

Proposal: Building, Site, & Operation Plan Review

Description: Review a request for a conditional use allowing the applicant to utilize a parcel for the operation of a self-storage facility and review a proposed a building, site, and operation plan for the construction of four self-storage buildings on a ±2.164-acre parcel located at the southwest corner of Storage Drive and Quick Drive.

Applicant(s): John Greenwood

Address(es): Storage Drive

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the construction of four self-storage buildings on the parcel located on the southwest corner of Storage Drive and Quick Drive be approved with conditions for the following reasons:

1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of industrial/business park.

Owner(s): Sam Modder

Tax Key(s): 104-04-22-27-018-060

Lot Size(s): ± 2.164 acres

Current Zoning District(s): M-2, General Manufacturing

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval of a building, site, and operation plan to construct and utilize four buildings to operate a self-storage business on the parcel located on the southwest corner of Storage Drive and Quick Drive.

Building Exterior/Design

Each building will feature metal panel siding with a masonry base on the east and west sides, and metal siding and overhead doors on the north and south sides. The design does not meet zoning requirements that mandate 75% of the visible building perimeter be clad in acceptable exterior materials—metal is not considered a qualifying material under code. A $\frac{3}{4}$ majority vote of the Plan Commission is required to approve the proposed metal exterior.

The north elevation of Building 1 includes fourteen overhead doors facing a public road. Per design standards, loading areas, service entries, and mechanical equipment must be screened or attractively designed to minimize visual impact. Screening options include densely planted trees or shrubs, opaque fencing, and/or garden walls at least 7 feet tall (i.e., plant material must reach 7 feet within 2 years). The proposed landscape plan includes a mix of trees and shrubs for screening. Additionally, a 6-foot-tall chain-link fence with privacy slats is proposed on the site plan, providing further screening of the overhead doors.

The aforementioned 6-foot-tall chain-link fence along Storage Drive is located within the street yard setback. Under the requirements outlined in Title 15, Chapter 5, fences on industrial properties shall not exceed 4 feet in height when located within a street yard setback. The Plan Commission has the discretion to allow additional height if deemed necessary for screening, security, or other relevant purposes.

The main entrance to the facility is on Quick Drive, with plantings proposed along both Quick Drive and Storage Drive. Proposed building colors include beige metal wall panels, brown one-piece metal cover trims between overhead doors, a brown metal roof, and neutral-colored brick wainscot.

Site Design

The buildings meet all M-2 District setback and height requirements. A 20-foot drainage easement and a 10-foot utility easement along the southern portion of the site restrict development and landscaping in that area. The site plan currently proposes fencing, paving, and southern driveway access within both easements. The applicant must revise the site plan to show that the fence, pavement, and access were relocated completely outside of the 20-foot drainage easement. Regarding the improvements proposed within the 10-foot utility easement, the applicant must provide additional documentation demonstrating either vacation of the easement or authorization to encroach upon it.

No parking is included on the site plan. Should the facility employ staff on site, the site plan must be revised to include the number and dimensions of parking stalls in compliance with code.

The proposed site plan does not indicate any exterior dumpster location. Any future outdoor dumpsters will require the submission of a building, site, and operation plan showing where the dumpsters will be located and the design of the dumpster enclosure.

Landscaping

The proposed landscaping plan requires revisions to comply with Village requirements. With 285.50 feet of frontage along Storage Drive, six trees are required, while 330.06 feet along Quick Drive requires seven trees. Necessary revisions include:

- Relocation of a Common Hackberry proposed within the 50-foot vision triangle easement;
- Relocation of a Jeffersred Autumn Blaze Maple obstructing the northern driveway;
- Relocation of an Accolate Elm obstructing the southern driveway;
- Relocation of a mass of Limelight Hydrangeas obstructing the southern driveway;
- Addition of one tree along Quick Drive and one along Storage Drive.

Landscaping also includes various species of shrubs and plantings both on Storage Drive and Quick Drive, in compliance with Village requirements.

Lighting

The applicant has submitted a photometric plan demonstrating that site lighting will comply with the Village's lighting ordinance, ensuring no more than ½ foot-candle of light crosses the lot line. All light fixtures must comply with exterior lighting standards and be installed to prevent glare on neighboring properties. The proposed light fixture is shielded.

Signs

No signage is being proposed as part of this review. Any future signage requests will need to comply with Village Zoning Sign Code and be issued a sign permit prior to installation.

Engineering/Fire Department

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan with the inclusion of a secondary access on Storage Drive; however, they will work with the applicant to ensure compliance with fire codes for this building type.

Suggested Motion

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion recommending approval of the four self-storage buildings for the property located on the southwest corner of Storage Drive and Quick Drive, with the condition that the landscape plan and site plan be revised to comply with Village standards as outlined earlier in this report and be submitted to the Development Director prior to the building, site, and operations plan being reviewed by the Village Board.

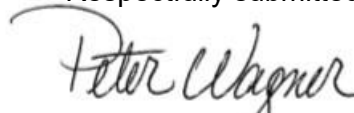
If the Plan Commission is not comfortable with recommending approval without reviewing the revised landscape plan and site plan, the Plan Commission can move to hold the building, site, and operation plan until such time the applicant has provided both revised plans for the Plan Commission's review.

Prepared by:



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Respectfully submitted:



Peter Wagner, AICP
Development Director