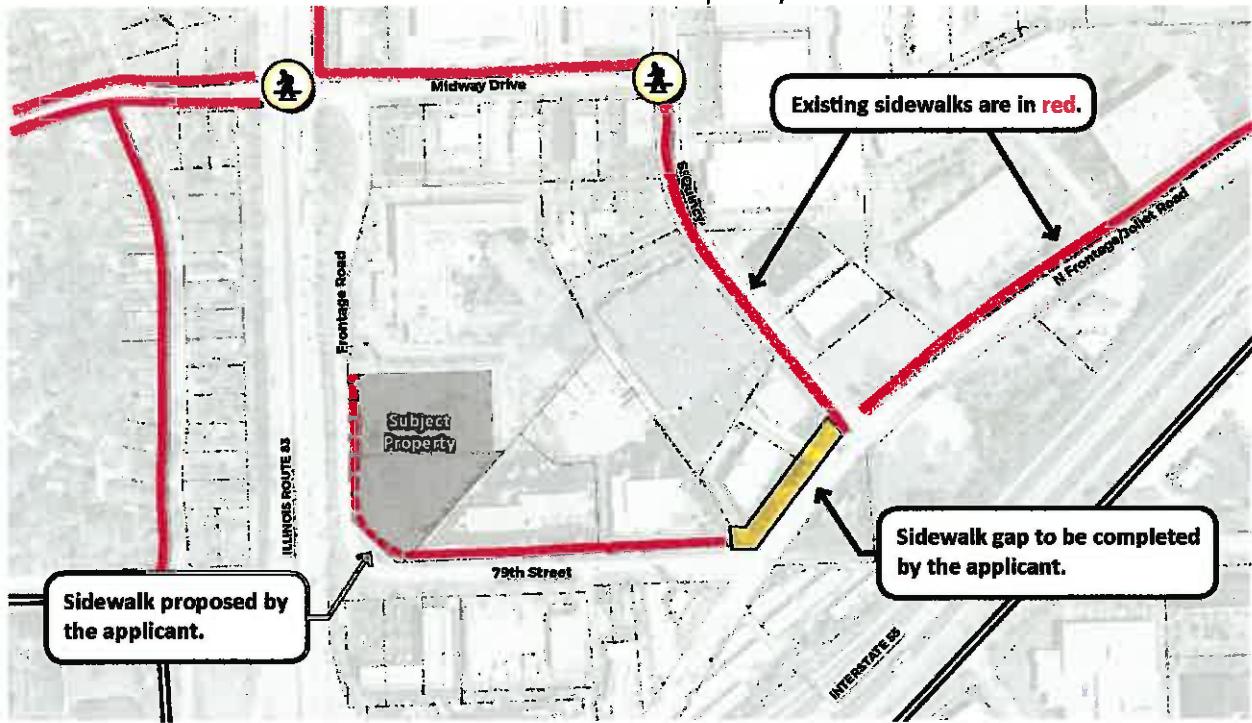


Subdivision Improvements

The installation of a public walkway, curb and gutter, and street lighting is required by Section 10-7-2(C), Section 10-7-4(A) and (B), and Section 10-7-4(D) of the Village Zoning Ordinance. The petitioner will be installing one streetlight at the corner of 79th Street and Frontage Road, the exact location to be determined by the Village Engineer, as well as a 5-foot sidewalk along the entire length of the property frontage. Staff recommends that the petitioner be granted relief from the subdivision regulations that require curb and gutter along their property's frontage since 79th Street/Frontage Road/Joliet Road is a mainly rural cross-section and does not contain curb and gutter along most of the roadway.

In lieu of installing curb and gutter along the length of the property's frontage, Staff recommends that the petitioner instead shall install sidewalk just southeast of the Quincy Street and Joliet Road intersection, as denoted in yellow in **Exhibit 12** below. The installation of sidewalk in this location will effectively close an existing sidewalk gap and create a continuous pedestrian route from the subject property to the Quincy Street/Joliet Road intersection, and beyond.

Exhibit 12 Sidewalk Gap Analysis



Frontage Road/79th Street is under Illinois Department of Transportation (IDOT) jurisdiction and an IDOT permit will be required for work within the right-of-way. The petitioner shall provide a copy of IDOT's review of the self-storage facility's plans (which include the subdivision improvements mentioned above) to Village Staff before final zoning approval.

Trash Enclosure

The petitioner is proposing a 7' trash enclosure on northeast portion of the site lot, to the east side of the building, within the area that allows trucks to turnaround. A trash enclosure plan and details were provided by the petitioner. Per Section 9-12-11 of the Village Code, the trash enclosure must be constructed to look like masonry and shall appear to the color and style of the building. Staff recommends that this be included as a condition for the Plan Commission's future recommendation to the Village Board.



As discussed previously, Ordinance No. 75-O-11 provides relief from some of the Village's regulations and only requires screening and landscaping along the northern boundary of the subject property if it is adjacent to a residential district. Since a hotel is located to the north of the subject property, Ordinance No. 75-O-11(B)4 is not applicable. However, the petitioner is proposing to preserve all trees located along the northern lot line, and the proposed trash enclosure is set back approximately 117 feet from the northern lot line. Staff feels this is an adequate distance and sufficient screening for the Willowbrook Inn parking area to the north.

Utilities

All existing and proposed utilities can be found on the "Utility Plan" in **Attachment 6** of this report. The property is serviced by an existing watermain along the frontage of the property, however, only the portion of the watermain on Lot 4 is located within a utility easement. The Final Plat of Subdivision indicates that the portion of the watermain on Lot 2 will be located within a utility easement. The proposed watermain includes backflow prevention at each point of connection. This is considered a private system and not part of the Village public system, and therefore it will be reviewed by the Building Department for compliance with the Illinois Plumbing Code. Although the Village will defer to that review, the Village Engineer has indicated that dead-end sections longer than 24" are not allowed. This issue must be addressed prior to the issuance of any building permits. Staff recommends that this be included as a condition for the Plan Commission's future recommendation to the Village Board. A permit from DuPage County Public Works will also be required for the proposed sanitary sewer connection.

Traffic Impact Study

The petitioner has submitted a Traffic Impact Study, prepared by Sam Schwartz Transportation Consultants (Sam Schwartz). The purpose of the Traffic Impact Study is to examine background traffic conditions in the proposed development area, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

This Traffic Study has been reviewed by the Village's Transportation Engineer from Gewalt Hamilton Associates (GHA) who has confirmed that the following are true:

- No left-turn lane will be required to accommodate site access on Frontage Road and adequate operations can be expected with the proposed site geometry (single entry and exit lane), operating under Stop sign control.
- Intersections near the proposed development currently operate at acceptable levels of service and will continue to do so with the proposed self-storage facility.
- On-site signage directing outbound traffic to the south to access IL Route 83 should be provided. This will help to minimize illegal maneuvers (northbound to westbound left-turns) at the Frontage Road intersection with Midway Drive. A Traffic Control Plan has been included as **Attachment 7**.

Preliminary & Final Plat of Subdivision

The petitioner has submitted a preliminary and final plat of subdivision to consolidate Lot 2 and Lot 4 of the Anvans Subdivision. The Village recommended that the petitioner consolidate the two lots to eliminate the construction of a building over existing lot lines. The proposed consolidation can be seen in **Attachment 9**. As recommended by the Village, the petitioner has provided a sidewalk along the frontage of the subject property. Because the proposed sidewalk is located on private property and not in the public right-of-way, an easement allowing for public use and Village maintenance of the sidewalk will be required. The Village Engineer suggests that this easement be located from the property line to one foot beyond the sidewalk. The petitioner shall provide revised Preliminary and Final Plats of Subdivision that includes this easement before final zoning



approval. The petitioner is requesting to receive a recommendation from the Plan Commission to the Village Board.

Lighting

The petitioner has submitted a photometric plan for the proposed self-storage facility. The photometric plan has been reviewed by the Village's Engineer, and with the exception of street lighting, which was not included in the plans (but will be required in future revised plans), the plan appears to be in general compliance with the requirements of the Village Zoning Ordinance.

Tri-State Fire District Review

The Tri-State Fire District provided preliminary comments to the petitioner in February 2019. The Fire Marshall had the following comments related to the zoning review of the proposed facility.

1. **Tri-State Comment:** Future building construction or improvements may require improvements to the current access road and infrastructure.

Staff Comment: Noted.

2. **Tri-State Comment:** Add a fire hydrant that is 50' from the Fire Department connection and accessible to the Fire Department. Hydrant distance is greater than allowed. Fire Department is requesting the hydrant to be across from the front entrance by the proposed parking area.

Staff Comment: The petitioner submitted a revised Utility Plan, bearing a revision date of 3/27/2019, and located two fire hydrants near the proposed building. The first fire hydrant, "FH1", is located to the east of the proposed building, adjacent to the trash enclosure. The second fire hydrant, "FH2", is located at the end parking island near the entrance of the building. "FH2" is not within a public utility easement and is thus considered to be a private fire hydrant. "FH2" also conflicts with the location of a proposed shade tree within the end parking island. Staff recommends moving the fire hydrant within the public utility easement or within the public right-of-way, so the Village can maintain and test the hydrants as necessary. Fire hydrant quantities and locations must be approved by the Fire District.

Based on the current Illinois plumbing code, regulations for potable water service and fire service configuration have been changed to prevent any dead-end piping. Village Staff will continue to work with the Fire District, Building Department, and the petitioner to determine the appropriate number and location of fire hydrants. Staff recommends that this be included as a condition for the Plan Commission's future recommendation to the Village Board.

Findings of Fact

Standards for Variations

Section 9-14-4(E) of the Willowbrook Zoning Ordinance establishes seven (7) standards for variations that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variation. A list of the Standards for Variations is provided below, along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.

Finding: The subject property demonstrates a number of difficulties that have long prevented it from being developed, including the roadway configuration of Frontage Road and 79th Street, highly



irregular lot shape, and specific setback requirements. In addition, the subject property contains soil stability issues, steep grades, and two existing high-pressure petroleum pipelines run along the west side of the subject property. Furthermore, there is no regional stormwater detention that serves the subject property and as a result, a significant portion of the subject property must be dedicated to stormwater management. The petitioner seeks to develop the irregular-shaped lot and make significant investment in the aesthetic and operational characteristics of the subject property. The proposed development would not yield a reasonable return if the subject property was required to be developed in strict compliance with the code in respect to the maximum FAR, the minimum parking requirements, and the minimum number of loading berths. After the application of the required setbacks and the dedication of a portion of the site to stormwater detention, whatever remains can be utilized for the building footprint, parking and loading. Strict conformance with the maximum floor area ratio standard of the M-1 zoning district would limit the leasable floor area. An increase in the maximum FAR from 0.80 to 0.93 would provide relief, making the proposed development economically feasible, and yield reasonable returns. If the subject property was required to be developed in strict conformance with the applicable parking standards, the ninety-three (93) code compliant vehicular spaces would occupy approximately 25% of the subject property and would require a significant decrease in the building footprint, resulting in a lowered rentable square footage. IDOT's recommendation for site access location conflicts with the Village's Ordinance, and therefore a variation is necessary. Due to the property's site constraints, development of the property would be difficult utilizing the Village's current zoning ordinances. The variations will provide relief for reasonable density, sufficient parking/loading, and site access without which the property could not yield a reasonable return.

2. The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.

Finding: While the subject property appears to be large, a substantial amount of area is lost due to the property's unusual shape, existing roadway configuration, required setbacks, and stormwater detention requirements. The additional floor area that would be granted by the requested variation would accommodate efficiency in the required functions associated with the proposed self-storage facility. The proposed use is a low traffic-generating use and other similar facilities developed by the petitioner throughout the region and the United States receive an average of approximately 4 customers per hour. Other Beyond Self Storage facilities that are comparable in size and scope to the proposed development have included approximately 6 to 8 parking spaces, which have proven to be sufficient to accommodate a single employee and customer parking needs. The proposed development will provide a total of 12 outdoor parking spaces, almost double the amount of parking provided at their other facilities. If strict compliance with the parking requirements was enforced, a code compliant vehicular parking area would occupy over 25% of the site, thus resulting in a demonstrable and unusual hardship. A strict application of the loading requirement would impose a greater loading requirement than that which is required to serve the proposed use and would result in inefficient internal circulation and inadequate landscaping and stormwater management facilities. Access to IL Route 83 Frontage Road is only granted at the discretion of and approval from the Illinois Department of Transportation (IDOT). Proposed site access was discussed and presented to IDOT. IDOT expressed the need to locate the site access as far north of the curve in Frontage Road as possible to avoid sight distance issues, which conflicts with the 70' minimum driveway centerline distance required by the Village Code.

Approval of the additional floor area, the reduction in parking and loading requirements, and the reduction in the minimum distance between the property and the centerline of the proposed driveway



would facilitate a more efficient internal layout, programming and function of the proposed use and the subject property, efficient vehicular circulation, enhanced interior and perimeter landscaping, and sufficient stormwater management facilities. The above noted site constraints on this property are unique and would not be generally applicable to other vacant property within the same district.

3. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

Finding: The unusual shape of the subject property and its surrounding conditions were created by the existing street configuration and subdivision platting. The conditions that create the particular hardships and practical difficulties on the subject property as described were not created by any person having a proprietary interest in the premises.

4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Finding: The proposed variations will not be materially detrimental to the public welfare or injurious to other properties in the neighborhood. The existing and proposed landscaping will provide a buffer from neighboring uses and the proposed on-site directional signage will provide for convenient and safe vehicular movements. There will be no negative impact on surrounding properties.

5. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

Finding: The requested variations do not create any negative impact on the adequate supply of light and air or increase the danger of fire or public safety.

6. The proposed variation will not alter the essential character of the locality. (Ord. 77-O-4, 2-14-1977)

Finding: The surrounding area is characterized by other M-1 zoned lots and a mix of commercial uses with residential subdivisions to the west. The proposed use will be complimentary to residential uses that exist to the west. The requested variations will allow development that is consistent with the character of the neighborhood and will fill a key vacancy along the Frontage Road/79th Street with a proposed use that is compatible with the existing surrounding land uses. The proposed variation will not alter the essential character of the locality.

7. The proposed variation is in harmony with the spirit and intent of this title. (Ord. 97-O-05, 1-27-1997)

Finding: The proposed variations are in harmony with the spirit and intent of this title. The granting of the requested variations will allow for underutilized lots to be developed, resulting in a benefit to surrounding residents and businesses.

Standards for Variation from Subdivision Regulations

Under Section 10-8-6 of the Willowbrook Zoning Ordinance, the Board of Trustees may authorize a variation from the subdivision regulations after review and recommendation by the Plan Commission when, in its opinion, undue hardship may result from strict compliance and provided the variation applies only to the requirements of this title. The Board may take such action only upon receipt from the Plan Commission of a written recommendation specifying the manner in which the findings required in this section have or have not been met by the facts pertinent to the requested variation.



No variation shall be granted unless the board of trustees finds:

(A) That there are special circumstances or conditions affecting said property, such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.

Finding: The current roadway system that comprises IL Route 83 Frontage Road (79th Street and Joliet Road) is currently a rural cross section for the vast majority of the roadway. The proposed variation to relieve the petitioner of the requirement to install curb and gutter will maintain the rural cross section and overall character of the roadway system.

(B) That the variation is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

Finding: The variation to relieve the petitioner of the requirement to install curb and gutter will allow the property owner to maintain the successful stormwater drainage ditch along the property Frontage.

