

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, NOVEMBER 28, 2016 AT 7:00 P.M.

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

- I. Roll Call: Present:
Absent:
- II. Approval of Minutes: November 14, 2016
- III. Public Hearing:
 - A. 16-2066 **Peter Nora – U-Stor-it – 120 Tubeway Drive**
*Special Use Amendment to Allow a Mini Warehouse Expansion
Variation to Exceed Floor Area Ratio*
- IV. Presentation:
- V. Old Business:
- VI. New Business:
- VII. Report of Officers:
- VIII. Adjournment:

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon

November 14, 2016

Tom Farace, Planning and Economic Development Manager, called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. and requested a nomination for acting chairman. Commissioner Spink motioned to nominate Commissioner Creighton which was seconded by Commissioner Menegheni, which was unanimously approved. Acting Chairman Creighton directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Acting Chairman David Creighton, Commissioners Angelo Christopher, Frank Petella, Dee Spink, John Meneghini, and Charlie Tucek.

Absent: Chairman Frank Parisi.

Also Present: Don Bastian, Director of Community Development, Tom Farace, Planning and Economic Development Manager, Jane Lentino, Community Development Secretary, and a representative from DuPage County Court Reporters.

MINUTES:

Commissioner Petella moved and Commissioner Christopher made the second to approve the minutes of the meeting of October 10, 2016.

The results of the roll call vote were:

Ayes: 4 Acting Chairman Creighton, Commissioners Christopher, Petella, and Tucek.

Nays: 0

Abstain: 2 Commissioners Spink and Meneghini.

Absent: 1 Chairman Parisi.

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing.

The motion passed by unanimous vote.

**Case # 16-2074, Kyle Johnson – American Flange & Manufacturing – 290 E. Fullerton
*Special Use Permit for Outdoor Activities and Operations***

Acting Chairman Creighton swore in the witness, Mr. Kyle Johnson, American Flange & Manufacturing, 290 E. Fullerton, Carol, Stream, IL, 60188.

Mr. Johnson, maintenance manager for the facility, gave a brief description of the site, which has three 28 foot tall silos and two 47 foot tall silos, explaining that the new 47 foot tall silo would help decrease truck traffic to the property and increase efficiency by allowing resin to be brought in by rail car. The silo

would be painted white, like the others, is 400 feet from Fullerton Avenue, in line with the others, close to the building and more than 100 feet from surrounding the adjacent properties.

Acting Chairman Creighton asks for any questions from the audience.

There were no questions from the audience.

Acting Chairman Creighton asked for the staff report.

Mr. Farace stated that the petitioner was requesting approval of a special use amendment for outdoor activities and operations in the form of a sixth silo on the west side of the American Flange property. There are three existing 28 foot tall silos, and two existing 47 foot tall silos, and referred to the picture showing the placement of all existing silos, as well as the proposed 47 foot tall silo. Mr. Farace stated that staff sees no issue and has no objection to the addition as it is in line with the other silos and partially screened by the building and landscaping along Fullerton, and recommends approval.

Acting Chairman Creighton asked for questions from the board. Commissioners Tucek, Christopher, Meneghini, Spink, and Creighton had none.

Commissioner Petella asked Mr. Johnson if he agreed with the color and maintenance recommendations, as well as no signage being allowed on the silo. Mr. Johnson agreed. Commissioner Petella then asked about approval of the State Fire Marshal. Mr. Farace stated that the Fire Protection District would review the plans when the permit is applied for.

The motion was passed by unanimous vote.

The results of the roll call vote were:

Ayes:	6	Acting Chairman Creighton, Commissioners Christopher, Petella, Spink, Meneghini, and Tucek
Nays:	0	
Abstain:	0	
Absent:	1	Chairman Parisi.

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, November 21, 2016, at 7:30 PM for final action.

Case # 16-200, T. Steele – 195 Kehoe Boulevard, Units 7 & 8

Special Use Permit for Outdoor Activities and Operations.

Acting Chairman Creighton swore in the witness, Mr. William Steele, T. Steele Construction, 195 Kehoe Boulevard Units 7 & 8.

Mr. Steele explained that T. Steele builds cell towers and manufactures parts for them, and is applying for permit for outside storage of 8x9 or 8x12 steel platforms which are too heavy to move in any other way but flat. He stated that he has agreed to staff recommendations

Acting Chairman Creighton asked Mr. Farace for the staff report.

Mr. Farace stated that the petitioner is requesting approval of a special use for outdoor activities and operations in the form of outdoor storage, as is another business at that property (Kowalski Memorials Case #16-2072). Mr. Farace showed a picture of the eight unit building that houses four businesses,

some of which use multiple spaces. T. Steele leases the two rear units and is proposing to have steel platforms along the west side of the building past the dock area. They are seeking a 312 square foot area. Mr. Farace stated that staff is comfortable with allowing the outdoor storage provided that the platforms stay in the proposed area, that there would be no platforms that would encroach upon the building and impede maneuverability, and that the platforms are three feet away from the building, providing adequate distance from the utility meters and heat. Staff also recommends landscaping on southwest corner of drive aisle to provide screening, as is also recommended for the other business requesting special use at the same location. The units are several hundred feet away from the road. Applicant has also agreed to store the platforms in two stacks no taller than 6 feet. Mr. Farace stated that staff recommends approval as long as provisions are being met.

Acting Chairman Creighton asks Commissioners for any questions. Commissioner Meneghini had no questions.

Commissioner Petella asked if there was going to be a storage facility or if it will be piled up as it is now, and if there were cameras monitoring the area. Commissioner Petella also asked if the petitioner agreed with staff recommendations.

Mr. Steele explained that the area is monitored by cameras, and that he agreed with staff recommendations.

Commissioner Spink asked if the dock door where the stacks will be located was in use, and if there will be any indications not to park in the requested storage area.

Mr. Steele stated that there are two doors, but it is one large unit and only one door is used.

Commissioner Spink wanted to confirm that Mr. Steele's truck drivers knew that there was only one door in use, and which one it was. Mr. Steele stated that his drivers knew what door to use.

Commissioner Tucek expressed concerns about traffic driving around grey steel in a dimly lit area.

Mr. Steele explained that the loading dock door extends out as far as the storage space, and that he has lighting in the corner where trucks turn around.

Commissioner Christopher asked who would maintain liability, and could the platforms be marked with reflective tape or paint. Mr. Steele said that he would be receptive to the idea.

Commissioner Christopher expressed concern about snow conditions, and suggested bollards. Mr. Steele stated that the stacks are no more than four to five feet tall and agreed to mark the area with reflective device. Commissioner Christopher asked to make a reflective device a condition of approval.

Commissioner Meneghini asked how high the reflective devices should be. Commissioner Christopher suggested six feet since the stacks can be six feet high. Mr. Steele stated that a standard bollard would not be 6 feet, and that it was not necessary to have a bollard more than three and a half feet high.

Acting Chairman Creighton suggested a bollard for protection and said that it was better to see a bollard.

