

June 28, 1999

Mr. William J. Mueller
Village President, and
Board of Trustees
Village of Lombard

Subject: ZBA 99-13: 2399 South Finley Road

Dear President and Trustees:

Your Zoning Board of Appeals transmits for your consideration its recommendation on the above-referenced petition. The petitioner requests variations to the Lombard Zoning Ordinance to increase the maximum floor area ratio, to allow parking in the required front and corner side yard, and to reduce the amount of required parking spaces to allow for the development of a self-service storage/warehouse facility in the I Limited Industrial District.

Victor Benedetto of Benedetto and Associates, presented the petition. He introduced Jonathon Steele of Public Storage, Inc., located at 770 Pasquinelli Drive, Westmont; Charles Krump, 16010 Bruce, Lockport; and Jim Hengtgen, P.E. of Landmark Engineering Group, Inc., 2295 Valley Creek Drive, Elgin.

Mr. Benedetto stated is he the architect working with Public Storage. He stated Public Storage would like to locate its facilities at the northeast corner of Finley Road and Eisenhower Lane. He stated that the property is currently vacant and is zoned I Light Industrial District. He stated Public Storage is proposing a two-story building with a cellar. The storage areas would be enclosed in the structure and it would be climate-controlled. All access to the storage areas would be through a loading dock on the east side of the building. There are no exterior doors on the perimeter of the building, except this loading area. Mr. Benedetto stated that this is a new type of building for Public Storage and there are three or four (3 or 4) others like it in the Chicagoland area. Pointing to the site plan, Mr. Benedetto stated that the entry to the office would be on the south elevation of the building and the loading area would be on the east elevation of the building. Parking would be in the front and on the east side of the building and access would be from Eisenhower Lane. Mr. Benedetto then reviewed the variations Public Storage is requesting.

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Jonathan Steele of Public Storage then spoke. He stated that the office would be open from about 7:30 am to 7:00 pm. He stated all units are individually alarmed. Mr. Steele also claimed that these units generate a small amount of traffic and that Public Storage has provided traffic and parking information to staff. Mr. Steele reiterated that all traffic would be entering the property from Eisenhower Lane.

Mr. Benedetto then stated that the colors of the building would be that as shown on the building diagrams and the signage would meet Code requirements.

Charles Krump, project landscape architect, stated that the plantings and street trees would provide a buffer from the cemetery and adjoining townhomes. Mr. Krump stated that the landscaping will help soften the building. The detention pond will also be landscaped.

No was present to speak for or against the petition.

Nancy Hill, AICP, Planner II, presented the staff report. Ms. Hill stated that originally staff believed three (3) variations were necessary and staff published for those variations. However, since that time, staff has determined that only two (2) variations are necessary. This property is currently zoned I Light Industrial District. In the I Light Industrial District, self-storage warehouse facilities are permitted. However, with the site plan Public Storage is providing, two variations are necessary. Ms. Hill explained that in the I Light Industrial District parking is not allowed in the required front or corner side yard. Public Storage is proposing parking in the required front yard and a portion of the required corner side yard. Ms Hill stated that staff supports this variation.

Ms. Hill then explained the second variation necessary is to reduce the number of required parking spaces. The Lombard Zoning Ordinance would require forty-three (43) parking spaces for this development, given the size of the building. However, Public Storage is only proposing twenty-five (25) spaces. Ms. Hill stated that staff also has no problem with this variation and believes it is appropriate. The parking requirements for warehouse uses is meant for warehouse/distribution facilities, such as those facilities in the industrial park, located north of North Avenue in Lombard. It is not meant for self-storage warehouse facilities. Unfortunately, the Lombard Zoning Ordinance does not differentiate between these uses. The parking turnover for a self-storage facility is much greater than that of a warehouse/distribution facility. Therefore, not as much parking is necessary. Staff believes the parking Public Storage is providing is adequate. Public Storage is proposing twenty-five (25) parking spaces and

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temporary parking for loading and unloading in the stripped area. Another five (5) cars or trucks would park in this stripped area on a temporary basis. Therefore, Public Storage could accommodate thirty (30) vehicles on-site at one time.

Val Corrado asked if this was a new concept, what would happen if all the customers came in at once. Dr. Corrado also asked how many spaces are available to rent. Mr. Steele responded by stating that there will be 500 spaces to rent. Dr. Corrado then asked what would happen if all those people came in at once. Mr. Steele stated that Public Storage has gate counts from other facilities larger than the proposed facility, with 900 to 1000 units. He stated that at peak times, Saturdays between 1:00 pm and 3:00 pm, the average number of vehicles is twenty-four (24). Additionally, the time each vehicle spent on-site is less than twenty (20) minutes. Mr. Steele explained that the scenario Dr. Corrado described is very unlikely.

Mr. Benedetto then added that if Public Storage strictly followed code, the required number of parking spaces would only be forty-three (43) and that also could not provide enough parking for 500 patrons.

After due consideration of the submitted petition and the testimony presented, the Zoning Board of Appeals submits this petition to the Corporate Authorities with a recommendation for approval. The roll call vote was 4 to 0 to approve ZBA 99-13.

Respectfully,

VILLAGE OF LOMBARD

Eugene Polley
Vice-Chairperson
Zoning Board of Appeals

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