(C) That the granting of the variation will not be detrimental to the public welfare or injurious to other property in the area in which said property is located.

Finding: The proposed variation to relieve the petitioner of the requirement to install curb and gutter will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The absence of curb and gutter along the property's frontage will maintain the status quo of a rural cross section for the 79th Street/Joliet Road/Route 83 Frontage Road.

(D) The alleged hardship has not been created by any person having a present proprietary interest in the property. (Ord. 79-O-43, 11-26-1979).

Finding: The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

Summary of Zoning Requests

To establish the proposed self-storage facility on the subject property, Staff has identified the following zoning requests:

1. Approval of a Map Amendment to rezone the subject property from B-3 General Business to M-1 Light Manufacturing.
2. Approval of a Preliminary Plat of Subdivision.
3. Approval of a Final Plat of Subdivision.
4. Approval of a Variation from Ordinance No. 75-O-11 to increase the maximum FAR of 0.80 to 0.93.
5. Approval of a Variation from Section 9-10-5(K) to decrease the minimum parking requirements from ninety-three (93) parking spaces to twelve (12) parking spaces.
6. Approval of a Variation from Section 9-10-5(N)1 to decrease the minimum accessible parking requirements from four (4) parking spaces to one (1) parking space.



7. Approval of a Variation from Section 9-10-5(L)2(d) to decrease the driveway centerline distance from the north property line from 70 feet to 61.2 feet.
8. Approval of a Variation from Section 9-10-4(H) to reduce the minimum number of required loading berths from three (3) loading berths to two (2) loading berths.
9. Approval of a Variation to eliminate the requirement that the applicant construct curbs and gutters for the required street improvements along IL Route 83 Frontage Road and 79th Street.

Staff Recommendation

Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Comprehensive Plan, Staff recommends that the Plan Commission conditionally approve the requested entitlements. The proposed project would replace marginally viable commercial land with a suitable, alternative use on parcels that have remained vacant for a long time. The proposed project is consistent with the goals and objectives of the Comprehensive Plan's "Office, Office/Research and Industrial Development Policies". The proposed project, as conditioned, will be desirable by replacing an underutilized site with a use found to be in high demand for residents in Willowbrook and the surrounding communities.

Staff supports the proposed map amendment to rezone the subject property from the B-3 Zoning District to M-1 Zoning District, which allows the self-storage use. The proposed business/zoning district is consistent with the Comprehensive Plan's "Office, Office/Research and Industrial Development Policies" as well as the zoning of adjacent M-1 properties.

Staff is supportive of the proposed petition and recommends approval of the proposed map amendment to rezone the subject property from the B-3 Zoning District to M-1 Zoning District, variations from Title 9 and Title 10 of the Village Code; and the Preliminary and Final Plat of Subdivision for the subject property as legally described in Attachment 1, subject to the following conditions:

Recommended Conditions of Approval

Based on plans submitted by the petitioner, Staff recommends the following conditions to be included in a motion for this case.

1. The trash enclosure shall be constructed to look like masonry and shall appear similar to the color and style of the building.
2. The petitioner shall install one (1) streetlight at the intersection of 79th Street and Frontage Road once the specific location has been provided by the Village Engineer. A revised photometric plan must be submitted and approved by the Village Engineer prior to final zoning approval from the Village Board.
3. The petitioner shall install a 5-foot sidewalk along the entire length of the property frontage and just southeast of the Quincy Street and Joliet Road intersection, as determined by Village Staff.
4. The petitioner shall obtain all necessary permits from IDOT prior to performing any work within the Frontage Road/79th Street right-of-way. The petitioner shall provide a copy of IDOT's review of the self-storage facility's plans (which include the subdivision improvements mentioned above) to Village Staff before final zoning approval.
5. The proposed building must be fire sprinklered and fully fire alarmed.
6. The petitioner shall gain approval from the Tri-State Fire Protection District that the building's sprinkler system is adequate for the proposed use.
7. The construction and use of the self-storage facility shall at all times be in substantial compliance with the Architectural floor plans submitted by the petitioner.



8. All landscaped areas shall be constructed and landscape material installed prior to the issuance of any permanent occupancy permit for the subject realty, or such earlier time, as is reasonably practical.
9. The proposed watermain and its connections shall be reviewed by the Building Department for compliance with the Illinois Plumbing Code.
10. A permit is required from the DuPage County Public Works for the sanitary sewer connection prior to the Village issuing a building permit.
11. Prior to the issuance of any final certificate of occupancy, the owner shall complete the improvements to the IL Route 83 Frontage Road along the frontage of the subject realty as shown in the engineering plans.
12. A separate sign permit shall be obtained for the proposed building signage, pursuant to the Village Code.
13. The petitioner shall provide on-site signage directing outbound traffic to the south to access IL Route 83 to minimize illegal maneuvers (northbound to westbound left-turns) at the Frontage Road intersection with Midway Drive.
14. The petitioner shall locate fire hydrant(s) in a location(s) approved by the Fire Protection District and the Building Department.
15. The petitioner shall revise the Preliminary and Final Plats of Subdivision to include an easement for public use and Village maintenance of the proposed sidewalk prior to final zoning approval.
16. All outstanding comments from the Village Engineer must be addressed prior to final zoning approval from the Village Board.

Sample Motion

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report prepared for PC 19-01 for the April 3, 2019 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a map amendment to rezone the property located at 7830-7850 79th Street (located at the northeast corner of Frontage Road and 79th Street) from the B-3 General Business Zoning District to the M-1 Light Manufacturing Zoning District, a preliminary and final plat of subdivision, and associated variations as listed as in the Staff Report prepared for PC 19-01 for the April 3, 2019 Plan Commission meeting, subject to the "Conditions of Approval" listed in the Staff Report prepared for PC 19-01 for the April 3, 2019 Plan Commission meeting.



Attachment 1
Legal Description

PINS:

09-26-402-018
09-26-402-029

PARCEL 1:

LOT 4 IN ANVAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1978 AS DOCUMENT R78-96734, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN ANVAN'S SUBDIVISION OF ALL OF LOTS 1, 2 AND 3 IN ANVAN'S FIRST ADDITION, BEING A RESUBDIVISION OF ANVAN'S SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANVAN'S RESUBDIVISION RECORDED MARCH 31, 1986 AS DOCUMENT R86-28791, IN DUPAGE COUNTY, ILLINOIS.



Attachment 2
Business Narrative (1 Sheet)

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.



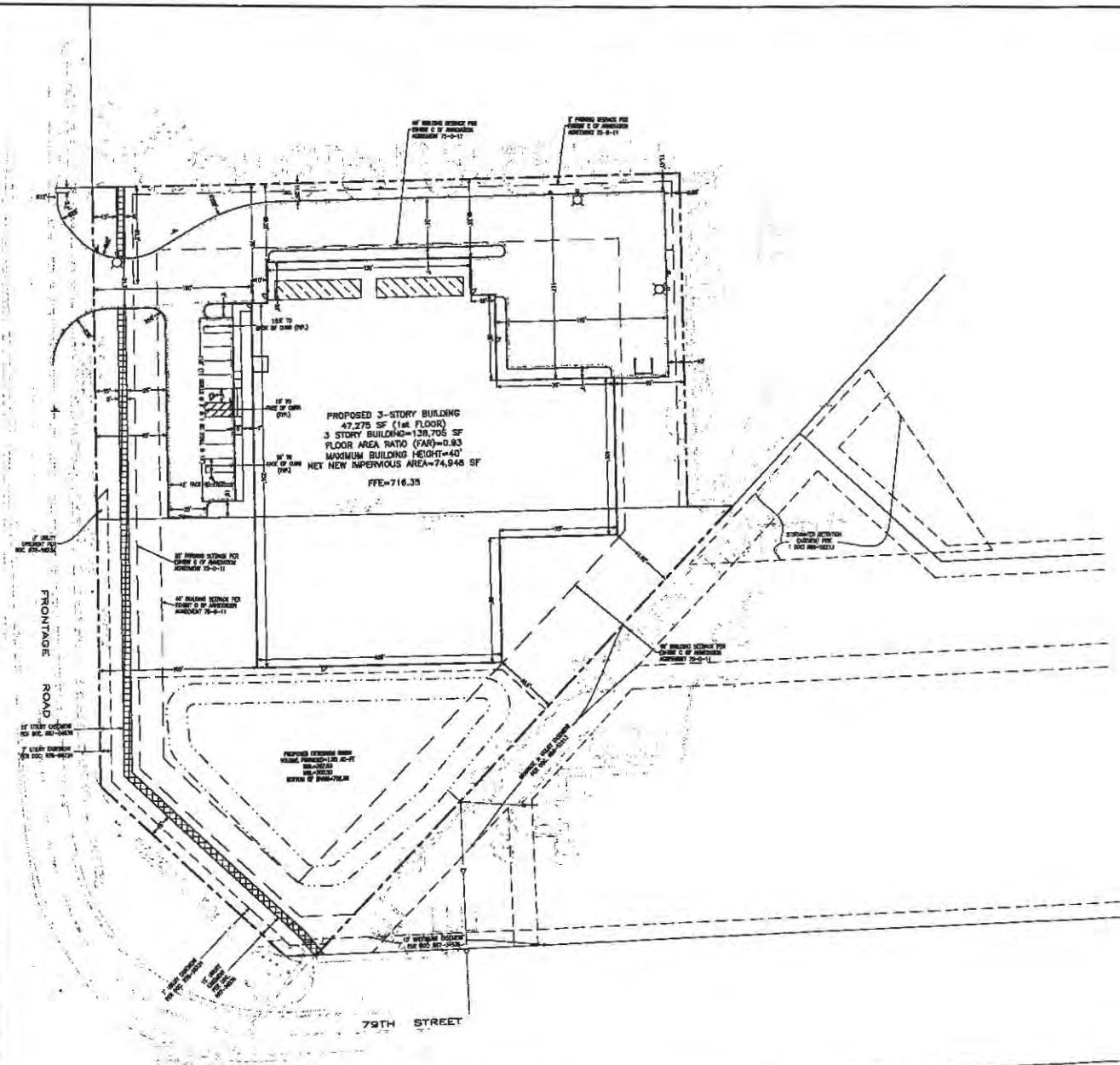
We look forward to becoming part of your community!



Attachment 3
Site Plan (1 Sheet)

III. THEORETICAL

ROBERT KINGERY HIGHWAY
STATE ROUTE 83



1" = 30'
F579
SITE PLAN

JACOB & HEFFNER
ASSOCIATES
1133 University Ed. Suite 300, Bonney Lake, WA 98395
PHONE: (253) 545-1400, FAX: (253) 545-4401