Commissioner Tucek asked if there were any other lights behind the building. Commissioner Christopher stated that he was behind the building and that it was well lit.

Commissioner Meneghini moved to add an amendment for a three and a half foot tall reflective device/bollard that would be installed close to where the platforms are being stored.

Mr. Steele suggested a reflective steel frame, and asked if the suggested device/bollard could be temporary, stating the landlord might not approve of something that is permanent.

Commissioner Meghenini expressed concern about snow, snow plows, and visibility of the platforms.

Mr. Farace suggested nothing too large so as not to protrude into the drive aisle.

Acting Chairman Creighton suggested something mobile that won't impede Mr. Steele's drivers.

Commissioner Meneghini and Commissioner Petella suggested adding an amendment to provide 2 temporary reflective bollards to indicate the location of the platforms in order to avoid a potential hazard.

Mr. Steele agreed.

Acting Chairman Creighton asked if the area to be used will be marked with paint, and if there will be a chance of anyone parking there. He also asked if they regularly rotate the inventory and how often.

Mr. Steele stated that he had no intention of marking the area with paint because the platforms are already there. He also stated that the inventory is rotated every three to four weeks, more often when busy, and the platforms are delivered approximately once a month. He also said that he is the only full-time staff, has regular drivers, and there are no random deliveries. He stated that his business has flatbed trucks and his neighbors have concrete mixers.

Acting Chairman Creighton asked if there was enough room to maneuver the trucks even with the steel platforms.

Mr. Steele stated that there was.

Commissioner Meneghini motioned to approve and Commissioner Tucek seconded with amendment for protective devices and staff recommendations.

The motion was passed by unanimous vote.

The results of the roll call vote were:

Ayes: 6 Acting Chairman Creighton, Commissioners Christopher, Petella, Spink, Meneghini and Tucek.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi.

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, November 21, 2016, at 7:30 PM for final action.

Case #16-2072, Peter Kowalski – Kowalski Memorials – 195 Kehoe Boulevard
Amendment to Special Use Permit for Outdoor Activities and Operations

Acting Chairman Creighton swore in the witness, Mr. Peter Kowalski, 195 Kehoe Boulevard, Units 1, 2 & 4, Carol Stream, IL, 60188

Mr. Kowalski gave a brief history of Kowalski Memorials stating that they have been there since 1991 and was given a special use for outside storage at that time. Since then, they have gone from one unit to three units, business has grown, and the need for outside storage has grown as well.

Acting Chairman Creighton asked for questions from the audience.

There were no questions.

Acting Chairman Creighton asked for the staff report.

Mr. Farace stated that similar to Case #16-200, T. Steele Construction, Kowalski Memorials is requesting permission for outdoor storage. Mr. Farace stated that Kowalski Memorials was granted approval for outdoor storage in the early 90's in the southwest corner of the property, where it was fenced in and there was some landscaping required to screen it from the road. Mr. Farace stated that, as indicated by Mr. Kowalski, business has grown and outdoor storage has expanded, and that staff has been working with the applicant ensure that he comes in and amends his special use request to make sure that the outdoor storage is properly screened. Mr. Farace showed expansion of the existing outdoor storage space several feet to the north, ending at the dumpster enclosure. Mr. Farace stated that staff also recommends that the existing landscaping be removed, due to its condition, and replaced with at least three evergreens to provide screening along the roadway. There will also be a second, new storage area proposed directly across from unit #4, which is one of the units utilized by Kowalski Memorials, fenced in with a solid fence. Mr. Farace stated that staff is supportive of the request, and recommends approval, as long as fencing and landscaping is properly installed and maintained. Staff recommends that the fence be installed within approximately 30 days from Village Board approval which would be December 21, 2016, and the landscaping could be installed by June 1, 2017. Mr. Farace also noted that the east side of the building, the parking lot, is in decent shape, but that the west side is in poor condition. Staff recommends that, as a condition of approval, the west side of the property be repaired and seal coated by June 1, 2017, and is working with the property owner to get that done, as it is the property owner's responsibility.

Acting Chairman Creighton asked for questions.

Commissioners Tucek, Christopher, and Meneghini had no questions.

Comissioner Petella asked about bollards and cameras.

Mr. Kowalski stated that there is fencing that the materials don't go past, and there are no cameras.

Commissioner Spink asked if it was possible to add to the landscaping, instead of removing it, as the large existing pine tree is still in good shape.

Mr. Farace stated that the landscaping hasn't been maintained, and that the screening is partially there, but that the tree is in declining condition, but it could be looked into.

Commissioner Spink stated that it was the big tree that she was referring to, and if landscaping were put around it, it would be screened better.

Mr. Bastian stated that the other plants are dead, but that it may be possible to salvage the one that's still green.

Acting Chairman Creighton asked if all the stuff out there will fit in the two outdoor storage areas.

Mr. Kowalski stated that it will fit when it is organized.

Commissioner Spink moved to approve and Commissioner Petella seconded approval with conditions recommended by staff.

The motion was passed by unanimous vote.

The results of the roll call were:

Ayes:	6	Acting Chairman Creighton, Commissioners Christopher, Petella, Spink, Meneghini and Tucek.
Nays:	0	
Abstain:	0	
Absent:	1	Chairman Parisi

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, November 21, 2016, at 7:30 PM for final action.

Case #16-2073, Robert McNees – 25W245 North Avenue, LLC – 27W245 North Avenue
 Rezoning (Upon Annexation)
 Variations (Building Setback, Outdoor Storage, and Fence Height)

Acting Chairman Creighton swore in the witness, Mr. Robert McNees, attorney at law. Lou Labuda, owner of 24W245 North Avenue was present as well.

Mr. McNees stated that the property is adjacent to Carol Stream in unincorporated DuPage County to the west of County Farm Road. This is all part of the property owner's request to come into Carol Stream and, in an attempt to preserve their existing long standing uses and rezone to B-3 to preserve the commercial use as there is an existing AT&T retail location on the property. He stated that there are variances necessary to be able to preserve the existing building, which is 41 feet off of North Avenue, as opposed to 100 feet, and also screen the back of the property, where there is open storage of licensed trailers and vehicles used by the tenant in the back, which is a mulch operation. Mr. McNees stated that in addition to outdoor storage, there is also a request for a variance to screen the outdoor storage with an eight foot high fence as opposed to a seven foot high fence, and that given the nature of what's being stored there, an eight foot solid fence would be better than seven.

Mr. McNees stated that to the east and west of the property is retail sales of vehicles, farther west is John & Tony's Restaurant, across the street is a car wash. He stated that the property is about 2 acres, the building was constructed in 1979 and contains approximately 9000 square feet, that the front is retail and inside the back of the building is storage of trade fixtures from the AT&T owner's other retail locations. He stated that there is an AT&T pedestal sign in the front, on the front façade and on the west side of the building.

