



Meeting Date: September 29, 2025

PLAN COMMISSION REPORT

Item No. **5C**

Proposal: Conditional Use

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 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 a conditional use to operate a self-storage facility on the parcel located on the southwest corner of Storage Drive and Quick Drive. The M-2 Zoning District allows for this type of use as a conditional use. If the Plan Commission is comfortable with the conditional use, the

applicant is also requesting approval of a proposed building, site, and operational plan to construct four buildings to operate the self-storage business. Each review requires a motion and is provided in this report.

CONDITIONAL USE REVIEW

Currently, the parcel is a vacant lot created in 2005 along with three other lots. The requested use is a conditional use in the M-2 Zoning District and is consistent with the Village's land use map designation of Industrial/Business Park. The proposed use is also comparable to the use previously approved for the parcel to the north. Staff has no record of any complaints or violations regarding the operation of the existing business and does not anticipate negative impacts to the surrounding area.

If the Plan Commission is comfortable with the proposed conditional use, staff has drafted a suggested motion and conditions of approval for the proposed self-storage facility.

BUILDING, SITE, AND OPERATION PLAN REVIEW

The proposed buildings will consist primarily of metal panels with a masonry base on the east and west sides, and metal panels with overhead doors on the north and south side elevations. No office space is proposed, given the nature of the business.

Per code, metal is not an approved primary material; however, the Plan Commission may approve the use of metal materials with a $\frac{3}{4}$ majority approval. For buildings 1 to 3, the north and south elevations will each have fourteen overhead doors, and the west elevations will have four overhead doors. For building 4, the north and south elevations will each have thirteen overhead doors, and the west elevation will have four overhead doors. Overhead doors facing the right-of-way must be screened or designed with a high degree of visual appeal. This treatment can minimize the negative visual impact these elements may have and can help enhance and define adjacent spaces. Various techniques should be used to completely screen views into these elements. Densely planted trees, shrubs, opaque fencing, and/or garden walls should be used to screen service areas, loading areas, trash receptacles (if any), and ground-floor mechanicals. These elements should be at least seven (7) feet high (i.e., plant material should be at least seven (7) feet within 2 years of planting).

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.

The main entrance to the facility is on Quick Drive, with plantings proposed both along Quick Drive and Storage Drive to provide screening. 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.

No parking has been proposed on site. Should the facility employ staff on site, the number and dimensions of parking stalls must comply with code. The driveways and fenced area around the buildings will be paved, while grass is proposed around the retention basin and outside the fenced area.

The proposed site plan does not indicate any exterior dumpster location. In the future, a tenant wishing to locate dumpsters outside on the site will need to submit a building, site, and operation plan showing where the dumpsters will be located and the design of the dumpster enclosure. Cyclone fencing with privacy slats is not an acceptable enclosure design. It is prohibited to have dumpsters not screened from roadways.

The applicant is not proposing any accessory structures. If the applicant wishes to construct any accessory structure or building on the site, the applicant will need to resubmit a building, site, and operations plan showing where on the site these accessory buildings or structures will be located prior to submitting for permits or constructing such structures.

The proposed landscaping plan requires revisions to comply with landscape design requirements. Under the Village's Design Guidelines, a ratio of one tree per fifty feet of linear roadway frontage is required. The parcel has 285.50 feet of roadway frontage on Storage Drive and 330.06 feet on Quick Drive. The applicant will need to revise the landscape plan to show six trees along Storage Drive, and seven trees along Quick Drive. Trees or shrubs obstructing driveways or within the 50-foot vision triangle easement must be relocated.

Building 1 overhead doors face north toward Storage Drive. Per design code, overhead doors should be screened from the roadway. The landscape plan does provide landscaping along Storage Drive in addition to a chain-link fence with privacy slats.

The proposed 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 proposed lighting plan complies with the regulations outlined in Section 16-10-4 for outdoor lighting.

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.

Prior to any building permits being issued, the applicant must obtain 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.

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.

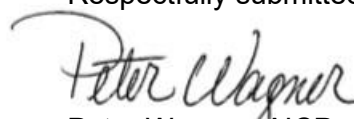
If the Plan Commission is not comfortable with recommending approval without reviewing the revised landscape plan and site plan, the Plan Commission can move to hold the building, site, and operation plan until such time the applicant has provided both revised plans for the Plan Commission's review.

Prepared by:



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Respectfully submitted:



Peter Wagner, AICP
Development Director