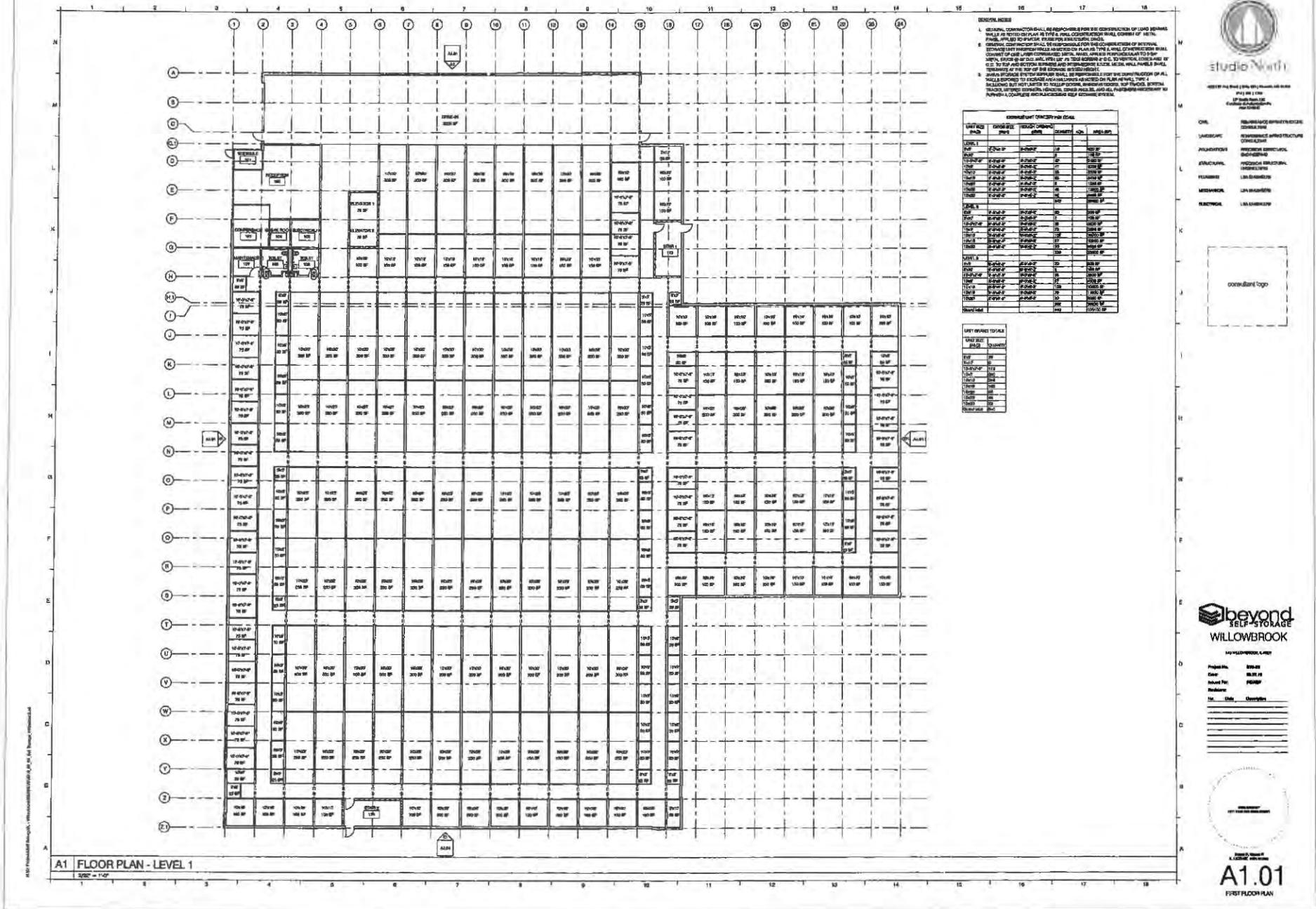
SITE PLAN

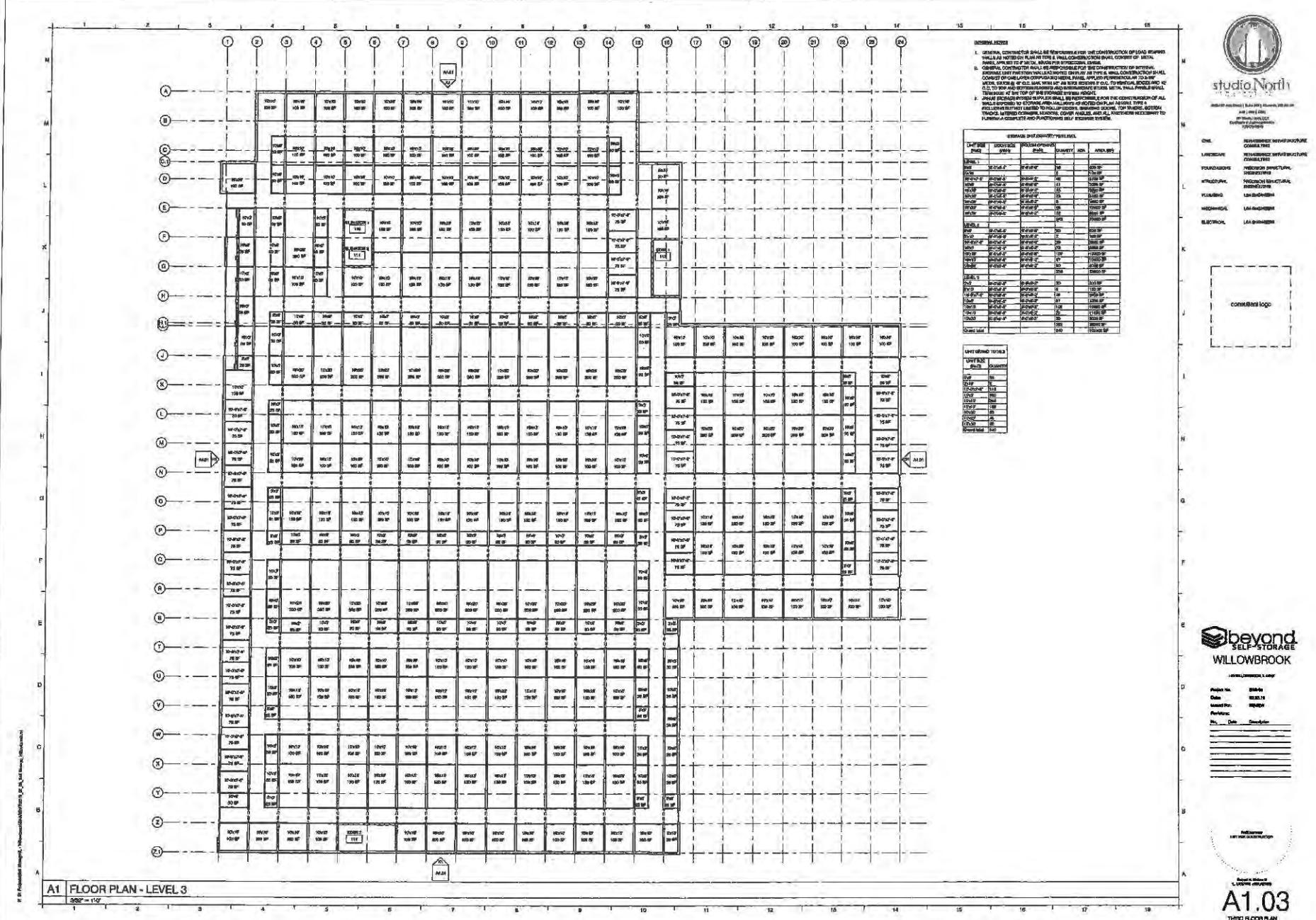
JACOB & HEFNER		SITE PLAN
A S S O C I A T E S		7630-7850 79TH STREET
1321 Butterfield Rd., Suite 100, Rosemont, IL 60018		BEYOND SELF STORAGE
PHONE: (847) 545-4800, FAX: (847) 545-4801		WILLOWBROOK, ILLINOIS
www.jacobandhefner.com		

BOOK COMMENTS	3/20/19
DATE	2/20/19
OPTION	Date



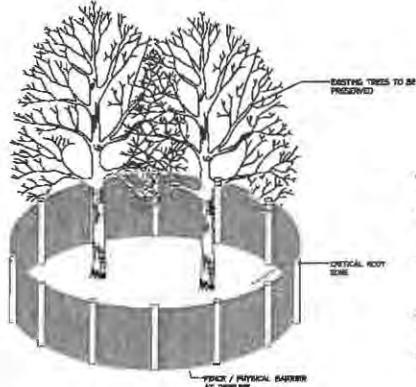
Attachment 4
Architectural, Elevation & Signage (4 Sheets)







Attachment 5
Landscape Plan (3 Sheets)



LEGEND



TREE TO BE PRESERVED

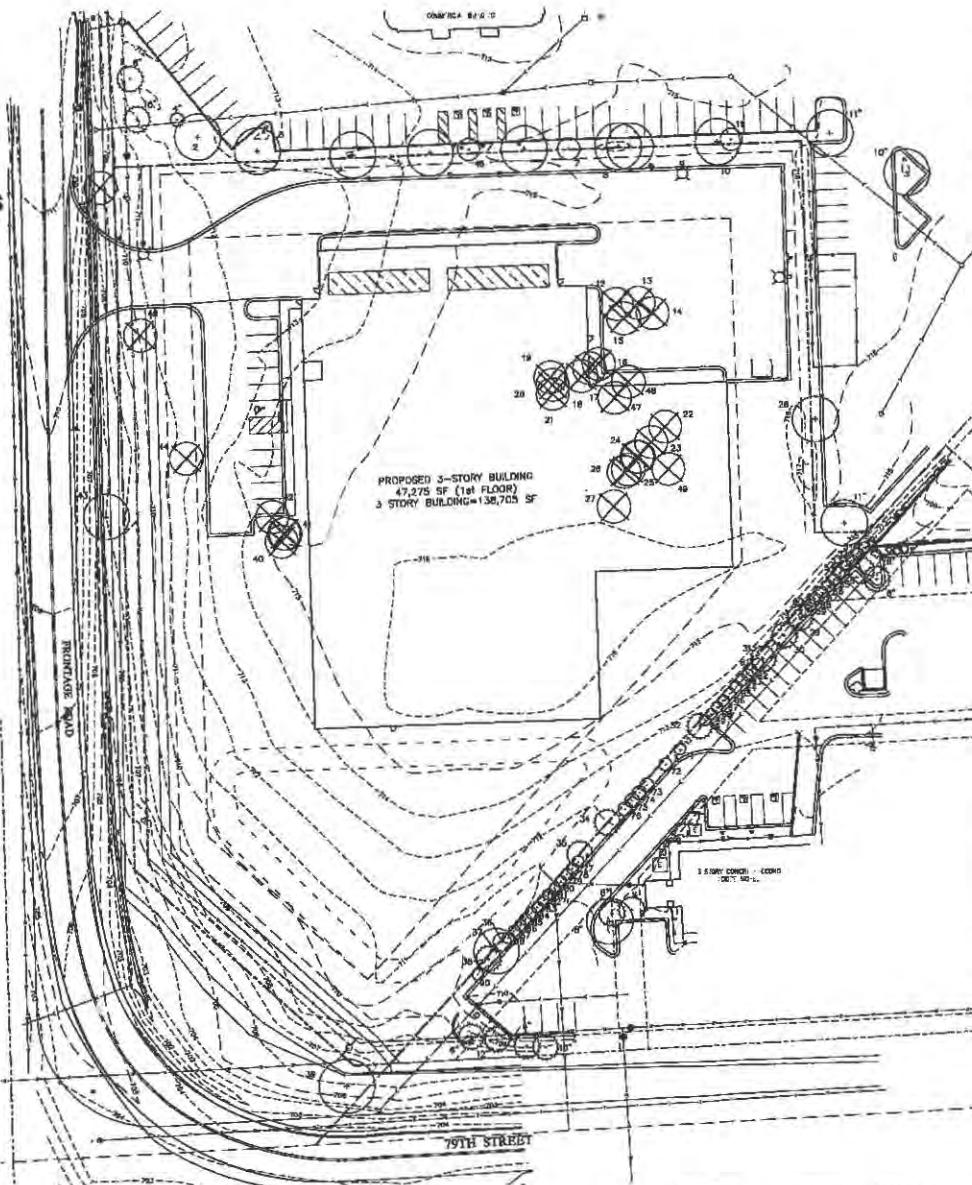
TREE PRESERVATION NOTES

4. 40' high fence or wood barriers shall extend to the depths of the tree or tree rows whenever possible, shall be installed before construction begins, are not shall be removed until the completion of construction.
5. All accidental damage to existing trees that are to be preserved shall be properly treated as required in *Standard Practice for Arboricultural practices and the responsibilities of the professional Arborist, Landscape Architect or Horticulturist*.
6. Broken or badly injured branches shall be removed with a clean cut, if recommended by the professional Arborist, Landscape Architect or Horticulturist.
7. Care shall be exercised by the contractors to protect all trees, shrubs and branches from damage by contact with material, machinery or equipment and by damage from on-site storage.
8. Contractors shall protect trees and vegetation against splits or shattering of Aisle, lubricating oils, hydraulic fluids, anti-freeze and coolants, eastern cherries, lime and all other shrubs, hydrocarbons, organic chemicals, and other materials which can be harmful.
9. When underground utilities are proposed within 8' of a tree, the tree shall be removed or the utility shall be re-routed.

TREE PRESERVATION DETAIL

TREE INVENTORY

FIELD ASSESSMENT COMPLETED BY GARY R. WEBER
ASSOCIATES MARCH 7, 2014.



JACOB & HEPNER
ASSOCIATES, INC.
1003 NUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, ILLINOIS 60545

TREE PRESERVATION PLAN

WILLOWBROOK LINES

DATE 2-19-15
PROJECT NO. JH1802
DRAWN BY GRC
CHECKED BY CME

A scale bar and a north arrow. The scale bar is marked with 0, 15', 30', 60', and 90'. The north arrow is a vertical line with a short horizontal line extending to the right from its center.

LANDSCAPE SPECIFICATIONS

BEYOND SELF STORAGE

LANDSCAPE HOME PART 1 - GENERAL

1.1 DESCRIPTION OF HOME

The home shall consist of foundations, landscaping and hardscaping as listed, walls, roofs and other materials as required by the applicable codes.

- 1. The establishment of trees, shrubs, perennials, annuals and other areas as shown on Landscaping Plans.
- 2. The establishment of parking, walkways and other areas as specified on Landscaping Plans.
- 3. Any remedial or post-planting measures as specified on Landscaping Plans.
- 4. Permits which may be required.

1.2 QUALITY ASSURANCE

- 1. Home shall conform to state of Illinois Handbook Standards and local municipal requirements.
- 2. Quality Control Procedures

- 1. Only landscape materials with certificates of inspection as required by governmental authorities. Consist with general regulations applicable to landscape materials.
- 2. Do not make substitutions. If specified landscape material is not available, submit alternate. Landscape Architect must be consulted prior to use of substitute.
- 3. Analysis and Standards: Provide standard analysis with manufacturer's certificate of analysis.

1.3 HAZARDOUS

A. PLANT MATERIALS

- 1. Submit three (3) copies of the annual planting schedule showing date for each type of planting.
- 2. Maintenance Instruction - Landscape Work

Submit four (4) copies of operational instructions recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year. Submit to the Landscape Architect.

Instructions shall include: scheduling, fertilizing, pruning, mulching and grading for plant material and landscape structures. Instructions for labeling, fertilizing and mulching areas shall be provided in a 1" x 10" format for use by the Landscape Architect.

C. Submission form (2) copies of soil test of existing soil with recommendations for soil amendment requirements to Landscape Architect for review and written approval.

D. Submission form (2) copies of detailed furnished hardcopy and electronic contract documents and contracts as specified on site to Landscape Architect for review and written approval.

E. Native seed delivery indicating the species and quantity of material installed must be provided to the Owner after City has reviewed.



Attachment 6
Site Improvement Plans (20 sheets)

SITE IMPROVEMENT PLANS

FOR

BEYOND SELF STORAGE - WILLOWBROOK

**7830-7850 79TH STREET
WILLOWBROOK, ILLINOIS**



Municipality: Willowbrook
County: DuPage
Township: 3BN
Range: 11E
Section: 26

FOR REVIEW PURPOSES ONLY



LOCATION MAP
NOT TO SCALE

EXISTING CONDITIONS AND BOUNDARIES SHOWN ON THESE PLANS WERE
OBTAINED FROM AN ALDUS/NSPS LAND TITLE SURVEY, PREPARED BY KENNEDY
AND ASSOCIATES, INC., DATED MAY 16, 2018.

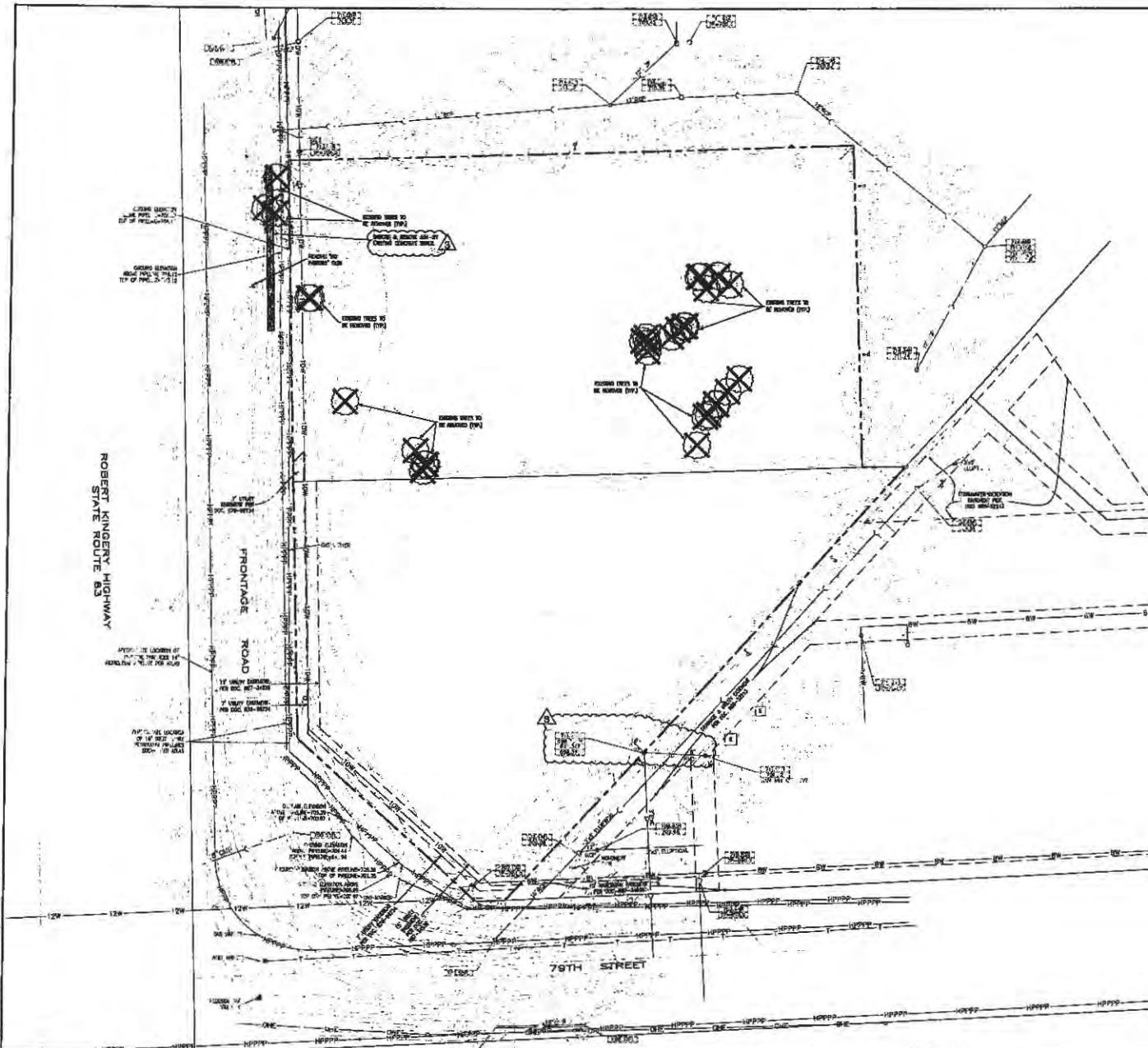
3	PER VILLAGE COMMENTS	3/21/
2	ADDED CROSS SECTIONS	3/23/
1	ISSUED FOR PERMIT	3/20/
No.	Description	Date

CHRISTIAN HUMMOCK
CHRISTIANHUMMOCK@GMAIL.COM
ILLINOIS REGISTRATION NO. 058-070378
EXPIRES 11/30/2018
ENDER, 107 CHURCH STREETS CI-C10
THIS PLAN IS ONE FIVE TWENTY SHALL BE CONSIDERED VALID
WHEN THE ORIGINAL, SIGNED, APPROVED, SEAL, APPROVED
OR SEAL OF THE DESIGNER AND ENGINEER IS PROSTECTED.