Mr. McNees stated that there is ample parking in the parking lot, and in the rear is a cell tower, which is on a long term lease expiring in 2046, and a small one story equipment building associated with the cell tower. He stated that the cell tower has a fence around it with barbed wire on the top. He stated that there is a septic field to the south of the cell tower, there is a retention pond in the back which is maintained by Dave Cooper's mulch business, and that mulch that had previously been stored behind the facility's parking area near the pond has been removed, that all that is stored there now is the licensed trucks and trailers, and they are asking permission to continue that use.

Mr. McNees also stated, as a second component to the fence request, that there is very dense vegetation along County Farm Road and the open storage cannot be seen from there, and that if, in the future, the property is developed or the vegetation is removed, that the Village would come to the property owner and he would agree to install a screening fence from the south edge of the property to the eastern edge, if, at that time, the back is still being used as open storage. He stated that the mulch

business is on a month to month lease and is not committed to a long term commitment. He also stated that the interior of the building has been remodeled recently.

Mr. Labuda had nothing to add.

Acting Chairman Creighton asked for questions from the audience.

There were no questions from the audience.

Acting Chairman Creighton asked for the staff report.

Mr. Bastian stated that the items requested to review and recommend include the zoning classification of the property once it is annexed by the Village to B-3 Service District, setback variation for the building as the location exists today, variance for outdoor storage for vehicles and trailers, and a variation to allow an eight foot tall fence, as opposed to a seven foot tall fence, as is allowed by the fence code.

Mr. Bastian stated as far as the zoning classification, factors to consider would be the future land use map recommendation in the new comprehensive plan, the current and future use of the property, the zoning and use of properties in the surrounding area, and the Village's development objectives for the area. He stated that the comprehensive plan recommends corridor commercial use and the retail cell phone use is consistent with the recommendation of the future land plan. He stated that the B-3 Service District zoning classification is intended to provide sites for more diversified business types, which impacts land and surrounding uses. He stated that properties along North Avenue, particularly west of County Farm Road have a variety of uses, and that a retail component in front, and an existing outdoor storage in the rear of the property, is not uncommon for a corridor commercial area such as this. Therefore, the use is consistent with the B-3 zoning district, and as far as development objectives, the Village identifies this area as a key development area, and is interested in annexing properties in this area, establishing boundaries to the west. Mr. Bastian noted that the Village installed sewer and water along both sides of North Avenue, all the way out to Morton Road, giving the Village the ability to serve properties in this area for annexation and redevelopment, and that the B-3 Service District zoning classification is appropriate and recommends approval.

Mr. Bastian stated that, regarding the zoning code variations, the building was built in 1979 and presumably the 41 foot building setback complied with the DuPage County zoning ordinance at that time, and that since then North Avenue has been widened and that setback has been reduced. He stated that other buildings, such as DuPage Honda/Yamaha, has a 19 foot setback, that other buildings are in the 40 to 60 foot setback range, that the setback of this building is consistent with other buildings in the area, and that there is no objection to that as an existing condition.

Mr. Bastian stated, regarding outdoor storage of licensed vehicles and trailers in the rear of the property, that Mr. McNees covered the arrangement with property owner and business owner to the south and that activity would take place at least 300 feet back from North Avenue, and based on the position of the building on this property and the properties to the east and west, plus the fence, that the screening of storage and vehicles would be adequate, and staff has no objection to the variation to allow outdoor storage and recommend approval.

Mr. Bastian stated, regarding the fence variation, that the fence code allows maximum height of seven feet, and agrees that an eight foot fence would be more effective in screening the activities in the rear of the property, however, a variation is needed. He stated that staff supports and recommends the rezoning to B-3. Mr. Bastian also recommends the variation for the building setback, and the outdoor storage and fence code variation, subject to conditions in the report.

Acting Chairman Creighton asked for questions. Commissioners Tucek and Christopher had none.

Commissioner Meneghini asked the about type of vehicles that will be stored at 300 feet back.

Mr. McNees stated that it was the mulch operator's trucks and trailers that would be stored in the rear of the property.

Acting Chairman Creighton asked if the storage in the rear would be within the fence.

Mr. McNees stated that it would be on the south side of the fence where they are currently stored.

Commissioner Petella asked if the fence would go all the way across the back of the property.

Mr. McNees stated that access to the cell tower needed to be preserved, and that no fence is necessary across the entire back because of dense vegetation.

Commissioner Petella asked if fence 'B', as illustrated on the plat of survey, was provisional only if the vegetation was to be removed.

Mr. McNees stated yes it was only if the vegetation was removed.

Commissioner Spink asked Mr. Bastian if the building changed hands, would the 41 foot setback be null and void.

Mr. Bastian stated that the setback would remain as is.

Commissioner Spink asked if the setback would change if the building were to be torn down.

Mr. Bastian stated that they would work with the next developer or operator, but the variance is requested and processed to create a 41 foot setback for this property.

Acting Chairman Creighton asked about plans to remove the temporary, changeable copy sign, and suggested that the sooner it is changed, the better.

Acting Chairman Creighton stated that he had previously asked Mr. Bastian about the cell tower, and that Mr. Bastian said that it is an existing structure, but didn't ask about the pylon sign in front of the building.

Mr. Bastian stated that both cell tower and the pylon sign would be addressed in the annexation agreement, that the cell tower has been there, and that the existing sign is allowed to remain in its current condition, but if they want to change or modify it then they would need permits.

Acting Chairman Creighton stated that a more permanent sign would look better.

Mr. McNees stated that they would not be changing the structure of the big pylon sign, but that AT&T keeps changing its logo and they could change the face of the sign, and the temporary sign is going to be removed.

Commissioner Petella moved and Commissioner Tucek made the second to approve the rezoning map amendment to B-3 Service District.

The motion passed by unanimous vote.

The results of the roll call were:

Ayes: 6 Acting Chairman Creighton, Commissioners Christopher, Petella, Spink, Meneghini and Tucek.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

Commissioner Petella moved and Commissioner Meneghini moved to approve the variation for the setback, the eight foot fence and outdoor storage, subject to the conditions noted in the staff report.

The motion passed by unanimous vote.

The results of the roll call were:

Ayes: 6 Acting Chairman Creighton, Commissioners Christopher, Petella, Spink, Meneghini and Tucek.

Nays: 0

Abstain: 0

Absent: 1 Chairman Parisi

Commissioner Meneghini moved and Commissioner Spink seconded the move to close the Public Hearing.

The motion was passed by unanimous vote.

Acting Chairman Creighton reminded the applicant that the request for the Special Use Permit will go before the Village Board on Monday, November 21, 2016, at 7:30 PM for final action.

OLD BUSINESS:

Mr. Farace discussed that there would be a meeting on November 28, 2016.

ADJOURNMENT:

At 7:50 p.m. Commissioner Spink moved and Commissioner Christopher made the second to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this ____ day of _____, 20____.

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

November 28, 2016

TO:
Chairman and Plan
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning &
Economic Development
Manager

ACTION REQUESTED:
The applicant is requesting approval of an Amendment to a Special Use Permit to allow for the expansion of a mini-warehouse in the I Industrial District, in accordance with Section 16-10-2(B)(10) of the Zoning Code, and a Variation to allow for a floor area ratio of 1.4 as opposed to 0.5 in accordance with Section 16-10-2(B)(10)(a) of the Zoning Code.

