

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, NOVEMBER 4, 2015, AT THE VILLAGE POLICE STATION BUILDING, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli, Secretary Joanne Prible and Administrative Intern Tiffany Kolodziej. ABSENT: Commissioners Lacayo and Soukup.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting August 26, 2015 (APPROVE)
- C. Minutes – Village Board Meeting September 14, September 28 and July 13, 2015

MOTION: Made by Commissioner Remkus seconded by Vice-Chairman Wagner, to approve the Omnibus Vote Agenda.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-05: (Richard Styczynski for Elite Tutoring Place – 876 75<sup>th</sup> Street) Petition for a special use permit to allow a commercial school.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Remkus, seconded by Commissioner Wagner that based on the submitted petition and testimony presented, the special use for a 1,110 square foot commercial school in space 876 in the Willowbrook Plaza Shopping Center for Elite Tutoring Place of Willowbrook meets the standards for a special use as outlined in the staff report prepared for the November 4, 2015 Plan Commission meeting and

deliberated by the Plan Commission; therefore I move that the Plan Commission recommend approval of PC 15-05 subject to the following conditions:

1. The special use granted herein only applies to the 1,110 square foot space in Space 876.
2. A "Fire Lane/No Waiting or Parking" sign shall be posted along the curb immediately in front of the Elite Tutoring school in a location recommended by the Village of Willowbrook prior to the issuance of a certificate of occupancy.
3. The special use shall be null and void if construction of the proposed use is not commenced and a certificate of occupancy is not granted within eighteen (18) months of the date of any approval of the special use by the Village Board.

ROLL CALL: AYES: Commissioners Remkus, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp; NAYS: None. ABSENT: Commissioner Lacayo and Remkus.

MOTION DECLARED CARRIED

Chairman Kopp stated that the next item on the agenda is Public Hearing 15-06 and stated that Vice-Chairman Wagner will preside over the Public Hearing. Chairman Kopp recused himself.

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-06: (ROC Willowbrook, LLC) Petition for a special use permit for approval of a Preliminary and Final Planned Unit Development.
  - A. PUBLIC HEARING
  - B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Ruffolo to approve the project based on testimony at the public hearing and the discussion following. That the building would essentially be represented by the reduced plans and specifications that have been presented to us for both final plat and renderings and approve staff to detail any of the necessary obligations that the petitioner has presented this evening that may not be in a written form.

ROLL CALL: AYES: Commissioners Kaucky, Ruffolo, Vice-Chairman Wagner; NAYS: Commissioner Remkus. ABSENT: Commissioners Lacayo and Soukup; RECUSED: Chairman Kopp.

MOTION DECLARED CARRIED

Chairman Kopp continued the Plan Commission Meeting.

6. VISITOR'S BUSINESS

None.

7. COMMUNICATION

Planner Jo Ellen Charlton shared an update of pending projects with the Commissioners.

8. ADJOURNMENT

MOTION: Made by Commissioner Ruffolo, seconded by Vice-Chairman Wagner, to adjourn the regular meeting of the Plan Commission at the hour of 9:05 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

12-2, 2015

Minutes transcribed by Joanne Prible.

  
Chairman

# Transcript of the Testimony of

**Date:** November 4, 2015

**Case:** PUBLIC HEARING 15-05



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VILLAGE OF WILLOWBROOK  
PUBLIC HEARING  
ZONING HEARING CASE NUMBER 15-05

ORIGINAL

REPORT OF PROCEEDINGS had at the Public Hearing of the above-entitled case before The Planning Commission at the Village Hall of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois on the 4th day of November, 2015, at the hour of 7:00 p.m.

PRESENT:

Daniel J. Kopp,

John Wagner,

Leonard Kaucky,

William Remkus,

Gregory Ruffolo,

Roy Giuntoli, Building Inspector,

Jo Ellen Charlton, Village Planner,

Joanne Prible, Recording Secretary

Tiffany Kolodziej, Administrative Intern.