**JACOB & HEFNER
ASSOCIATES**

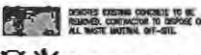
F579
7830-7850 79TH STREET
3/27/16



DEMOLITION NOTES

- 1) CONTRACTOR IS TO FIELD NEWLY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
- 2) ALL EMISSION CONTROL WORKSHEETS SHALL BE INSTALLED PRIOR TO DEMOLITION.
- 3) CONTRACTOR SHALL COORDINATE A RELEASE FROM THE ELECTRIC, GAS AND TELEPHONE COMPANIES PRIOR TO DEMOLITION.
- 4) NO WATER IS TO BE USED FROM A FIRE HYDRANT FOR DUST CONTROL, WITHOUT A WATER METER. A BACKFLOW PREVENTER AND WATER DEMAND CONTROL APPARATUS.
- 5) ALL ADJACENT PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE SITE DEMOLITION.
- 6) ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS BLURRY OR DAMAGE TO PERSONS, ADJACENT PROPERTIES, AND SURFACES OUTSIDE OF WORKS.
- 7) ALL WASTE MATERIALS SHALL BE STORED OR OFFSITE IN AN APPROVED FACILITY.
- 8) THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY PROPERTY FROM THE THAWING OR MELTING OF SNOW/ICE/ANNUAL PROPERTY.
- 9) CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING ALL POINTS RELATED TO BUILDING DEMOLITION.
- 10) CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS NOT INDICATED FOR REMOVAL. SOME EXISTING TREES AND SHRUBS MAY NOT BE SHOWN ON THE PLAN.
- 11) ALL QUANTITIES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
- 12) REFER TO EMISSION CONTROL PLAN FOR EMISSION CONTROL MEASURES.
- 13) CONTRACTOR IS RESPONSIBLE FOR ANALYZING, DRAFTING AND ANALYZE ASSOCIATES WITH CSD, INC. AT.
- 14) PRIOR TO COMMENCING ANY DEMOLITION AND OR CONSTRUCTION ACTIVITIES ON THE PROPERTY OWNED BY THE CITY OF BIRMINGHAM, THE CONTRACTOR WILL PREPARE PUBLIC UTILITIES, THE CONTRACTOR SHALL COORDINATE THE UTILITY OR COMMUNITY INVOLVED, ASSEMBLY OF ALL PUBLIC UTILITIES WHERE THE PROJECT AREA WILL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR AND UTILITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE.
- 15) EXISTING CONDITIONS DETERMINED FROM AN ALREADY LAND TITLE SURVEY, PROVIDED BY CSD, INC. AND ASSOCIATES INC., DATED MAY 16, 2016.

DEMOLITION LEGEND



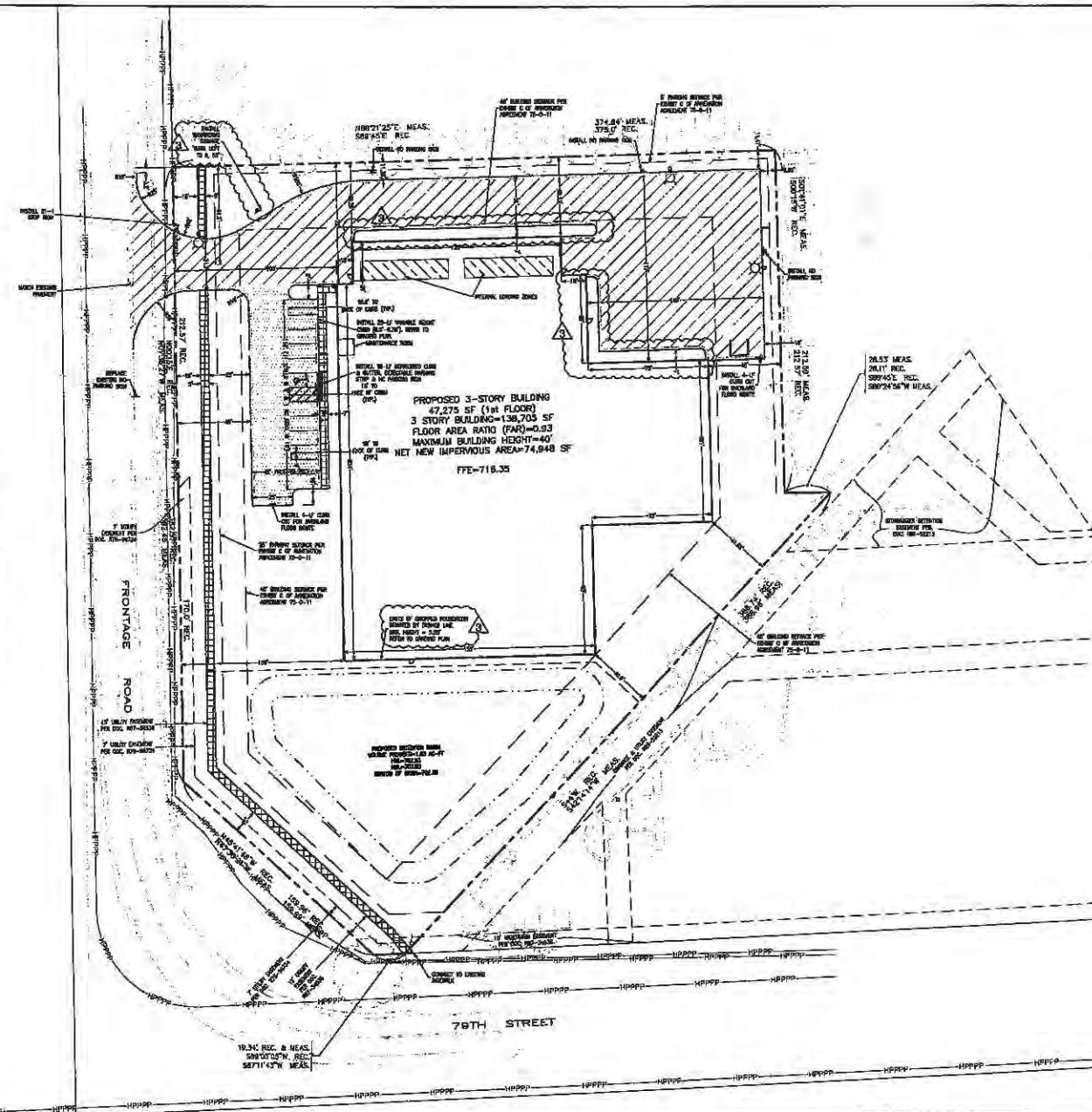
EXISTING CONDITIONS
DEMOLITION PLAN
7830-7850 78TH STREET
BEYOND SELF STORAGE
WILLOWBROOK, ILLINOIS

JACOB & HEFFNER
ASSOCIATES
3235 Bakersfield Rd., Suite 500, Bakersfield, CA 93309
PHONE: (661) 494-5620 FAX: (661) 494-4071
www.jacobandheffner.com

F579
1" = 30'
C3

1	PER VILLAGE COMMENTS	✓/27/18
2	ADDED CROSS SECTIONS:	✓/27/18
3	ISSUED FOR PERMIT	✓/20/18
4	Description	Block

ROBERT KINGERY HIGHWAY
STATE ROUTE 83



BLALOCK, CROWLEY AND ASSOCIATES PARTNERS
HAS BEEN SHIFTED LOCATIONS TO ALLOW FOR
THEIR TEHRAN MEMPHIS, MEMPHIS,
PARTNERS HAS ADDED TO A TOTAL OF 12
SPECIAL, MEMPHIS ALREADY PRESENCE IS
THE JONES.

PAVEMENT LEGEND

ROAD SURFACE

- 1/2" SURFACE COURSE, NO. 10, 160
- 3/8" 100% GROUT COURSE, 4-10, 160
- 1/2" 100% GROUT COURSE

ROAD SURFACE

- 1/2" SURFACE COURSE, NO. 10, 160
- 3/8" 100% GROUT COURSE, 4-10, 160
- 1/2" 100% GROUT COURSE

SEAL COAT

- SEAL COAT, 100% ALCOHOL FOR UNPENETRATED, (BROWN FINISH)
- 1/2" 100% GROUT COURSE
- CONTACER Joints 1/2" S-C
- EXPANSION JOINTS 1" S-C