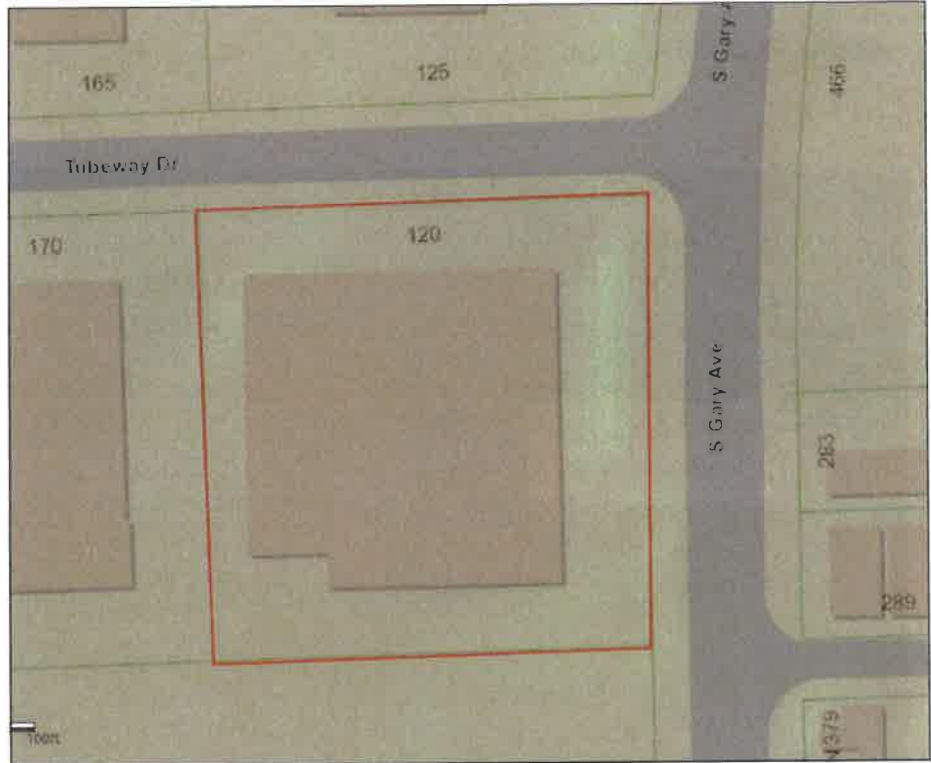
APPLICANT/ CONTACT:
Mr. Peter Nora
U-Stor-It
332 S. Michigan Avenue, 9th
Floor
Chicago, IL 60614



CASE #: 16-2066

LOCATION: 120 Tubeway Drive

PROJECT NAME: U-Stor-It



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	I Industrial District	Industrial (U-Stor-It)	Industrial
North	I Industrial District	Industrial (Vacant)	Industrial
South	I Industrial District	Industrial (Fed Ex)	Industrial
East	I Industrial District	Industrial (Gary Auto Body)	Industrial
West	I Industrial District	Industrial (Core Pipe Products)	Industrial

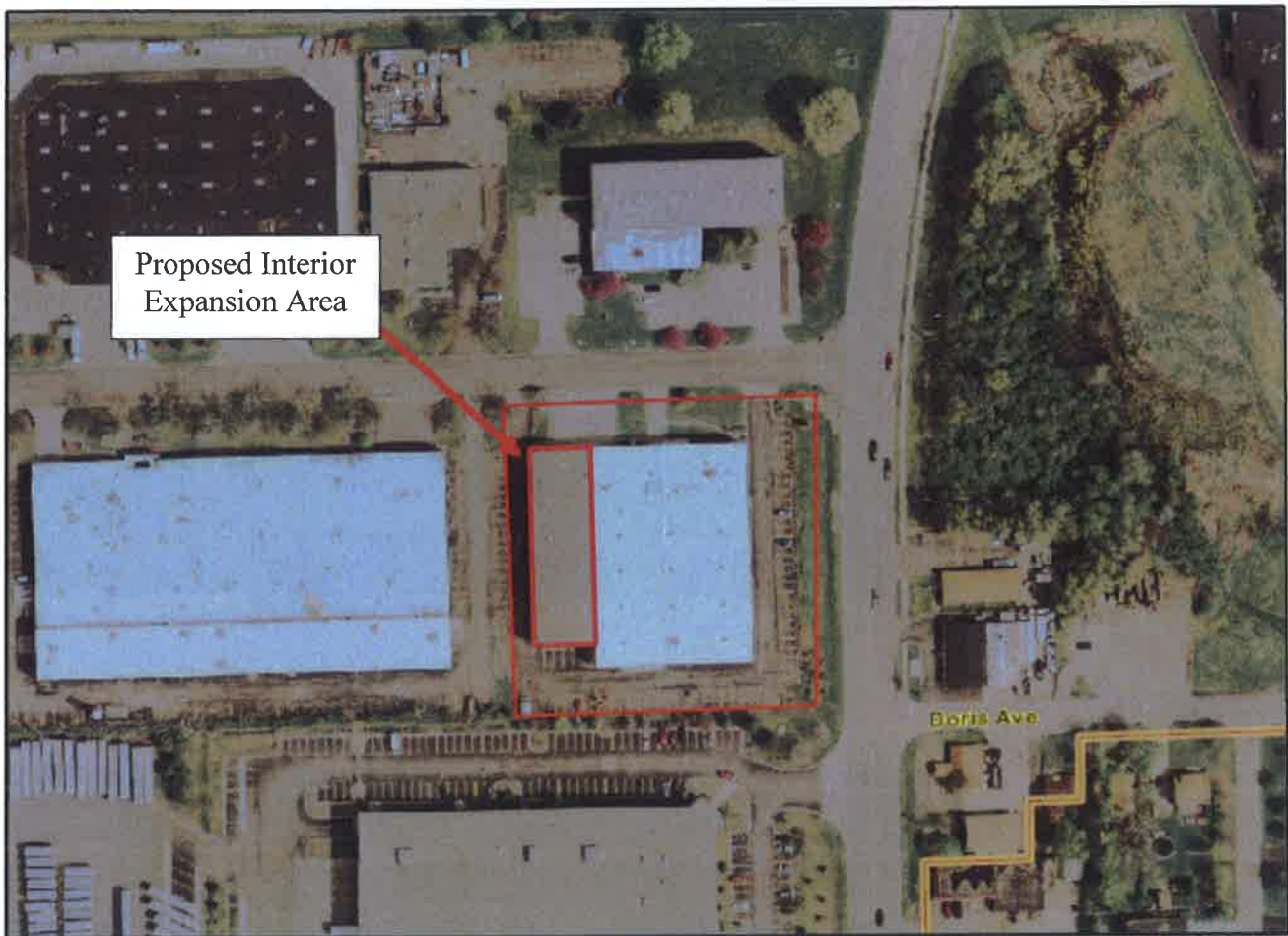
The existing industrial property highlighted above is located at the southwest corner of Gary Avenue and Tubeway Drive.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses according to the Village's 2016 Comprehensive Plan.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, Variation Application, Special Use Application, cover letter from U-Stor-It dated September 30, 2016, Public Notice, Preliminary Site Plan (Exhibit A), 2nd Floor Plan (Exhibit B), and 3rd Floor Plan (Exhibit C).