1 CHAIRMAN KOPP: Next item on the agenda is  
2 Public Hearing Zoning Case 15-05. The purpose of this  
3 public hearing shall be to consider a petition for a  
4 special use permit and other relief as may be required  
5 to allow a 1,110 square foot commercial school (Elite  
6 Tutoring Place) to operate in Unit 876 in the Willow  
7 Commons Shopping Center located at 876 75th Street,  
8 Willowbrook, Illinois, 60527.

9 Notice of this public hearing was  
10 published in the October 16, 2015 Edition of the  
11 Suburban Life Newspaper.

12 Is there a representative of the  
13 applicant present?

14 MR. STYCZYNSKI: Yes.

15 CHAIRMAN KOPP: If you would like to make your  
16 case and if you'll be sworn in.

17 RICHARD STYCZYNSKI,  
18 having been first duly sworn, by the Notary, testified  
19 as follows:

20 MR. STYCZYNSKI: My name is Rich Styczynski and  
21 I'm pursuing an Elite Tutoring Place franchise. We --  
22 Currently there's a location in Naperville. I would be  
23 the first franchise and I'm looking to open up here in  
24 Willowbrook.

1 I have lived in the area since 1980.  
2 I attended Gower Middle School, attended Hinsdale South  
3 and after college lived in Willowbrook for six years  
4 and currently reside in Burr Ridge. I'm married with  
5 two kids that attend Gower West.

6 And looking at this project it's -- I  
7 have a friend who currently runs the one in Naperville.  
8 He's done a great job, has great relationships with his  
9 students and their parents and business itself just  
10 seems to be a great idea and something that's well  
11 needed as we have with my kids in school and getting to  
12 see more parents and being at the school everybody is  
13 -- The standardized testing is getting so difficult,  
14 the classes themselves are difficult, the schools in  
15 the area are very competitive and everybody is looking  
16 to keep up and/or get ahead and with this franchise  
17 it's something we think can really help out with that  
18 and I think that's about all I have for that.

19 CHAIRMAN KOPP: Do any of the commissioners have  
20 any questions for the applicant? All right. Jo Ellen,  
21 would you like to make your presentation?

22 MS. CHARLTON: Sure. This is in the Willowbrook  
23 Plaza Shopping Center. Some of you may know it as the  
24 Wingren Plaza. I think that's how it was originally

1 approved, northeast corner of 75th and Route 83. The  
2 plaza has been plagued with some vacancies for quite a  
3 number of years so although Willowbrook typically likes  
4 to reserve these types of centers for retail uses,  
5 there is a 40 percent vacancy in that center right now  
6 that's been there for some time so this is a relatively  
7 small use. It's a use that brings people to the center  
8 so it might actually generate some additional retail  
9 sales.

10 Typically what we do for special uses  
11 is look at things like parking and circulation to make  
12 sure there is going to be no conflicts. Given the fact  
13 that they are catering to children parking is obviously  
14 not a problem now given the vacancies in the center and  
15 staff believes that based on the calculation that was  
16 done and presented in the staff report that it won't be  
17 a problem in the future because it has a similar  
18 parking as a retail use based on their number of  
19 employees and the students that they're serving at this  
20 particular location.

21 The only time we might get into  
22 something for this center for parking in this front  
23 part of this building because it's separated there is  
24 the front part and the back part that faces Quincy is

1 if we have a higher intensity use like a restaurant.  
2 That was accommodated in the past and we were able to  
3 make it work. Again, that would be something that's a  
4 special use so we would bring that there and evaluate  
5 that at that particular time. So for now we are pretty  
6 comfortable with the parking issue.

7 The other common condition that we add  
8 to a use like this is conditions that regulate no  
9 parking or staging or standing in the fire lane in  
10 front of the store. Parents sometimes like to drop  
11 their kids off which usually isn't a problem. The  
12 problem usually happens when they come back if they  
13 don't want to get out of the car sometimes they park  
14 along the curb.

