

**Planning & Zoning Commission
Public Hearing for a Special Use
Permit for a Self-Storage Facility
and Outdoor Storage of Motor
Vehicles at 1258 S. Route 12
September 12th, 2018**

I. CALL TO ORDER

Chairman David Gauger called the Planning & Zoning Commission Meeting for the Village of Fox Lake to order at 7:28pm.

II. ROLL CALL

Present

Commissioner David Schultz

Commissioner Stephanie Vermillion

Commissioner Tim Foster

Commissioner Debra Vander Weit

Commissioner Peter Fenneman

Chairman David Gauger

Staff Present

Community Development Director Donavon Day

Absent

Commissioner Niki Warden

III. PUBLIC HEARING

Petitioner, Wool Capitol Partners, LLC is requesting approval of a Special Use Permit for a Self-Storage Facility and Outdoor Storage of Motor Vehicles on the property commonly known as 1258 S. Route 12.

Gary Wool, Principal of Wool Capitol Partners, LLC explained the proposed plan of the Self-Storage Facility and Outdoor Storage of Motor Vehicles.

- Design Build Storage, LLC would purchase the former Dominick's space and adjacent tenant spaces and convert the building into indoor self-storage.
- Design Build Storage is proposing a two and one half million (\$2,500,000.00) dollar buildout which would include:
 - A second story mezzanine.
 - Eight hundred to eight hundred fifty (800-850) storage units with the average size being one hundred five (105) square feet.
 - Climate controlled units.
 - Drive-thru option where tenants can drive into the building to unload.
 - Normal business hours so tenants are not at the site 24/7.
 - One to one and one half employees in the eight hundred (800) square feet office space.
 - They estimate two to five (2-5) customers on average visit the site daily.
- The outdoor storage of motor vehicles is proposed on the three and one-half (3.5) acre parcel known as Lot 3 (referenced on the proposed Final Plat).
 - Design Build Storage would be the operators of the outdoor storage area.
 - The lot would store automobiles, RV's/campers, and trailers.
 - The lot would be paved, include lighting, fencing and a security gate that is accessible only during normal business hours.

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IV. COMMISSION QUESTIONS

Chairman Gauger questioned how a non-payment of a storage unit would be handled.

Jim Lapentina, owner of Berman-Lapentina Enterprises LLC., responded that after 30 days of non-payment, the renter is locked out of unit. After 30 more days of non-payment the unit goes to auction.

Mr. Lapentina also informed the board that when a temporary dumpster is needed to remove vast amounts of storage items, it will only be on site for a limited amount of time. Dumpsters will not be kept at the Self- Storage facility.

Chairman Gauger asked about the plans of the existing parking lot.

Mr. Wool confirmed that the existing parking lot would be patched; seal coated and restriped. Through a new landscaping program, the vegetation of the islands will also be addressed and enhanced.

Chairman Gauger inquired about the type of fencing that would be used for the outdoor storage area.

Mr. Lapentina stated the fencing installed around the three and one half (3.5) acre would be a solid, privacy fence, not chain linked.

Commissioner Fenneman expressed his concern of the future of traffic flow after the property becomes more developed.

Hubert Loftus, Senior Project Manager of Manhard Consulting explained the configuration.

Bruce Huvard, Attorney for Wool Capitol Partners, stated they recognize the importance of the access routes. He also pointed out that with the re-subdivision plat there are easements for ingress and egress and labeled additional three-ways on the plat to lock in the ingress and egress points.

V. COMMISSION COMMENTS

Director Day stated that after working with Mr. Wool it was refreshing to know the person who will own and/or operate the property and be able to contact them when need be. Director Day informed the Commission Board of the extreme lack of communication with the current owner Kite Realty. As a result of that void, the Village has had to turn down several interested big box stores.

Director Day also commended Mr. Wool on his well-known positive relationships he has built within other communities and their mayors.

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VI. PUBLIC COMMENTS

Resident, Dave Hurley stated his concerns of the hours of operation of the outdoor storage area and traffic flow.

Commissioner Fenneman replied that the current zoning for self-storage storage, which would include the outdoor storage, is 7am-7pm.

Elliot Berman, owner of Berman-Lapentina Enterprises, LLC confirmed that access to the outdoor storage area would only be from 7am-7pm. Mr. Berman also stated that two to five (2-5) customers on average visit the self-storage facility site daily.

VII. MOTION

Commissioner Foster made a motion to approve the special use permit for a self-storage facility and outdoor storage of motor vehicles on property commonly known as 1258 S. Route 12. In accordance with all requirements of zoning 9-1-5-13, Sections A, B, B1 & 2, and B2 A-F.

With the following recommendations:

1. Storage containers, PODS, or intermodal containers are not permitted on the exterior of the property.
2. Discarded furniture or other materials left on the exterior of the property must be removed within twenty-four (24) hours.
3. Landscaped islands and other areas on the subject properties must be maintained.
4. The outdoor storage area cannot be fenced with chain-link style fencing and must be privacy fencing or solid fencing.
5. Landscaping features are required on the security gate side of the outdoor storage area. A landscaping plan, including the landscaped islands, is to be provided to the Community Development Director for approval.

Commissioner Vander Weit seconded the motion.

Ayes: Commissioner Schultz, Commissioner Vermillion, Commissioner Foster, Commissioner Vander Weit, Commissioner Fenneman, Chairman Gauger.

Nays: None

Abstain: Commissioner Warden

VIII. ADJOURNMENT

Chairman David Gauger closed the hearing at 7:50pm.

Respectfully submitted by,


Brigitte Weber
Administrative Assistant