BACKGROUND:

The applicant, Peter Nora with U-Stor-It, requests approval of an amendment to a Special Use Permit for the interior expansion of mini-warehouse/storage units, and a Variation to increase the floor area ratio (FAR) from 0.5 to 1.4.

Staff Analysis

SPECIAL USE AMENDMENT

In September 2008, U-Stor-It received Village Board approval of a Special Use Permit to convert the majority of the building at 120 Tubeway Drive to a self-storage facility, along with Gary Avenue Corridor Approval for building façade and landscaping modifications and a floor area ratio (FAR) variation (Ordinance No. 2008-10-50). The building is three stories with self-storage units on all of three levels, excluding the rear (west) portion of the building which was left unoccupied for a potential second use within the building. U-Stor-It has also received approval of a Special Use Amendment for façade and landscaping modifications in September 2010 (Ordinance No. 2010-09-44), Gary Avenue Corridor approval for a new ground sign in November 2012, and a Special Use Permit for outdoor activities and operations for U-Haul truck rental operations in October 2013 (Ordinance No. 2013-10-41).

Due to an increase in business, the applicant now proposes to occupy the rear portion of the building and construct additional storage units on the 2nd and 3rd floors within this portion of the building. A total of 156 new storage units will be constructed on both the 2nd and 3rd floors, for a grand total of 825 storage units when the project is complete. No exterior modifications are proposed to the building, as all work will take place within the building itself (see Exhibits B and C), and the first floor of the rear portion of the building will remain unoccupied warehouse space due to existing loading docks within the area.

While there is no work proposed to the exterior of the building or the site, staff is requesting that an updated overall landscape plan for the property be submitted. Staff currently has multiple landscape plans for the property based on the various projects completed over the years, but requests an overall plan that incorporates landscaping for the entire site for inspection purposes.

Said landscape plan should be submitted prior to an issuance of a building permit for the storage unit expansion project.

It should also be noted that parking requirements for the self-storage facility will be met with existing on-site parking. For mini-warehouses/self-storage facilities, the Zoning Code requires four parking spaces for every 100 storage units, plus one parking space for every 250 square feet of office space and two additional spaces if there is an on-site manager. Parking requirements are as followed:

Use of Space	Square Footage of Use / # of Units	Parking Requirement	Spaces Required
U-Stor-It Mini-Warehouse	669 units (existing)	4 spaces per 100 units	33 spaces
	156 units (proposed)		
	825 units (total)		
	1,127 SF (office)	1 space per 250 SF	5 spaces
	On-site manager	2 spaces	2 spaces
Total Spaces Required			40
Total Spaces Provided			56

In 2013, U-Stor-It received approval of a Special Use Permit to allow up to seven rental trucks on-site. The rental trucks are to be parked in the parking spaces at the west end of the row of spaces along the south side of the property. Even with the inclusion of the parking spaces set aside for the U-Haul trucks, parking requirements are met with a small surplus of spaces.

SPECIAL USE FINDINGS OF FACT

The Plan Commission’s recommendation regarding the requested Special Use Permit must be based on the evaluation criteria set forth in the Zoning Code. As stated in §16-15-8(E) of the Zoning Code, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

1. Is deemed necessary for the public convenience at the location.

U-Stor-It requires the additional storage units due to increased demand, which will provide an increase in services to area residents and businesses.
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed self-storage facility expansion must conform with all applicable building, fire and life safety codes, and should not be detrimental to or endanger public health, safety, morals, comfort or general welfare.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The self-storage facility has not been injurious to the use or enjoyment of other nearby properties and has not substantially diminished nor impaired property values. The interior expansion of storage units should have no impact on this criterion.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Adequate utilities, access roads, drainage and other public improvements are in place.

6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations.

The proposed storage unit expansion is expected to conform to all applicable codes and requirements.

FLOOR AREA RATIO VARIATION

As previously mentioned, when the self-storage facility was granted a Special Use Permit in 2008, the use was also granted a floor area ratio (FAR) variation. FAR is a zoning tool used to control mass and bulk on properties, and is defined in the Zoning Code as followed:

FLOOR AREA RATIO (F.A.R.). *The floor area ratio of the building or other structure on any lot is determined by dividing the floor area of such building or structure by the area of the lot on which the building or structure is located. When more than one building or structure is located on a lot, then the FLOOR AREA RATIO is determined by dividing the total floor area of all buildings or structures by the area of the lot, or, in the case of planned development, by the net site area. The FLOOR AREA RATIO requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for a building or other structure (including both principal accessory buildings) in direct ratio to the gross area of the lot.*

While the Zoning Code has an allowable FAR of 0.8 for properties in the I Industrial District, mini-warehouses/self-storage facilities have a specific FAR of 0.5. Staff believes that the specific Zoning Code standard for mini-warehouses is geared more toward multi-building, garage-style facilities rather than the single-building, indoor type of design seen at the subject property. The requirement that the FAR not exceed 0.5 is reasonable for a more expansive multi-building storage development, but is not as applicable for a single-building storage facility with units on multiple levels.

U-Stor-It received approval of a variation to increase FAR from 0.5 to 1.11 in 2008 (which excluded the unoccupied rear portion of the building), and now requests approval to increase the FAR to 1.4 given the proposed interior expansion of the storage units. From a mathematical perspective, there will be 122,656 square feet of storage building space on an 88,661 square foot lot, which equates to a 1.4 FAR for the property. As already described, no changes are proposed to the building footprint or height with the interior expansion of storage units, and the proposed 1.4 FAR is greater than other industrial properties because of the three-story design. Although the proposed FAR is greater than the standard allowed for mini-warehouses, staff does not believe that the interior expansion of storage units will substantially intensify the use of the property from a traffic or noise perspective, or have adverse effects on surrounding properties or roadways given the lower intensity of a self-storage use.

FLOOR AREA RATIO VARIATION JUSTIFICATIONS

In regards to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per §16-15-6(D)(1) of the Zoning Code:

1. That the property in question, other than a single-family residential lot, cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The current FAR requirement for mini-warehouses in the Zoning Code is geared more toward multi-building developments, whereas the existing business is contained within a single building that is multi-story. Requiring U-Stor-It to adhere to a 0.5 FAR level would limit the reasonable return on the property.

2. The plight of the owner is due to unique circumstances.

As already stated, the existing self-storage business is not a typical mini-warehouse development that is "spread-out" over many buildings, but is contained in a multi-story building instead which is a more unique design for a mini-warehouse.

