

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 form 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