15 Rich has indicated that he will keep  
16 his customers informed about this requirement and we  
17 did put a condition on there that if necessary we'll  
18 have a sign added to that location next to the fire  
19 curb or to the fire lane by the curb that would  
20 restrict people from parking or waiting in that area.

21 So we're comfortable recommending  
22 approval of the recommendation provided in your staff  
23 report, however, I did want to note that motion that  
24 you guys use in your -- when you make the motion does

1 have an error in it. Number one special use granted  
2 herein only applies to the here it says 1125. It's  
3 actually 1110 as stated -- as Mr. Kopp stated earlier  
4 in his introduction of the case and it is in space 876  
5 not 870. So other than those two minor modifications,  
6 staff recommends approval of the motion as presented.

7 CHAIRMAN KOPP: I remember another user was it a  
8 karate school there there was an issue about pick up.

9 MS. CHARLTON: Umm-umm.

10 CHAIRMAN KOPP: Is that not an issue or  
11 complaining about?

12 MS. CHARLTON: That use is gone already.

13 CHAIRMAN KOPP: Okay. No one ever complained  
14 about it?

15 MR. GIUNTOLI: It wasn't there very long and  
16 it's long gone.

17 MS. CHARLTON: Hasn't been there for a long  
18 time.

19 CHAIRMAN KOPP: That was the problem. Any  
20 commissioners have any questions? Any members of the  
21 public have any questions for the applicant or for the  
22 plan commission?

23 If not what we'll do is we close the  
24 public hearing and then we have our discussion and

1 vote. So I'm closing the public hearing on Zoning  
2 Hearing Case 15-05.

3 (Hearing adjourned at 7:14 p.m.)  
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF K A N E )

I, KIMBERLEE A. ELLIOTT, being first duly sworn on oath says that she is a court reporter doing business in the County of Kane and State of Illinois; that she reported in shorthand the testimony given at said hearing aforesaid; that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains all the testimony so given at said hearing.

*Kimberlee A. Elliott*



Notary Public, Kane County, IL  
CSR # 084-003093

# Transcript of the Testimony of

**Date:** November 4, 2015

**Case:** PUBLIC HEARING 15-06



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VILLAGE OF WILLOWBROOK  
PUBLIC HEARING  
ZONING HEARING CASE NUMBER 15-06

ORIGINAL

REPORT OF PROCEEDINGS had at the Public Hearing of the above-entitled case before The Planning Commission at the Village Hall of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois on the 4th day of November, 2015, at the hour of 7:16 p.m.

PRESENT:

Daniel J. Kopp,

John Wagner,

Leonard Kaucky,

William Remkus,

Gregory Ruffolo,

Roy Giuntoli, Building Inspector,

Jo Ellen Charlton, Village Planner,

Joanne Prible, Recording Secretary

Tiffany Kolodziej, Administrative Intern.

1           CHAIRMAN KOPP: Next item on the agenda is  
2 Zoning Hearing Case 15-06. I represent the applicant  
3 in legal matters including this property so I'm going  
4 to recuse myself from this matter and leave the desk.

5           VICE CHAIRMAN WAGNER: Thank you, Chairman Kopp.  
6 We will call to order the hearing PC 15-06 for the ROC  
7 Storage at the northwestern corner of Quincy and  
8 Executive Drive.

9                           The hearing was noticed in the  
10 Suburban Life and is for the property at 7677 -- I may  
11 have that wrong. Wrong sheet. The location is a  
12 vacant property at the northeast corner of Quincy and  
13 Executive Drive.

14                           Is there a petitioner available this  
15 evening?

16           MR. SIUREK: Yes, sir.

17           VICE CHAIRMAN WAGNER: Be sworn for the court  
18 reporter.

19                           MIKE SIUREK,  
20 having been first duly sworn, by the Notary, was  
21 examined and testified as follows:

22           MR. SIUREK: I know the other gentleman that was  
23 before me as a matter of fact and I speak kindly of his  
24 family and him so that's unusual that I saw his name on

1 the agenda for tonight, Mr. Styczynski, great family.  
2 So am I on?