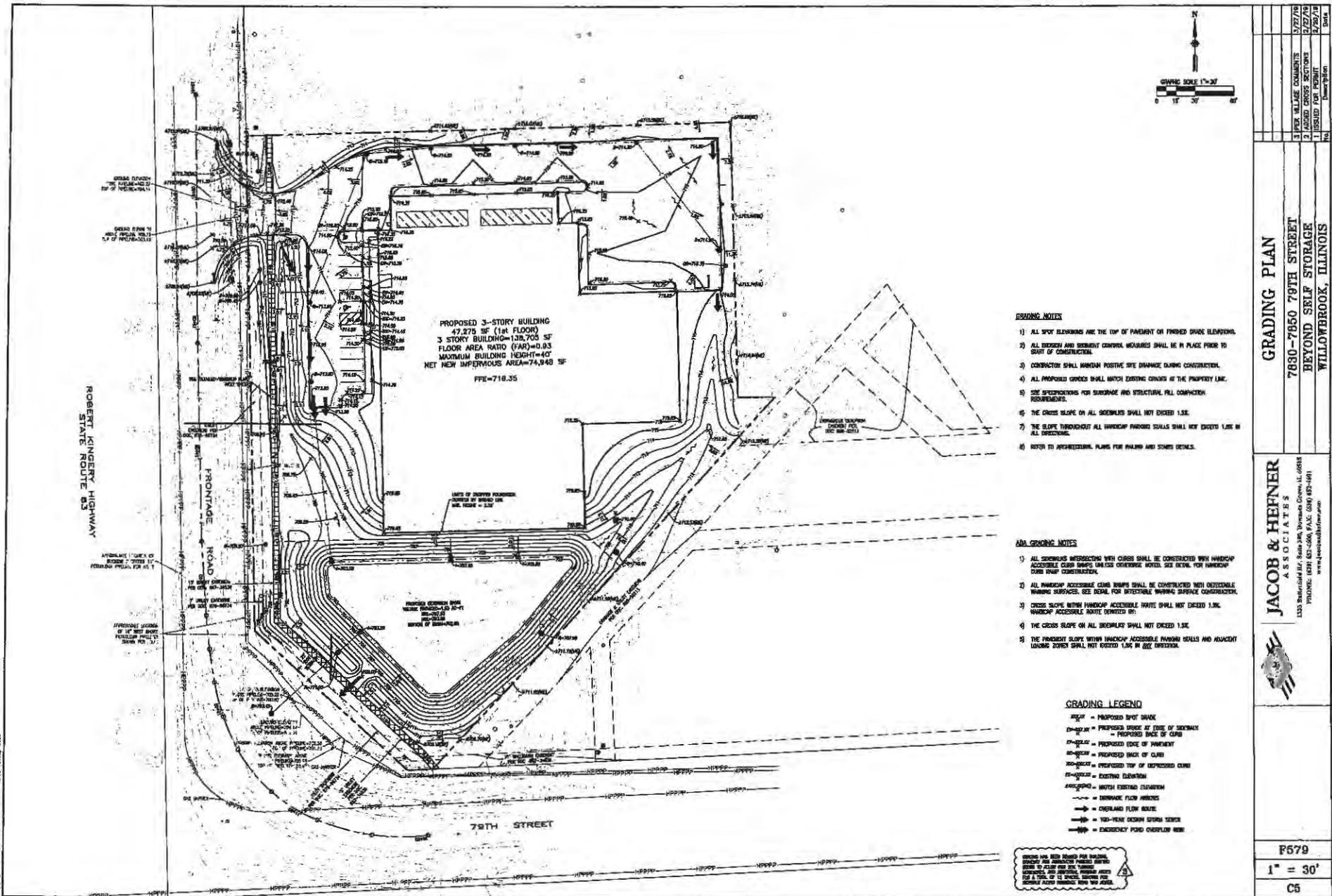
THREE-DIMENSIONAL CONTROL 2

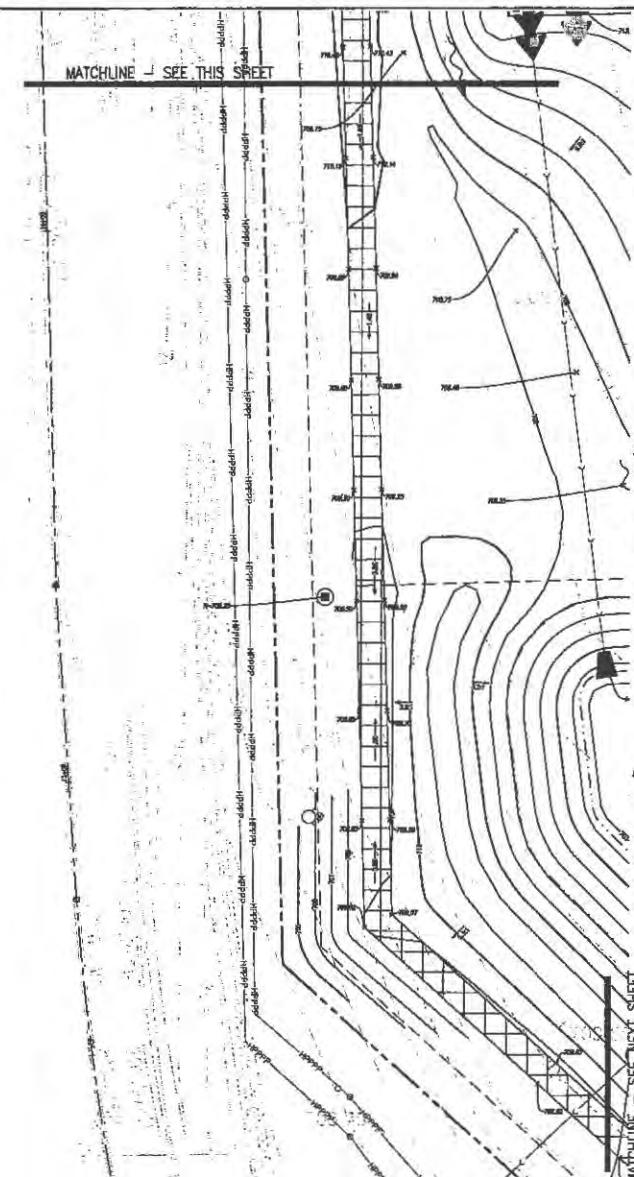
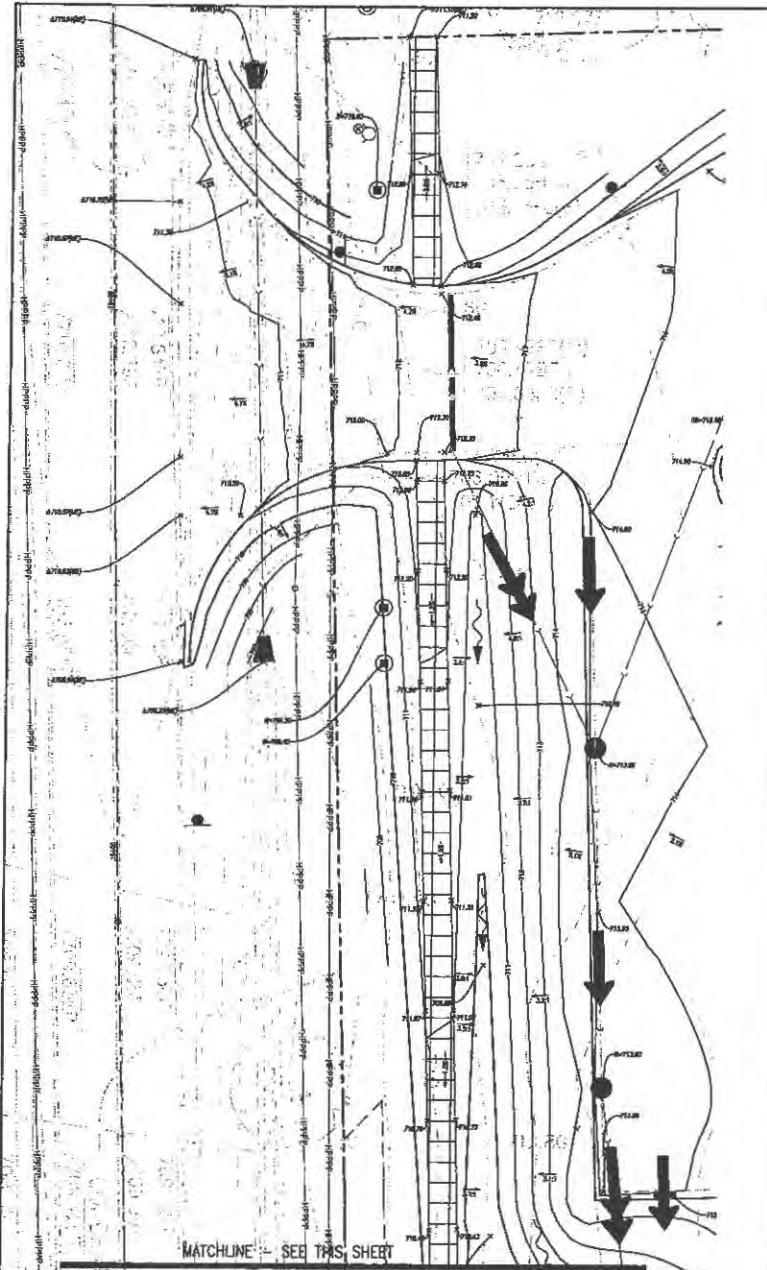
JACOB & HEFFNER
ASSOCIATES
3231 Bettendorf Rd, Suite 100, Davenport, Iowa 52615
PHONE: (563) 441-4481 FAX: (563) 625-4481
www.jacobandheffner.com

JACOB & HEFFNER
ASSOCIATES
3333 Butterfield Rd., Suite 200, Deerfield Grove, IL 60015

PHONE: (600) 652-4610, FAX: (600) 652-4601
www.konkanadefender.com

F579
1" = 30'
C4





GRADING NOTES
1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
2) ALL EROSION AND STORM CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
3) CONCRETE SKYLIGHTS MUST HAVE SITE GRAVAGE DURING CONSTRUCTION.
4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
6) THE CROSS SLOPE ON ALL GROINUS SHALL NOT EXCEED 1.5%.
7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING SPOTS SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
8) REFER TO ARCHITECTURAL PLANS FOR RAILING AND STAIR DETAILS.

ADA GRADING NOTES

- 1) ALL GROINUS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMPS UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
- 3) CROSS SLOPE WITHIN HANDICAP ACCESSIBLE SPOTS SHALL NOT EXCEED 1.5% HANDICAP ACCESSIBLE SPOTS DECODED.
- 4) THE CROSS SLOPE ON ALL GROINUS SHALL NOT EXCEED 1.5%.
- 5) THE PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING SPOTS AND ADJACENT LOADING ZONES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.

GRADING LEGEND

- POINT - PROPOSED SPOT GRADE
- POINT - PROPOSED GRADE AT EDGE OF SIDEWALK
- POINT - PROPOSED BACK OF CURB
- POINT - PROPOSED EDGE OF PAVEMENT
- POINT - PROPOSED BACK OF CURB
- POINT - PROPOSED TOP OF DEPRESSED CURB
- POINT - EXISTING ELEVATION
- POINT - WATER Existing Elevation
- LINE - DRAWDOWN ELEVATION
- LINE - DRAWDOWN ELEVATION
- LINE - OVERLAND FLOW ROUTE
- LINE - 100-YEAR DESIGN STORM SEWER
- LINE - EMERGENCY FLOOD OVERFLOW DRAIN

GRADING AND SIDEWALKS ARE BEING
DESIGNED AND ANALYZED PROVIDED SPOT
ELEVATIONS ARE PROVIDED. SPOT ELEVATIONS
SHOULD BE PROVIDED AS A SPOT ELEVATION
TABLE AND A SPOT ELEVATION PLAN.

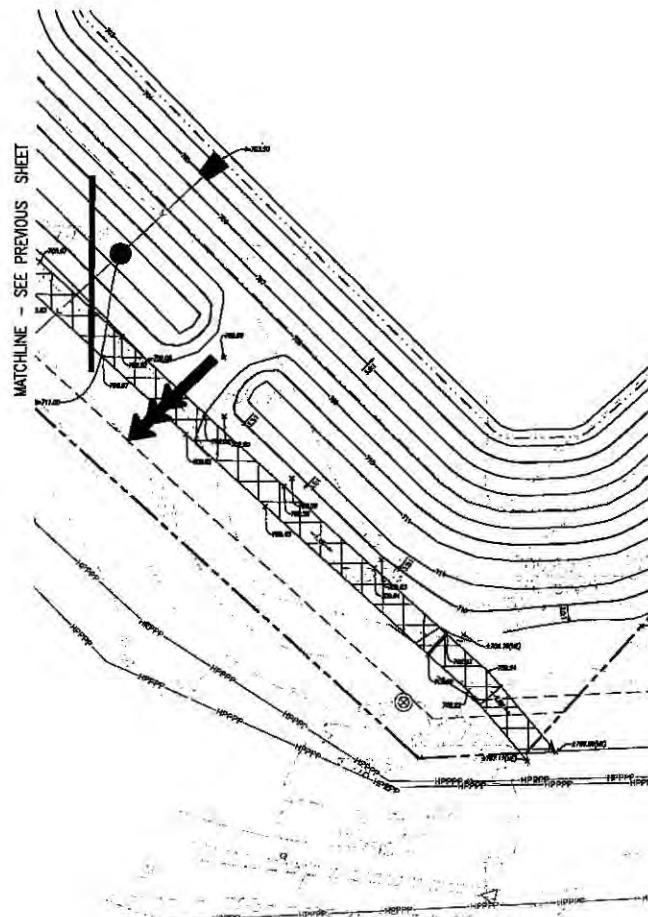
DETAILED SIDEWALK GRADING PLAN	
7850 78TH STREET	WILLOWBROOK, ILLINOIS
BETWEEN SELF STORAGE	
7850 78TH STREET	
WILLOWBROOK, ILLINOIS	

JACOB & HEINER
ASSOCIATES
1233 Northland Pkwy, Suite 100, Glenview, IL 60025
PHONE: (847) 675-4411, FAX: (847) 675-4471
www.jacobandheiner.com

F579

1" = 10'

C5.1



GRAPHIC SCALE 1"=15'

0 5 10 15 20

N

GRADING NOTES

- 1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATION.
- 2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 4) ALL PROPOSED CURBS SHALL MATCH EXISTING CURBS AT THE PROPERTY LINE.
- 5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL CONSTRUCTION REQUIREMENTS.
- 6) THE CROSS SLOPE ON ALL SURFACES SHALL NOT EXCEED 1.5%.
- 7) THE SLOPE VERTICALLY ALL HANICAP PARKING SPOTS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
- 8) REFER TO ARCHITECTURAL PLANS FOR RAILING AND STOOL DETAILS.

ADA GRADING NOTES

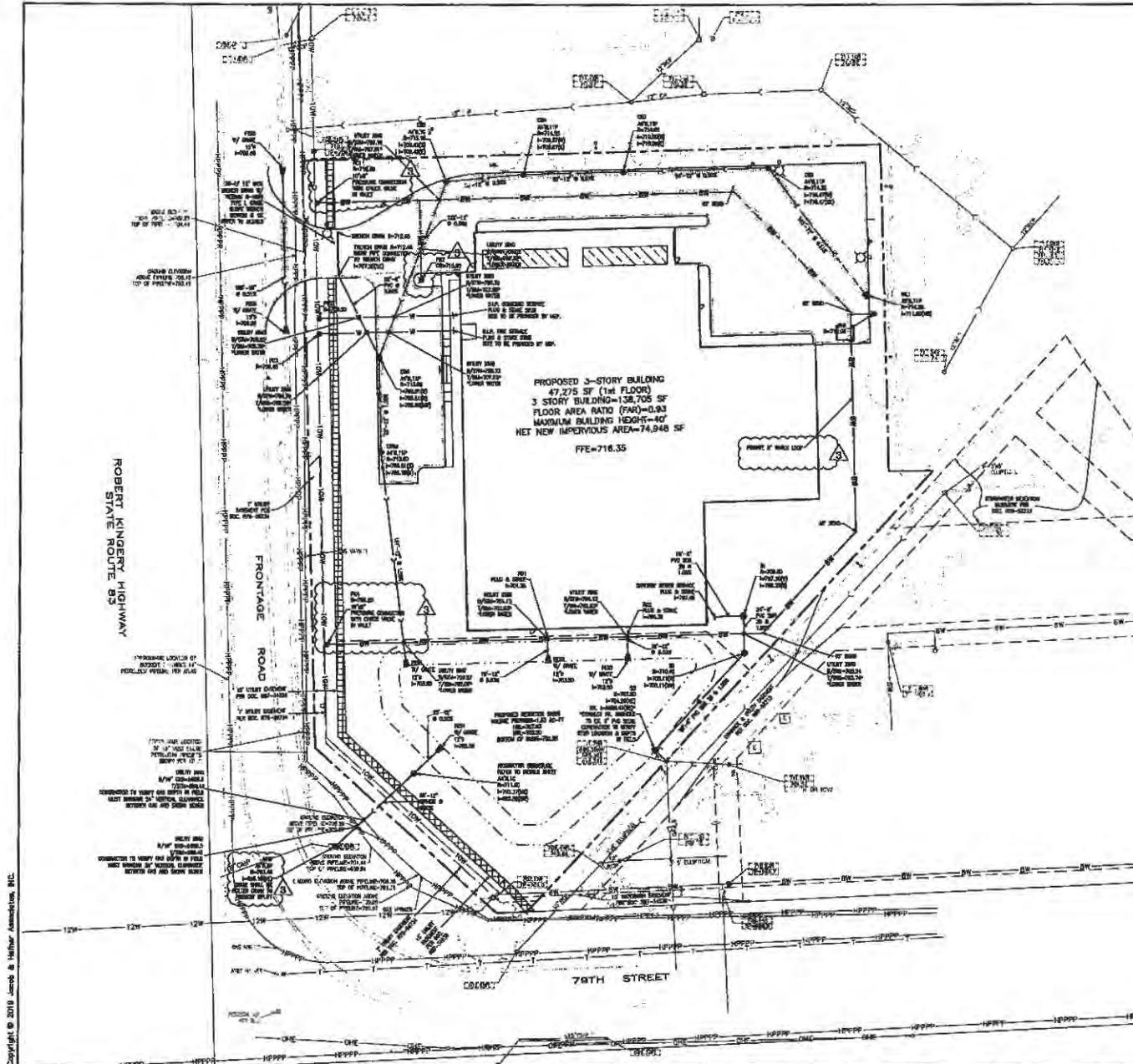
- 1) ALL GROOVES INTERFACING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMPS UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMPS CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DOORSWING SURFACES. SEE DETAIL FOR DOORSWING SURFACE CONSTRUCTION.
- 3) CROSS SLOPE BETWEEN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 1.5%.
- 4) THE CROSS SLOPE ON ALL SURFACES SHALL NOT EXCEED 1.5%.
- 5) THE PAVEMENT BLOCKS WITHIN HANDICAP ACCESSIBLE PARKING SPOTS AND ADJACENT LEANING SPOTS SHALL NOT EXCEED 1.5% IN ANY DIRECTION.

GRADING LEGEND

PWD = PROPOSED PAVED SURFACE
 PWD-LIN = PROPOSED SURFACE AT LINE OF GRAVEL
 PWD-CURB = PROPOSED BACK OF CURB
 PWD-CURB = PROPOSED EDGE OF PAVED
 PWD-CURB = PROPOSED BACK OF CURB
 PWD-CURB = PROPOSED TOP OF UNPAVED CURB
 PWD-CURB = EXISTING ELEVATION
 ARROW = MOVE EXISTING GRAVEL
 DASHED = MOVE EXISTING GRAVEL
 DASHED = DRAINAGE FLOW ARROWS
 DASHED = OVERLAND FLOW ROUTE
 DASHED = 100-YEAR DESIGN STORM SURFACE
 DASHED = EMERGENCY POND OVERFLOW LINE

NOTICE: THE USE OF AUTOCAD FOR THIS DRAWING
DOES NOT MEAN THAT THE DRAWING IS AUTOCAD
DRAWING. IT IS THE PROPERTY OF THE CONTRACTOR
AND IS MADE FOR THE CONTRACTOR'S USE
FOR A PERIOD OF 12 MONTHS FROM THE DATE
OF CONTRACT SIGNING. IT IS THE PROPERTY
OF THE CONTRACTOR AND IS NOT TO BE
MADE PUBLIC OR USED FOR ANY OTHER
PURPOSE.