3. The variation, if granted, will not alter the essential character of the locality.

The proposed expansion of storage units will not increase the building footprint or height, nor change the exterior appearance of the building. Therefore, staff does not believe granting the FAR variation will alter the character of the area.

4. That the plight of the owner is due to the failure of a previous owner of the property in question to follow then-applicable ordinances or regulations, and where the benefit to health, safety or appearance to be derived from correcting the nonconformity would not justify the cost or difficulty of the correction. The evidence must show that the current owner had no role in the creation of the nonconformity.

This criterion is not applicable, and a variation was previously approved to increase the FAR for the property when the initial Special Use Permit was approved in 2008.

5. That the particular physical surroundings, shape, or topographical conditions of the specific property involved bring a particular hardship upon the owner as distinguished from a mere inconvenience.

The physical surroundings, shape and topographical condition of the property do not bring about a hardship in this case.

6. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same district.

The unusual condition upon which the variation request is based on has to do with the self-storage use having a specific FAR requirement, and would not apply generally to other properties.

7. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

If granted, the variation will not be detrimental to the public welfare or injurious to surrounding property owners.

Recommendation

With respect to the requested Special Use Amendment, staff does not object to the proposed interior expansion of storage units as long as said construction adheres to all applicable building, fire, and life safety codes. With respect to the requested variation to increase the floor area ratio, staff does not object to the proposed FAR of 1.4 as the building itself would remain essentially unchanged in appearance and the intensity of the use is fairly passive. Therefore, staff recommends approval of the requested amendment to a Special Use Permit to allow for the

expansion of a mini-warehouse in the I Industrial District, and a variation to allow for a floor area ratio of 1.4 as opposed to 0.5, for U-Stor-It subject to the following conditions:

1. That all terms and conditions of Ordinance Nos. 2008-10-50, 2010-09-44, and 2013-10-41 not specifically revised herein shall be hereby reaffirmed by reference;
2. That the self-storage facility shall abide by the prohibition of certain storage items and uses as stipulated in Section 16-10-2(B)(10)(c) of the Zoning Code;
3. That an updated overall landscape plan for the entire site shall be submitted prior to the issuance of a building permit for the storage unit expansion project;
4. That any dead or diseased plant material on the property must be removed and replaced with a similar type of material (i.e. shade, ornamental or evergreen), and that all landscape materials must be maintained in a neat and healthy condition, with dead or dying materials being replaced on an annual basis; and
5. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

T:\Planning\Plan Commission\Staff Reports\2016 Staff Reports\162066 Peter Nora - U-Stor-It SU and Var.docx

Do Not Write in This Space
 Date Submitted: 10/3/16
 Fee Submitted: \$1440.00
 File Number: 20166
 Meeting Date: 12/10/16
 Public Hearing Required: Y

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

PHONE 630.871.6230 • FAX 630.665.1064

www.carolstream.org

FORM A

**GENERAL APPLICATION
 PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS**

1. Name of Applicant Peter Nora Phone 847 346-8778

Address 332 S Michigan avenue (9th floor) Chicago, IL 60604 Fax _____

E-Mail Address Peter@195torit.com
 (required)

Name of Attorney _____ Phone _____
 (if represented)

Address _____ Fax _____

Name of Owner US1 Gary avenue, LLC Phone 619 255 7478
 (required if other than applicant)

Address 402 West Broadway, suite 810, San Diego, CA 92101 Fax _____

Name of Architect Sullivan, Gaultier & Wilson Phone _____
 (if applicable)

Address 444 N Michigan avenue, suite 1850 Fax _____

2. *Common Address/Location of Property 120 Tubeway Drive, Carol Stream, IL

3. Requested Action (check all that apply)
- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Gary/North Avenue Corridor Review |
| <input type="checkbox"/> Planned Unit Development – Preliminary | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Unit Development – Final | <input checked="" type="checkbox"/> Variation – Zoning (requires Form B-1) |
| <input checked="" type="checkbox"/> Special Use Permit (requires Form C) | <input type="checkbox"/> Variation – Sign (requires Form B-2) |
| <input type="checkbox"/> Subdivision – Preliminary | <input type="checkbox"/> Variation – Fence (requires Form B-3) |
| <input type="checkbox"/> Subdivision – Final | <input type="checkbox"/> Zoning Change |
| | <input type="checkbox"/> Other |

Describe requested action increase the allowable FAR to build
an interior 2nd & 3rd floor.

4. After referring to the specific process handout(s) relevant to this application, please indicate below the items that are included with the submittal.

- General Application (Form A)
- General Variation Application (Form B-1)
- Sign Code Variation Application (Form B-2)
- Fence Code Variation Application (Form B-3)
- Special Use Application (Form C)
- Application for Development Approval (Form D)
- Gary/North Avenue Corridor Application (Form E)
- Plat of Survey with Legal Description
- Site Plan
- Landscape Plan
- Plat of Annexation
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Preliminary Planned Unit Development Plan
- Final Planned Unit Development Plan
- Drawings of Proposed Signs
- Horizontal Building Elevations
- Floor Plan
- Proof of Ownership or Written Consent From Property Owner
- Project Narrative/Cover Letter
- Application Fee \$ 1440

Please submit eight (8) full size drawings and one legible 11 by 17 inch reduced reproducible copy of full size drawings. Additional sets of plans may be required for certain applications. Please contact Village staff with any questions concerning the submittal requirements. **Full size drawings should be folded not rolled.**

5. Applicant Certification

*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have received a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing.

Peter Nora
Print Name

Peter Nora
Signature

9/29/2016
Date

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630.871.6230 • FAX 630.665.1064

e-mail: comdevelop@carolstream.org • website: www.carolstream.org

GENERAL VARIATIONS

In accordance with the applicable statutes of the State of Illinois, no variation shall be made by the Village Board except after a Public Hearing is held before the Zoning Board of Appeals.

Both the Zoning Board of Appeals and Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Code and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the Zoning Code.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: (Please respond to each of these standards in writing below as it relates to your request.)

1. That the property in question, other than a single-family residential lot, cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

We are requesting to increased allowed FAR. Due to high
construction costs during development and lower market rents,
we need to increase our rentable square feet in order to achieve
debt service with our loans.

2. That the plight of the owner is due to unique circumstances.

3. That the variation, if granted, will not alter the essential character of the locality.

The variation would apply to an existing building in the
Industrial Zoning District. The buildout will be completely enclosed
on the inside of a single-story section of existing warehouse to create a 2nd/3rd
floor matching the rest of the building. The impact will be very minimal and
not alter the essential character of the locality.

4. That the plight of the owner is due to the failure of a previous owner of the property in question to follow then-applicable ordinances or regulations, and where the benefit to health, safety or appearance to be derived from correcting the nonconformity would not justify the cost or difficulty of the correction. The evidence must show that the current owner had no role in the creation of the nonconformity.

N/A

5. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were carried out.

N/A

6. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district.

This variation is only for self storage use and would not be applicable to other properties within the "I" district.

7. That the granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

Increasing the FAR would permit the addition of space within the existing building and will be unnoticeable to other property in the neighborhood.