3 VICE CHAIRMAN WAGNER: Yes, please.

4 MR. SIUREK: Okay. I will go then. First of  
5 all of I'd like to thank you all for taking time  
6 tonight to hear our presentation and to consider what  
7 it is that we are proposing for the vacant parcel at  
8 what I call 7501 Quincy which is the building that we  
9 purchased. This is the vacant piece that accompanied  
10 that during our purchase. We're looking to develop  
11 that piece.

12 Tonight I'd like to talk to you first  
13 to give you kind of an overview of the project, kind of  
14 walk through the project because it is a significant  
15 project here in the industrial park and then I thought  
16 I would then show you our plans and our renderings and  
17 then as I went through the staff report, I'd like to  
18 isolate and talk about the items that Jo Ellen has kind  
19 of centered some further discussion around to see if we  
20 can get down to those answers that you would be looking  
21 for in those items too so I kind of broke that down and  
22 I thought we would talk about that after I kind of go  
23 through my Power Point presentation.

24 So I'd like to start to give you a

1 little bit of history about this parcel if you're  
2 familiar with it it's the building that's really at the  
3 corner of the 75th extension and Quincy, 7501. It's a  
4 95,000 square foot building that we purchased in 2011  
5 and as Roy can attest to that building was in  
6 disrepair. We had bought it out of a distress sale  
7 from Royal Bank of Scotland along with a portfolio of  
8 other properties.

9 The building suffered from some very  
10 serious structural issues because of the substandard  
11 soils that it was built on and we invested millions of  
12 dollars to correct that problem.

13 The building was about 75 percent  
14 empty when we purchased it so we literally tore up  
15 about 40,000 square foot of the flooring, excavated  
16 within the building, installed engineered foam blocks  
17 and repoured that floor and also had to repair the roof  
18 mechanical unit and even the storm water system around  
19 the building was in disrepair and had shifted so that  
20 was all completely redone and we are completely  
21 100 percent occupied now. So that building had been  
22 literally rebuilt from the floor up so we are very  
23 proud of that project.

24 So this is really the next phase of

1 what we're trying to do. The vacant piece contains  
2 4.05 acres and there is something else that I'd like to  
3 bring up, there was this infamous Hazel Ward issue.  
4 Hazel Ward and her husband apparently were the  
5 developers of this parcel and had a lot to do with the  
6 development of that area at the time. There was some  
7 detention issues that needed to be addressed if this  
8 land were ever to be developed at some point in the  
9 future.

10 After purchasing this building in 2011  
11 and all of the work that we did, we had undertaken the  
12 project to expand and to alter the detention that was  
13 there to accommodate the promise that Hazel had made to  
14 the village back in 1994, '95, '96 timeline and also to  
15 set up the stage for us to develop this piece. So  
16 there is a bit of history here that I thought it would  
17 be worth telling you and sharing that with you.

18 To give you an idea, go to the next  
19 page. This is the site. You see the building to the  
20 north here. This is the building I just spoke about us  
21 having to redevelop that in its entirety. It's a quite  
22 large building. It's an industrial building, flex  
23 industrial. Most of my tenants in there have an office  
24 component and a warehouse piece.

1                   What you see highlighted in red is the  
2 subject they're talking about today. That's the vacant  
3 property in which I'm looking to develop. The pond to  
4 the left services not only my building or our building  
5 and our property but the adjacent building to the east.  
6 So about two thirds of that detention is actually on  
7 our land that we own.