JACOB & HEFFNER		DETAILED SIDEWALK GRADING PLAN	
ASSOCIATES		7850-7850 78TH STREET	
1350 BURGESS MA, SUITE 100, DOWNTOWN CHICAGO, IL 60616		BEYOND SELF STORAGE	
PHONES: (312) 455-6400, FAX: (312) 455-4051		WILLOWBROOK, ILLINOIS	
www.jacobandheffner.com			



UTILITY NOTES

- EXISTING UTILITIES HAVE BEEN SHOWN GENERALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO TERMINATE PROPOSED UTILITIES 5'-0" OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. PLUS AND MINUS LOCATION AND ELEVATION.
- ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN UNION PIPE.
- ALL EXISTING UTILITY PIPS, CLOSER EYES, PEDESTALS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
- PROPOSED RM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.
- ALL UTILITY STRUCTURES SHALL HAVE NO MORE THAN 3 PRECAST JOINTING RINGS WITH 1" MAXIMUM JOINT ADJUSTMENT.
- SELECTED CONCRETE TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS. BACKFILL SHALL BE PLACED IN 12" LAYERS AND TAMPED IN PLACE.
- OPEN CUTTING OF ROADWAYS OR PAVEMENT FOR UTILITY INSTALLATION SHALL BE FILLED WITH COMPACTED TRENCH BACKFILL UP TO THE PAVEMENT SURFACE. PROPOSED PAVEMENT SURFACE SHALL MATCH EXISTING.

STORM SEWER NOTES

STORM STRUCTURE SYMBOL LEGEND:

- CONCRETE PIPE
- CONCRETE DITCH
- MANHOLE
- TEMBRICK DITCH SECTION WITH DRAWE
- TEMBRICK DITCH

PIPE AND GATE/VALVE LOCATING:

SP: SPOT TYPE 2, NEWMAN 1030-2, SWF 10022
11P: 11P TYPE 11, NEWMAN 1030-4, SWF 10022

EXAMPLE

MANHOLE 15' SPOT TYPE A, 4'-0" DIAMETER, 10' TYPE 1 FRAME AND GATE (SP)

- 1) ALL 12"-INCH AND 15"-INCH STORM SEWER SHALL BE ACQ CLASS N. ALL OTHER STORM SEWERS SHALL BE REINFORCED CONCRETE CAVETTE PIPE (RC) CLASS N, ASTM C-143, WITH 1" 196 KUNRUM GASKET JOINTS CONFORMING TO ASTM C-143.
- 2) ALL UNDERDRAINS SHALL BE PER 100 STANDARDS OR AS SPECIFIED IN THE DETAIL.
- 3) ALL CATCHES SHALL BE ENDURED WITH A FINE MESH AND DRAINED NO WHERE OTHERS TO WASTEWATER MESH.

WATER MAIN NOTES

WATERLINE STRUCTURE SYMBOL LEGEND:

- TYPE 1: 12" DIA. PVC, 1000' LENGTH
- PC: PRE-CAST CONCRETE

- 1) ALL WATER MAIN SHALL BE DIP CLASS S2 UNLESS NOTED OTHERWISE ON THE PLANS.
- 2) ALL FREE HYDRANT LENGTH SHALL BE 8'-0" CLASS S2 CP UNLESS NOTED OTHERWISE ON THE PLANS.
- 3) SWING VALVES FOR ADDITIONAL WATER MAIN SHALL BE INSTALLED FOR SECTION 41-3202 OF THE STANDARD SPECIFICATIONS FOR WATER MAIN AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- 4) MAINTAIN A MINIMUM OF 12'-0" OF COVER AS RECOMMENDED FROM THE PROPOSED GRADE DATA. THE WATER MAIN PAVEMENT HORIZONTAL SEPARATION WILL OTHER VARIATION PER 100A.
- 5) ALL PROPOSED WATER MAIN INSULATED WITHIN TELL MATERIAL, SHALL BE RESTRICTED LENGTHS, USE TYPE FIELD-LINE SICKLES OR APPROVED EQUIVALENT TO A POINT 20'-0" PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN TELL.

SANITARY SEWER NOTES

STORM STRUCTURE SYMBOL LEGEND:

SHOWER SYMBOL

ALL SANITARY SEWERS SHALL HAVE THE FOLLOWING FRAME & GATE:

10' SPOT TYPE 1 (CLOSED), NEWMAN 10714, SWF 10022

- 1) ALL SANITARY SEWER SHALL BE PVC SDR 24 UNLESS NOTED OTHERWISE ON THE PLANS.

GENERAL: DRAINS AND DRAWDRAINS PROVIDED AND BACKFILLED SHOT PUMP AND BACKFILLED SHOT PUMP TO A DEPTH OF 12'-0" AND 15'-0" RESPECTIVELY. DRAWDRAINS PROVIDED AND BACKFILLED SHOT PUMP AND BACKFILLED SHOT PUMP TO A DEPTH OF 12'-0" AND 15'-0" RESPECTIVELY.

3 PER VALVE CEMENTERS
2 ADDED CROSS SECTIONS
1 ISSUED FOR PERMIT
Detached

UTILITY PLAN

7830-7860 79TH STREET
BEYOND SELF STORAGE

WILLOWBROOK, ILLINOIS

JACOB & HEPPNER

ASSOCIATES

113 BURGARD RD, SUITE 100, DOWNTOWN CROWN, IL 60525

PHONE: (630) 652-4400, FAX: (630) 652-4401

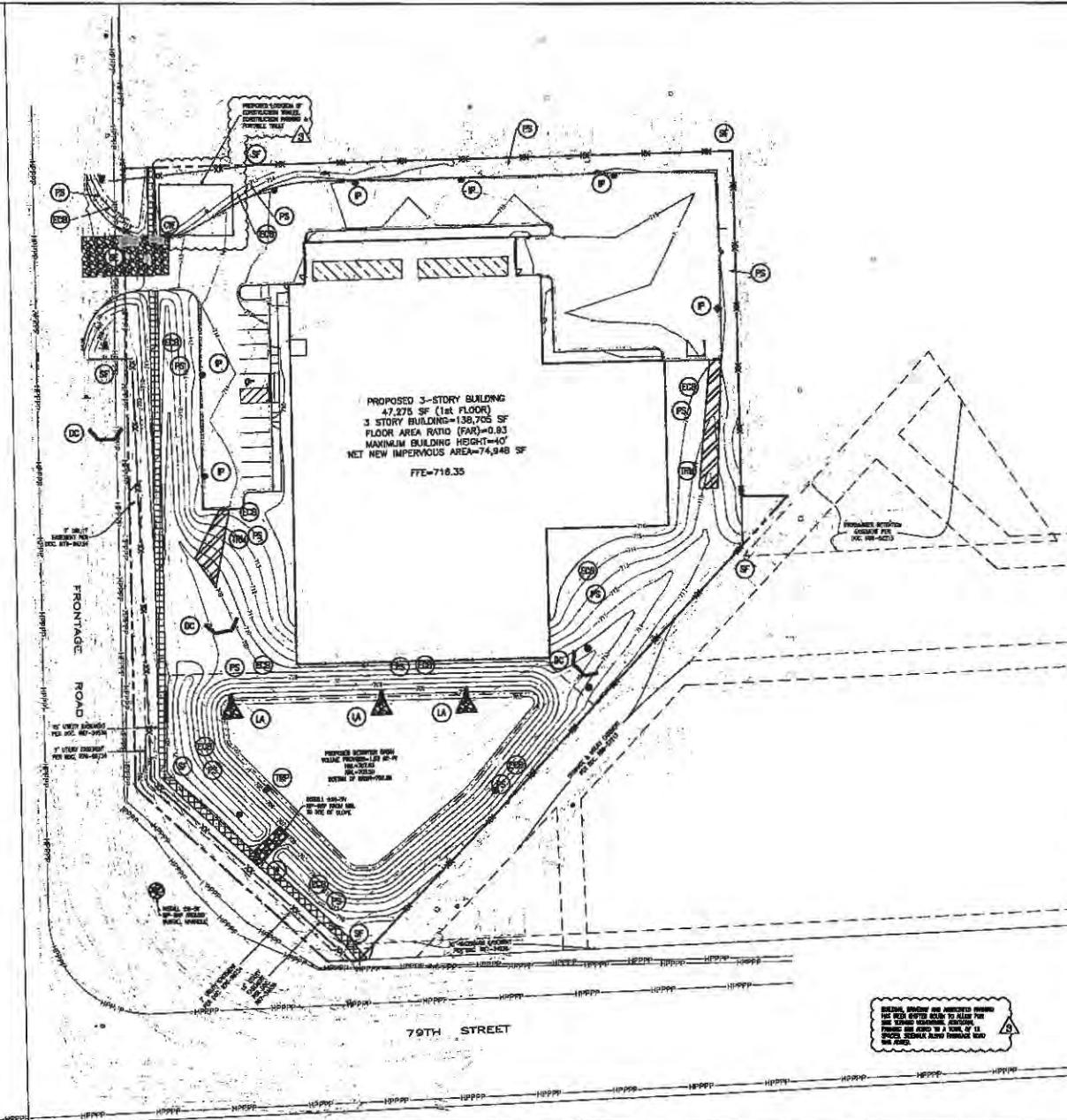
www.jacobandheppner.com



F578

1" = 30'

C6



WILLIAM, BROWNE AND ASSOCIATED PRINTERS
1024 WEST SHIPTON BLDG TO ALLOW FOR
THE TYPING WORKSHOP, ADVERTISING,
PRINTERS ARE LOCATED IN A TOWER, 12.
SPACED SEPARATELY FROM THE WORK
AREA.

EROSION CONTROL LEGEND

EROSION CONTROL NOTES

- 11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 12. EROSION CONTROL CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINSAGE DURING CONSTRUCTION.
- 13. EROSION CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
- 14. EROSION CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEAN PUBLIC RODGERS, FREE OF GARB AND DEBRIS AT ALL TIMES.
- 15. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED BY AN INSPECTOR OF THE SITE MODES A REFERENT.
- 16. AREAS REACHING SEDIMENTATION CONDITION OF GRAVEL AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEED OR HYDROSEED/LEAFROOFED WITH 14 DAYS FROM THE SUBMISSION OR COMPLETION OF GRAVEL AND TOPSOIL OPERATIONS.
- 17. SEDIMENTATION CONTRACTOR SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE, THAT REMAINS ON-SITE, FOR A PERIOD LONGER THAN 7 CALCIUM DATE.
- 18. CONCRETE WORKERS SHALL BE REQUIRED FOR CONCRETE, POURS, MOWERS AND OTHER EQUIPMENT THAT ARE NOT PURCHASED OR RENTED THAT ARE TO BE STORED FOR LONGER THAN 24 HOURS.
- 19. EROSION CONTROL CONTRACTOR SHALL BE PROVIDED IN ALL DREDGE AREAS WITH SIZE SHOT OF 40 FT OR GREATER.
- 20. ALL CONCRETE AGGREGATE SHALL BE DRESSED WITH A MINIMUM OF 12" OF TOPSOIL, AND PUMICE/GRANITE.

EROSION CONTROL LEGEND

- ④ SELF FENCE
- ⑤ INLET PROTECTION
- ⑥ STABILIZED CONSTRUCTION EXTRAS
- ⑦ TURF REINFORCEMENT MAT
- ⑧ LINED APRON
- ⑨ DITCH CHECK
- ⑩ EROSION CONTROL BLANKET
- ⑪ CONCRETE WASHOUT
- ⑫ PERMANENT SEEDING
- ⑬ OVERFLOW WEIR

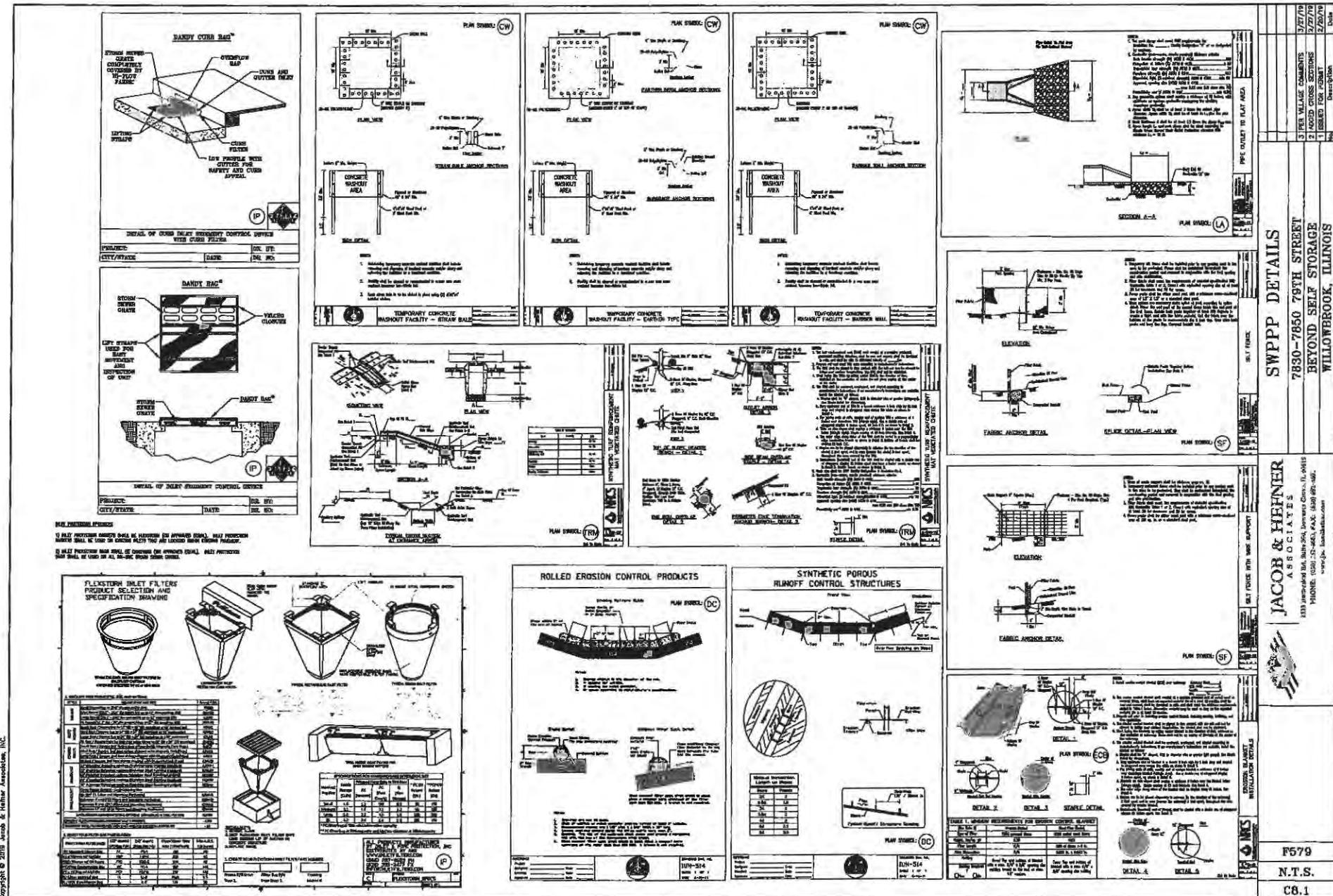
REFER TO SWPP PLATE SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.