FORM C

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188

630/871-6230 • FAX 630/665-1064

e-mail: comdevelop@carolstream.org • website: www.carolstream.org

SPECIAL USE APPLICATION

The Zoning Code is based upon the division of the Village into different districts. Within these districts, certain uses are permitted outright and certain uses are special uses which must be approved by the Village Board after a recommendation is made by the Plan Commission. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

No special use shall be recommended by the Plan Commission nor approved by the Village Board, unless the special use:

1. Is deemed necessary for public convenience at the location.

Our current facility is fully occupied and the additional self-storage lockers would provide a service to local residents.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The buildout will take place inside the existing building and follow all regulations and safety codes as required.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Self-storage will not have an effect on other properties. Any construction will be unnoticeable to neighbors and provide additional tax revenue.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding properties have already been developed. This buildout will not have an impact on the development or improvements of other properties in the area.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Yes, utilities, roads, and other community facilities are already in place.

6. Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board.

Yes, the buildout will conform to applicable regulations of the district.

7. Other pertinent information or reason for request.

We are seeking to modify the previously approved FAR variance for self-storage. This site will have adequate parking to exceed the required number of spaces. No changes will be made to the buildings exterior and there will be no impact on surrounding properties; as self storage is a low-intensity use.

8. Other pertinent information or reason for the request.

We would like to clarify that no changes will take place
on the exterior of this building. We are looking to create
additional interior floors in a section of our building that
has a 28' clear. The aesthetics of the building will remain the
same and no changes will be noticeable to passerbys. The
proposed buildout of this interior section will adhere to all village
codes.



September 30, 2016

USI Gary Avenue, LLC

Project Narrative

The Applicant, "USI Gary Avenue, LLC" is proposing to construct an interior buildout to the western portion of existing building located on 120 Tubeway Drive. This buildout will consist of constructing a second and third floor within the portion of the building that is currently one story in height with a 28' clear height.

By constructing this buildout, the new floors will align with the existing second and third stories on the eastern portion of the building. Once completed, 156 self-storage units will be added within the newly constructed area.

In order to expand the existing self-storage facility on 120 Tubeway Drive, we are requesting a variation to the previously approved special use permit that allowed self-storage at this location with a FAR of 1.11 to be increased to a ratio of 1.4.

All work to be completed will be in conformance with local codes and regulations.

LEGAL NOTICE

PUBLIC NOTICE
FILE # 16-2066

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, November 28, 2016 at 7:00 p.m. to consider an application from U-Stor-It for the following actions:

An Amendment to a Special Use Permit in accordance with Section 16-10-2(B)(10) of the Carol Stream Zoning Code to allow for the expansion of a mini-warehouse in the I Industrial District; and

A Variation from Section 16-10-2(B)(10)(a) of the Carol Stream Zoning Code to allow a floor area ratio of 1.4 as opposed to 0.5, in accordance with Section 16-15-6 of the Carol Stream Zoning Code.

For the property located at 120 Tubeway Drive, P.I.N. 05-05-103-005.

A copy of the Special Use Amendment and Variation application is on file with the Community Development Department. All interested parties will be given an opportunity to be heard.

By order of the Combined Plan Commission/Zoning Board of Appeals, Village of Carol Stream, Illinois, Published in The Examiner on November 9, 2016.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities are requested to contact the ADA Coordinator at 630-871-6250.

As published in The Examiner of Carol Stream Nov. 9, 2016 1109

Proposed Self-Storage Addition

We are requesting to increase our FAR from 1.11 to a 1.40 in order to accommodate the construction of 20,650 gross square feet within the existing envelope of the building located on 120 Tubeway Drive.

NEW SITE DATA:

LOT SIZE: 88,661 (2.04 ACRES)	
TOTAL BUILDING:	122,656 SF
BUILDING FAR SF:	118,971 SF
REQUESTED FAR:	1.4
BUILDING FAR (CALC):	1.35

BUILDING AREA - MINI-WAREHOUSE

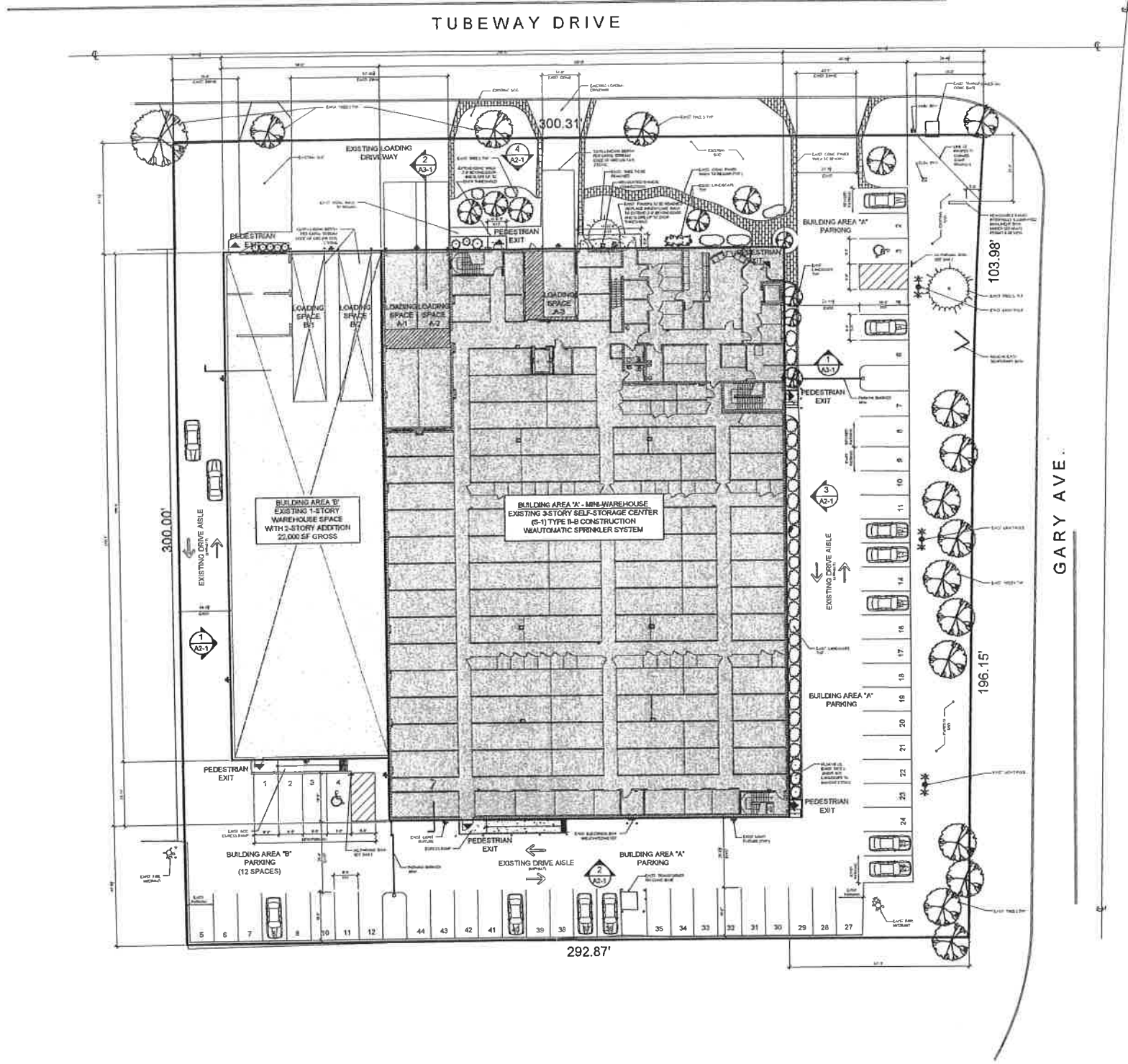
1ST FLOOR (TOTAL):	42,919 SF
OFFICE:	1,127 SF
LOADING A-1 & A-2:	936 SF
LOADING A-3:	670 SF
LOADING B-1:	920 SF
LOADING B-2:	1,159 SF
STORAGE:	38,107 SF
2ND FLOOR (TOTAL):	40,130 SF
EXISTING STORAGE:	30,480 SF
PROPOSED STORAGE ADDITION:	9,650 SF
3RD FLOOR (TOTAL):	39,607 SF
EXISTING STORAGE:	28,607 SF
PROPOSED STORAGE ADDITION:	11,000 SF
BUILDING AREA TOTAL:	122,656 SF