8                   So to give you an idea of what I want  
9 to put there, I will flip through my (inaudible)  
10 presentation in a minute but I want to kind of give you  
11 an overview of what I would like to put there. What  
12 we're proposing is two buildings. One of the buildings  
13 is about 55,000 feet. That will be the building  
14 fronting Quincy and that building will be purposed for  
15 general storage. You see storage facilities around.  
16 The first generation storage are the kind where you  
17 drive up and you roll up the door. That's not what we  
18 are talking about. This is climate controlled.  
19 Loading will literally be through the building. You  
20 will enter the building with your belongings, you will  
21 park, you will unload and you will put your belongings  
22 in your storage locker. It's humidity controlled,  
23 climate controlled and everything is indoor. Nothing  
24 is outdoor. Nothing will be rolled up from the

1 outside. That's what I call traditional storage.

2 The second building which will front  
3 Executive Drive is about 44,000 square feet and that is  
4 a storage component that will house luxury automobiles.  
5 This is a concept that we had experimented with in  
6 Lisle and had some tremendous success. The  
7 demographics of this market down here warrants that  
8 product. So that product and that building will be  
9 dedicated specifically to high end automobiles,  
10 Lotuses, Ferraris. There is a lot of them here and  
11 people need places to put them. So we designed that  
12 building to accommodate roughly 108 parking slots for  
13 high end automobiles.

14 We can talk about how that will all  
15 functions and how that will all come together. There  
16 will be a central leasing office on the complex that  
17 will be in the southeast or I'm sorry southwest corner  
18 of the building that will face Quincy. I will show you  
19 that here in a second.

20 We are not the operators of this  
21 business. We are the developers of the business so  
22 when it says ROC Storage, that's really not the name  
23 that's going to be on there. We will hire a  
24 third-party national operator. It will be somebody

1 like Extra Space. It might be Metro. It could be  
2 Sovran which is Uncle Bob's. They're the second  
3 largest public storage. We will bring a national  
4 operator in to brand it and to run the business  
5 component of the facility. The branding of the storage  
6 of the cars will have a different identity. But all  
7 the leasing and then for all of that space will be  
8 handled through a third-party operator who will be  
9 hired and be on site with their employees. I just  
10 wanted you to know that that's not really what we do.  
11 We're the developers.

12                   So the security, we have security  
13 cameras throughout the complex. All of these  
14 facilities are heavily monitored and everything is  
15 accessible through key code. So you just simply can't  
16 walk through the facility at will. Everything will  
17 have the highest security. Car security will be 24/7  
18 access. These people will be able to come in, get  
19 their vehicles any time of the day. Many times these  
20 people will come and grab their cars at 5 in the  
21 morning and take it for a ride and park their every day  
22 vehicle in their spot and take their Lotus out for a  
23 two-hour ride before work or will take it for the  
24 weekend.

1                   They have 24/7 access. They have web  
2                   cams they can look at their cars at night if they want  
3                   and that's kind of -- it's an odd thing but that's  
4                   really what they do.

5                   The general public on the other side  
6                   will have access to the facility until about 10 p.m.  
7                   Their code will allow them access to get their stored  
8                   goods out until 10 p.m. The office hours are going to  
9                   be roughly from 9 a.m. to 6 p.m. Monday through  
10                  Saturday and shorter hours on Sunday. That's when the  
11                  office itself will be manned probably two to three  
12                  employees at any given time in the facility.

13                  It's a very low impact use. The  
14                  traffic is minimal. It's probably 10 to 12 trips a day  
15                  once we get fully occupied. There is no heavy trucks.  
16                  There is no semis. There is no backing in. There is  
17                  no street loading, that kind of thing. So it's a very  
18                  low impact use for this site in an industrial park  
19                  which is really overwhelmed with a lot of truck traffic  
20                  right now.

21                  So the garbage is one question that  
22                  we'll get back to a couple things how do we handle  
23                  this. The garbage generated from this facility is  
24                  really minimal. It's from the office that is the

1 office of the building, and this is a subject matter  
2 that will take some dialogue here because it's  
3 something we need to understand.