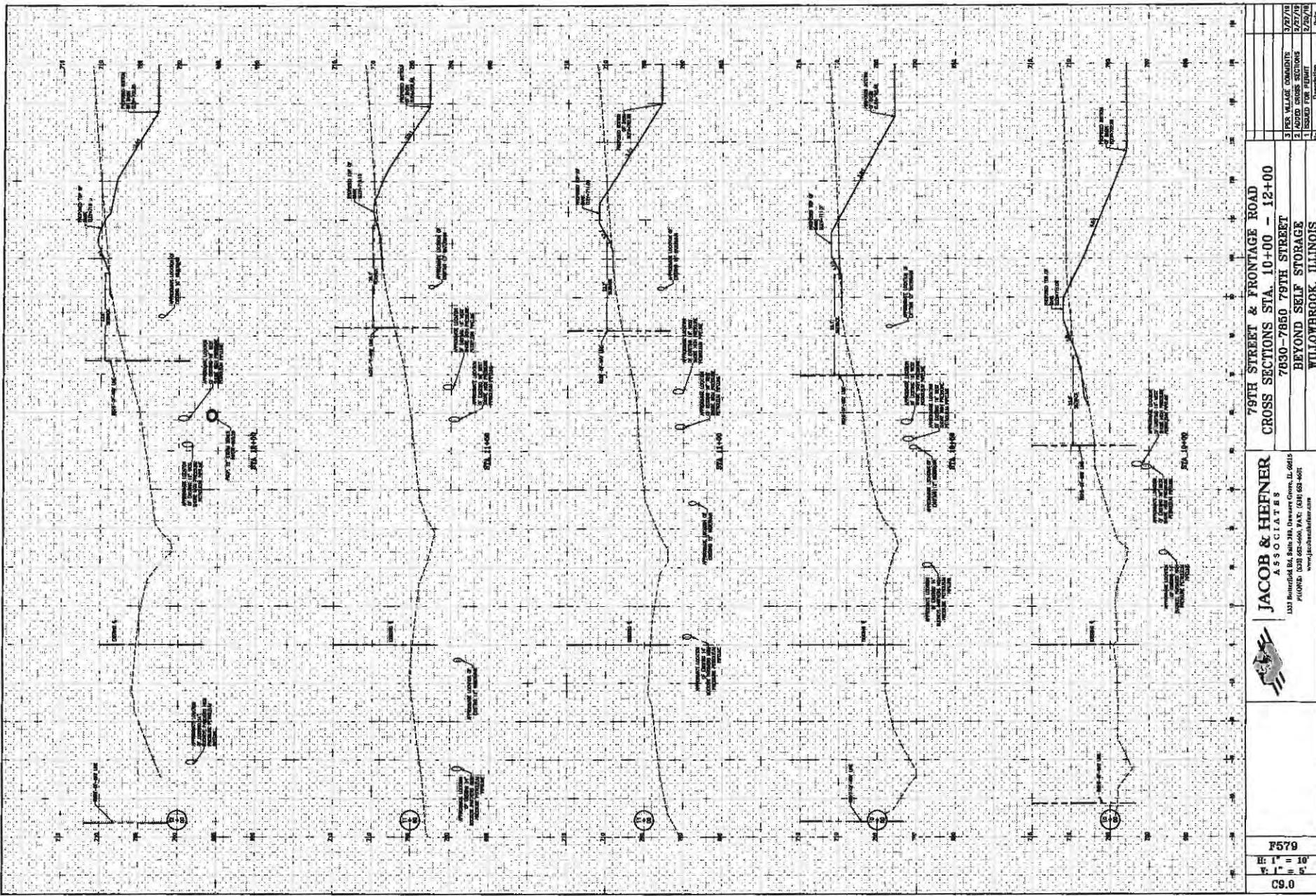
EROSION CONTROL PLAN

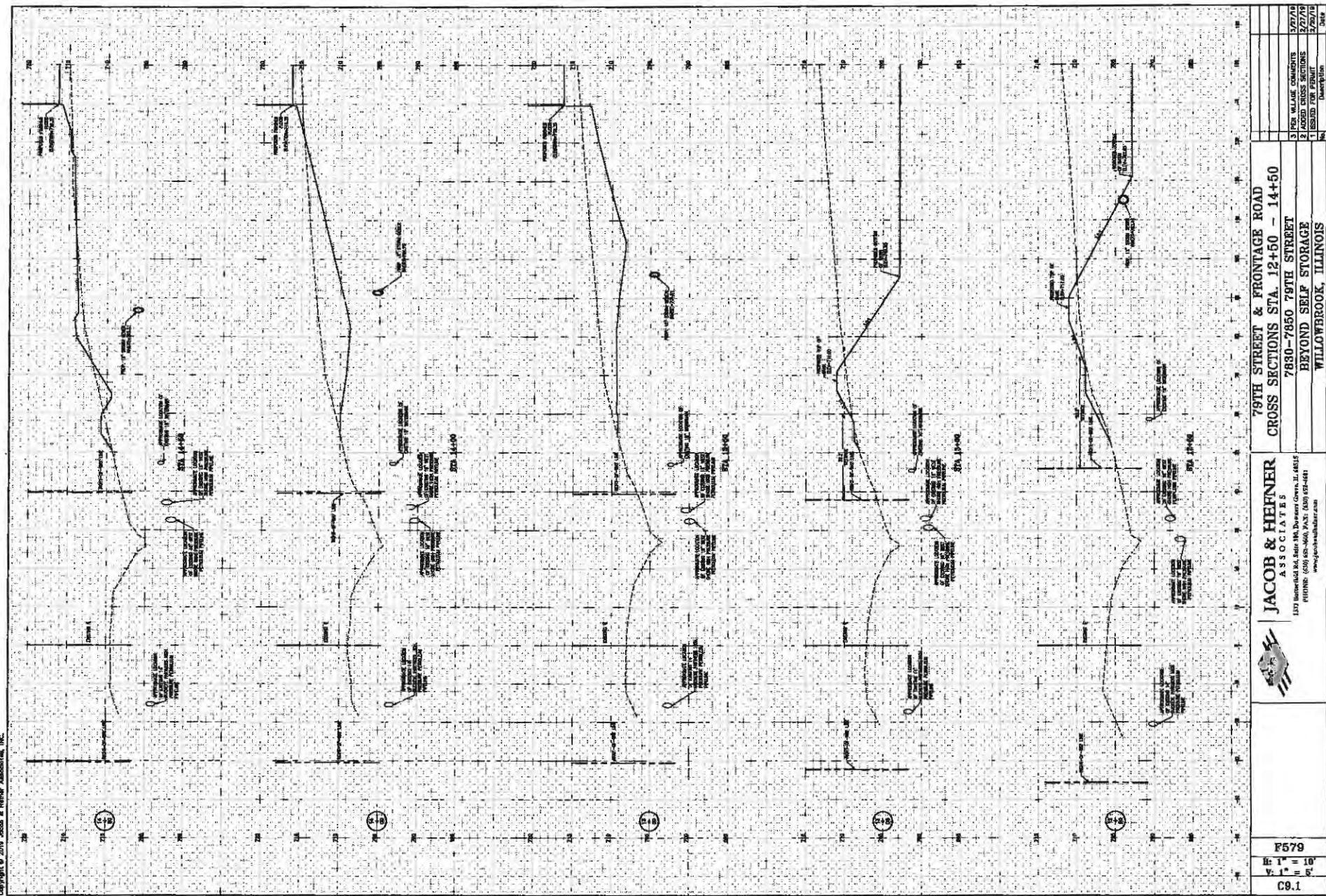
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Bentzville #1, Suite 300, Bonniers Grove, IL 60415
PHONE: (800) 657-4600, FAX: (800) 657-4611