PARKING REQUIRED: MINI-WAREHOUSES
MINIMUM 10 SPACES

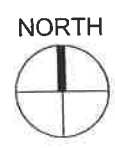
PARKING PROVIDED: 14 SPACES (INCLUDING 1
ACCESSIBLE SPACE)
+ 29 AUXILIARY SPACES

LOADING REQUIRED: 5 - 12 X 55 SPACES
LOADING PROVIDED: 5 - 12 X 55 SPACES

RECEIVED
OCT 03 2016
COMMUNITY DEVELOPMENT
DEPT



PRELIMINARY SITE PLAN-
SECOND & THIRD FLOOR
ADDITION



CHICAGO CAPITAL FUNDS, LLC
DEVELOPER/OWNER
SEPTEMBER 19, 2016

120 TUBEWAY DRIVE
CAROL STREAM, IL 60188

EXHIBIT A

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GOULETTE
& WILSON
ARCHITECTS
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EXHIBIT B

PHASE 2
 SECOND FLOOR
U-STOR-IT
 120 TUBEWAY DRIVE
 CAROL STREAM, IL 60188

CHICAGO CAPITAL FUNDS, LLC
 DEVELOPER / OWNER

SEPTEMBER 16, 2016

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 & WILSON**

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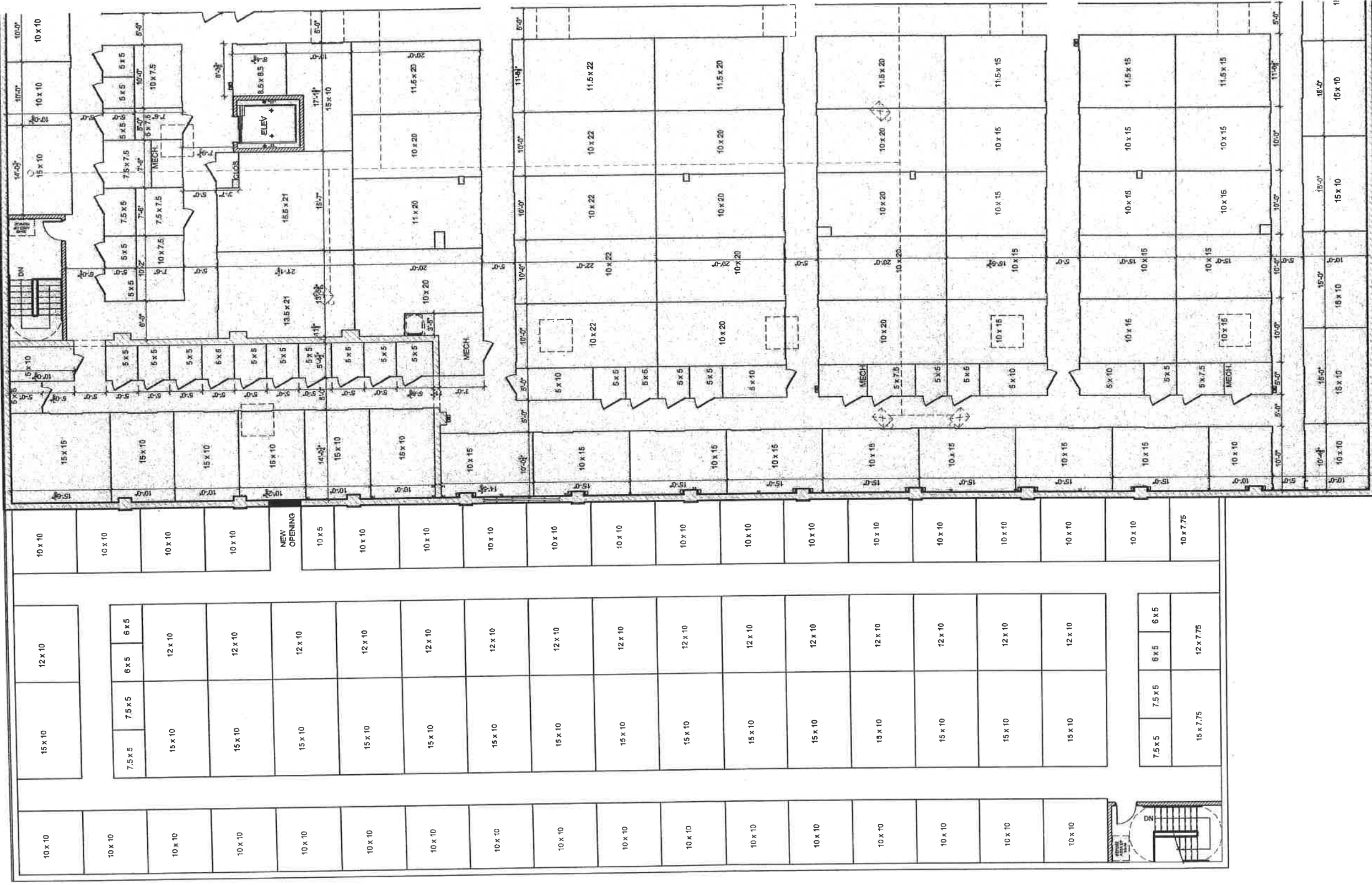


EXHIBIT C

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PHASE 2
THIRD FLOOR
U-STOR-IT
120 TUBEWAY DRIVE
CAROL STREAM, IL 60188

CHICAGO CAPITAL FUNDS, LLC
DEVELOPER / OWNER

SEPTEMBER 16, 2016