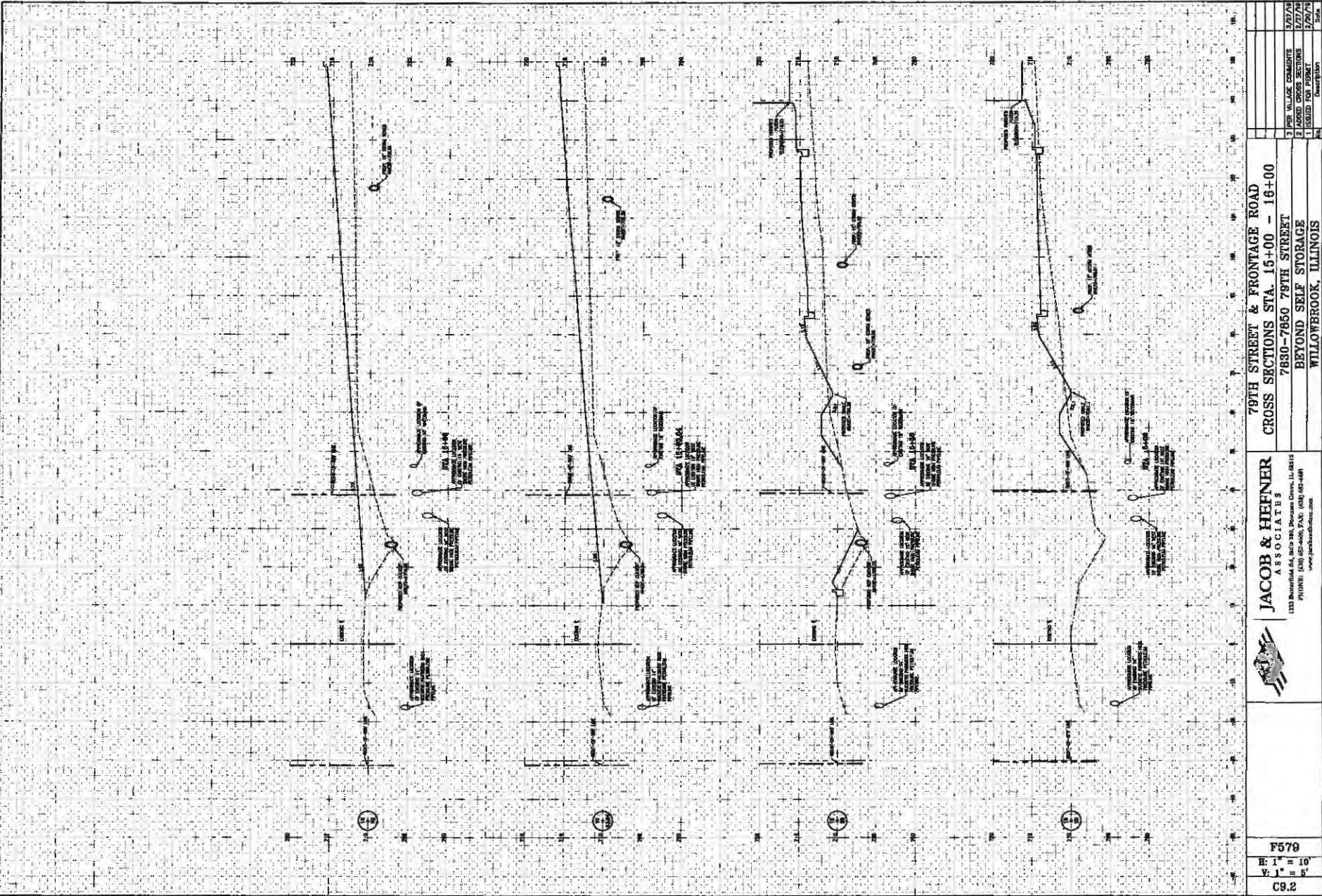
F579
1" = 30'
C7

1	PER. VILLAGE COMMITTEES	1/27/18
2	ADDED CROSS SECTIONS	2/27/18
1	ISSUED FOR PERMIT	2/28/18







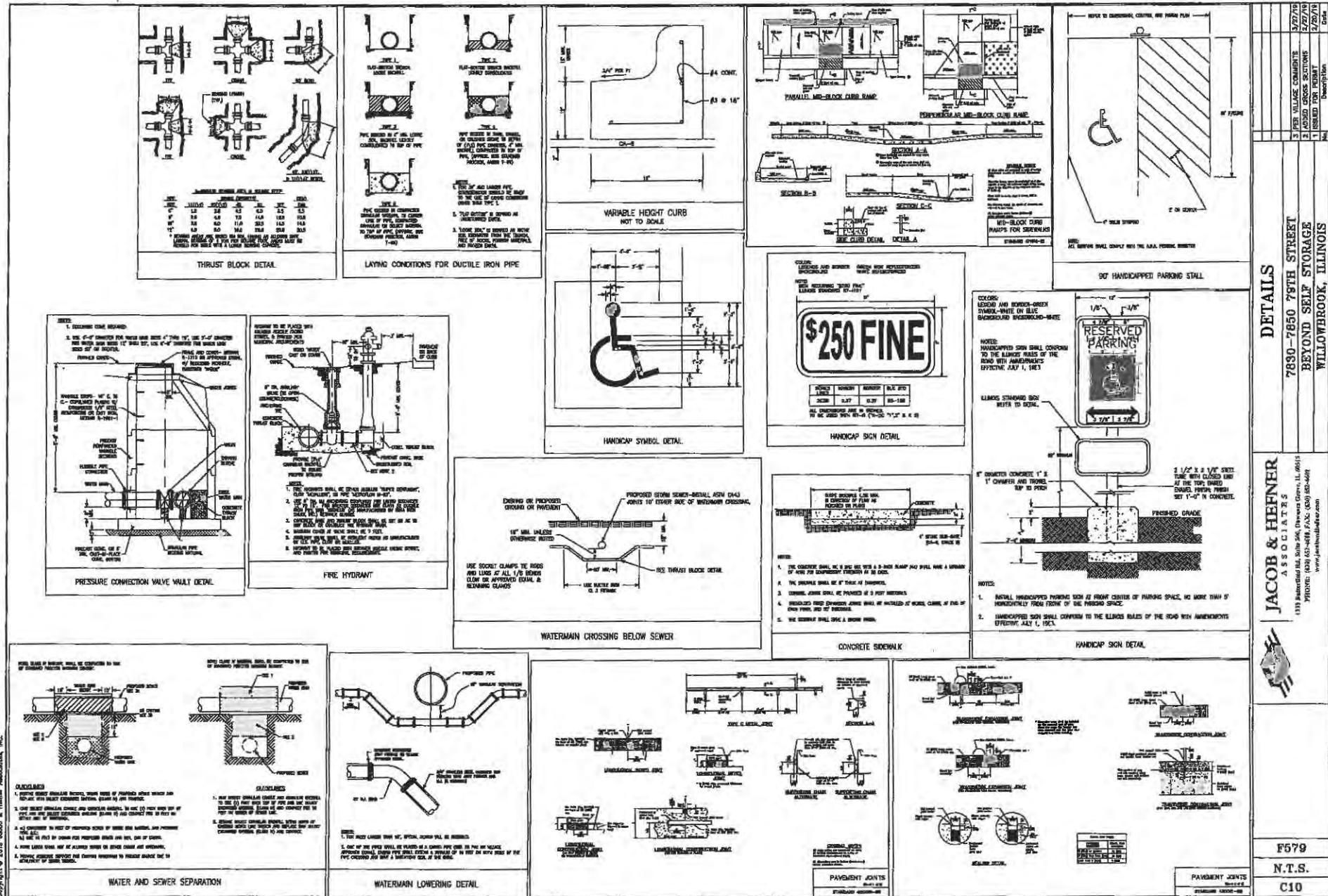


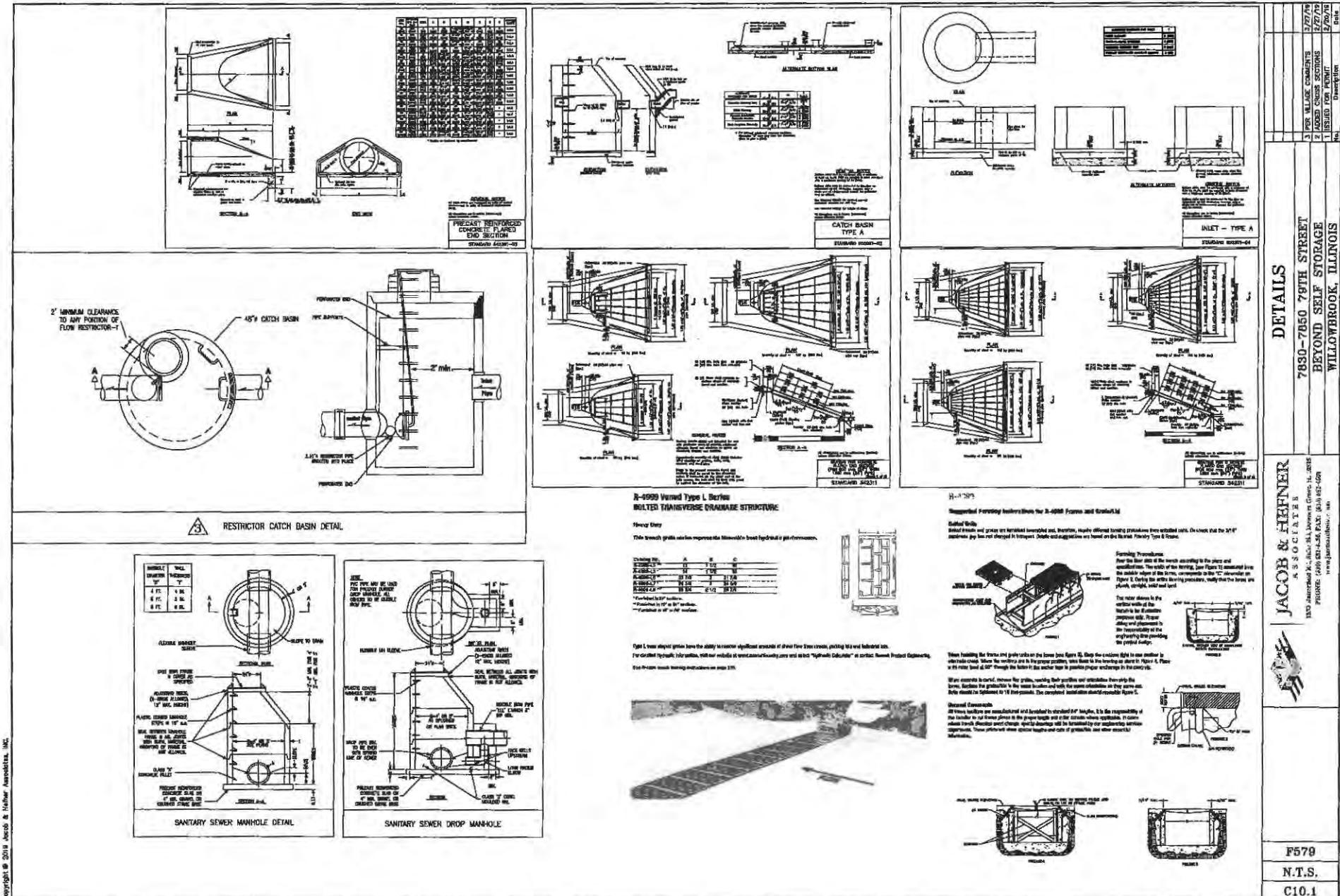
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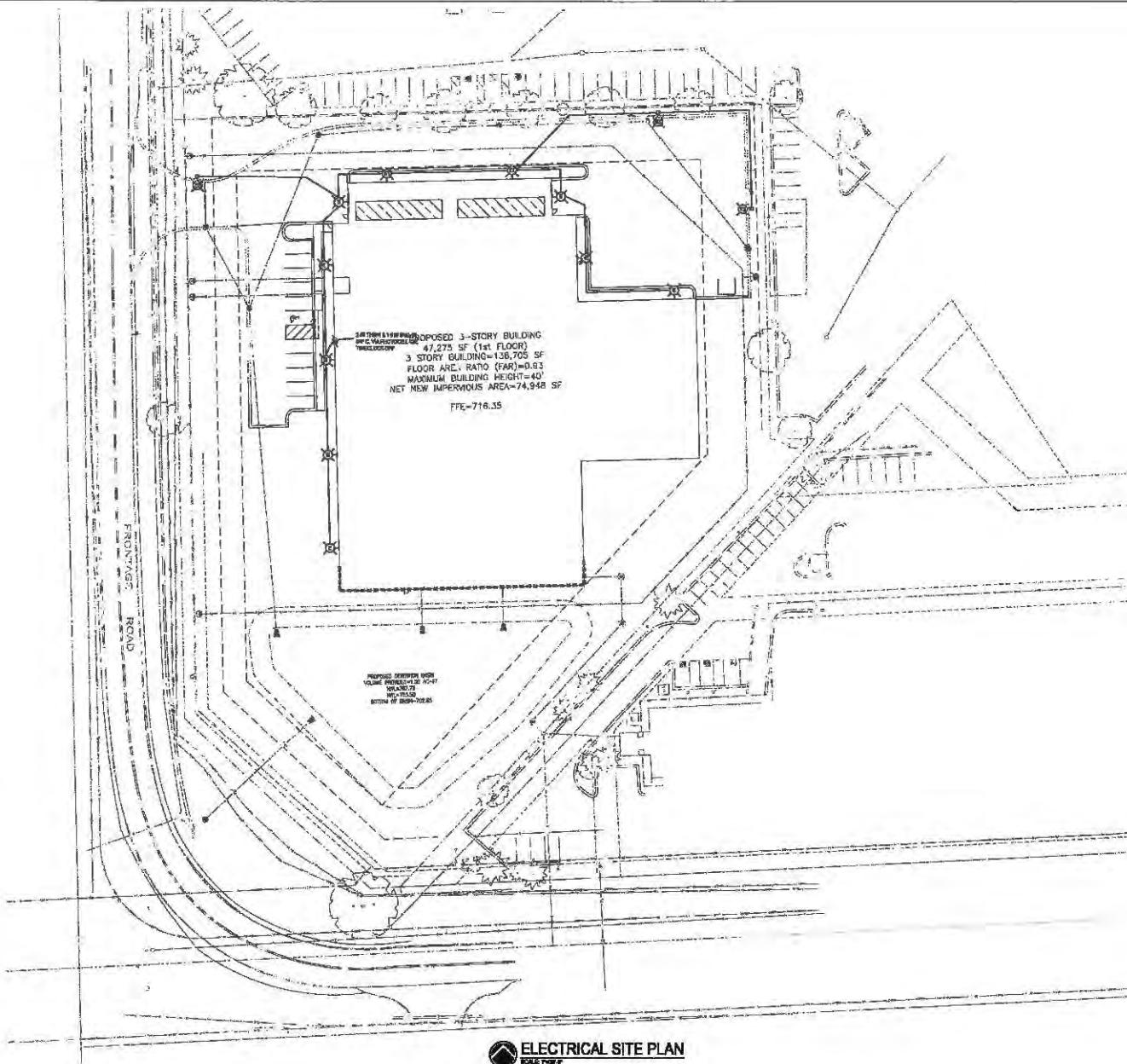
F579
H: 1' = 10'
V: 1' = 5'
C9.2

79TH STREET & FRONTAGE ROAD
CROSS SECTIONS STA. 15+00 - 16+00
7830-7850 79TH STREET
BEYOND SELF STORAGE
WILLODBROOK, ILLINOIS

1 PER VILLAGE COMMENTS	3/27/18
2 ADDED CROSS SECTIONS	3/27/18
1 ISSUED FOR PERMIT	3/26/18
1.d. Description	Date







 ELECTRICAL SITE PLAN
TOELE TRAIL

240 THIRTY EIGHTEEN PROPOSED 3-STORY BUILDING
SFC: 140,705 SF (1ST FLOOR)
THIRTY EIGHTEEN
3 STORY BUILDING-136,705 SF
FLOOR AREA RATIO (FAR)=0.93
MAXIMUM BUILDING HEIGHT=40'
NET NEW IMPERVIOUS AREA=74,948 SF
FFE=716.35

PROPOSAL DESCRIPTION SHEET
VOLUME APPROXIMATELY 1.20 M³
WEIGHT APPROXIMATELY 109.1 kg
WEIGHT APPROXIMATELY 105.5 kg
EDITION 07 SEPTEMBER 2022

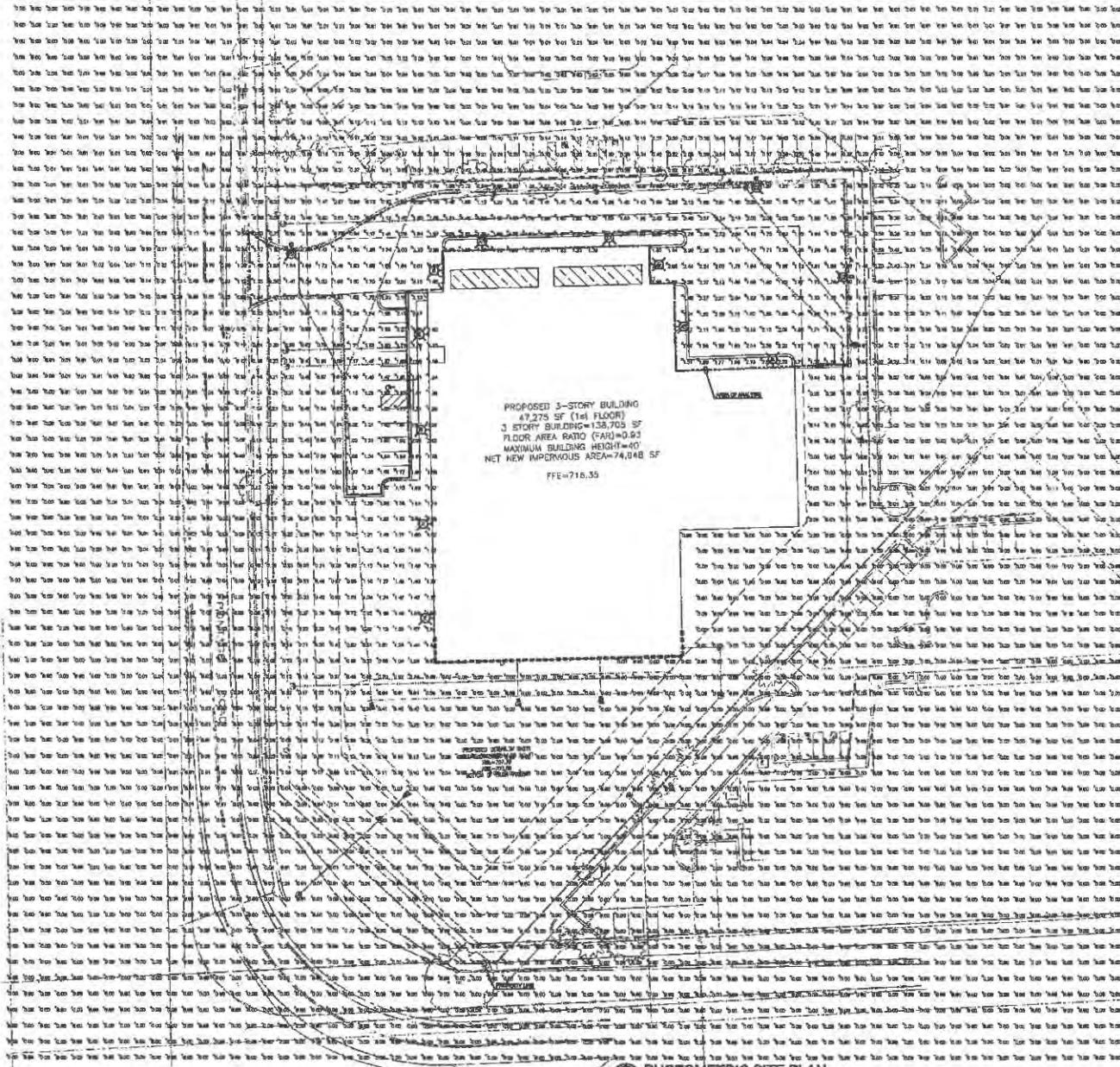
JACOB & HEFFNER
ASSOCIATES

ELECTRICAL SITE PLAN

JACOB & HEFFNER A S S O C I A T E S		ELECTRICAL SITE PLAN	
1520 Standard Rd. #200, Downers Grove, IL 60115	708-962-1000	7830-7850 79TH STREET	PERMIT REVIEW COMMENTS 3/27/10
PHONE: (847) 962-1000, FAX: (847) 952-8001	www.jacobandheffner.com	BEYOND SELF STORAGE	ISSUED PERMIT 3/27/10
		WILLOWBROOK, ILLINOIS	



AS NOTED
19023
E1



PHOTOMETRIC SITE PLAN

110

TOPOGRAPHIC SITE PLATE
8830-7850 76TH STREET
BEYOND SELF STORAGE
WILLOWBROOK, ILLINOIS

111

1

100

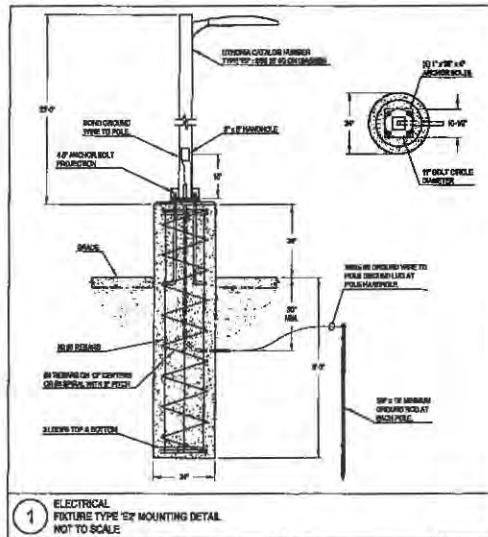
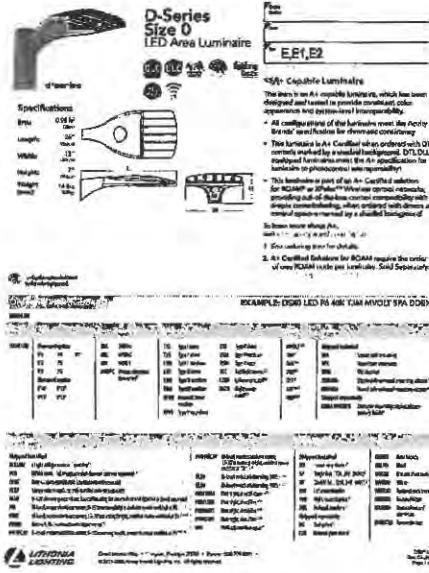
AS NOTED
19023
E2

PERMIT REVIEW COMMENTS	3/22/11
ISSUED FOR PERMIT	2/20/11
DESCRIPTION	DATA
See	

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1000 Peachtree Street, N.E.
(404) 568-2200, Telex 70-2104

Fixture Schedule



SYMBOLS / ABBREVIATIONS

JACOB & HEFFNER		SCHEDULES & DETAILS
ASSOCIATES		7830-7860 79TH STREET
1535 Bellmead Rd., Suite 200, Downers Grove, IL 60515		STORY STORY STORY
PHONE: (708) 962-4000, FAX: (708) 962-4401		WILLOSBROOK, ILLINOIS
www.jacobandheffner.com		

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Attachment 7
Traffic Control Plan (1 Sheet)



Attachment 8
Preliminary Plat of Subdivision (1 Sheet)



Attachment 9
Final Plat of Subdivision (2 Sheets)