4 We don't provide a dumpster and  
5 dumpster enclosure because they get filled up with  
6 other people's garbage particularly that gets stored in  
7 my building. I don't mind them paying me rent to store  
8 their garbage but I don't want them to put it in my  
9 garbage can. So we specifically don't put garbage  
10 dumpsters out there. We actually wheel out two yards  
11 that will take care of our garbage from the office that  
12 we generate. So we'll get to that.

13 Okay. So let me go through my slide  
14 presentation and kind of share with you some of the  
15 things that I just kind of outlined for you. This is  
16 the subdivision. We have two lots. The lot one being  
17 to the north -- I'm sorry -- lot two being to the north  
18 is the existing building that we talked about that is  
19 there. The property line on the second lot of lot one  
20 has been shifted upward to accommodate the plan  
21 development that we are speaking about tonight. The  
22 lot line intercepts out into the pond area this here  
23 belonging all to lot two which is the existing building  
24 and that to the south is all now lot one. Here's the

1 placement of the site plan of the two buildings and how  
2 they will be positioned on that lot. We had taken the  
3 time and with Jo Ellen and Tri-State Fire District we  
4 actually looked through the circulation of this and had  
5 gotten their input and approval which we've  
6 incorporated into with your circulation, turning  
7 radiuses and fire lanes were also incorporated.

8 Here's the floor plan, a simple floor  
9 plan for the building which is the traditional storage  
10 component and you can see the lane the way it bisects  
11 the building. That's the flow through the building. I  
12 will show you this on another plan. I will show you  
13 how the people will circulate in and off of Quincy,  
14 will enter the building on the east side between the  
15 detention pond and the back of the building.

16 They'll have key code access. They  
17 will enter the building and then they'll unload their  
18 goods and they will exit the building going driving out  
19 on to Quincy. The doors will open via pressure switch.  
20 So I think there was a question too and we'll get to  
21 that, Jo Ellen, again as to making sure that the  
22 directional flow is in that direction so that there  
23 isn't anybody trying to enter that building from Quincy  
24 that could cause some type of a back up. By design

1 that's not going to happen because there is no key pad  
2 on the front part of the building. In order to access,  
3 you have to go to the other side to use your key code  
4 otherwise you won't get in. So that is kind of by  
5 design that flow will be regulated in that manner.

6 There is roughly -- I'm sorry go back  
7 for a second. The layout of these units, this is just  
8 a generic layout. The layout is a mixture of 5 by 10s,  
9 10 by 10s, 10 by 20s. There's going to be roughly 4 to  
10 500 total units which is really not that many. It's  
11 about 40,000 rentable square feet is what you'll end up  
12 with a building of 55,000 gross square feet. There is  
13 an elevation of the building what I call Building A.  
14 That's the building that's facing Quincy.

15 The buildings are precast concrete and  
16 you will see it in my rendering shortly and we have in  
17 this elevation from the office which is all the way to  
18 the south here we have a canopy that's part of that and  
19 then we have laid in seven units which is storefront  
20 glass to break up that elevation to make it look more  
21 esthetically pleasing than an expansive space of  
22 precast and we'll show you what it looks like on the  
23 rendering and we can talk about why we did what we did.

24 Here's the view from Quincy. This is

1 what the buildings will look like. The building we're  
2 talking about right at the time here is what I call  
3 Building A. This is the traditional storage. This is  
4 the color tones we're talking about. This is the  
5 office component here for all of the leasing. It's not  
6 a very big office. It's probably 1200 feet and then  
7 you see these windows that run the length of Quincy  
8 Avenue.

9 In the center where the car is exiting  
10 is the drive-thru door. That is the doorway where all  
11 of our customers will exit from out on to Quincy. A  
12 little bit further to the north is where they'll enter  
13 in circulate to the back side of the building and  
14 unload and come through.

15 When they first come to rent a space  
16 they will come to the office. There is big parking  
17 field between the two buildings which they will park,  
18 go into the office, rent their space, come back and  
19 they'll get instructions on how to get -- circulate  
20 through the building.

21 This is our floor plan for Building B.  
22 That building which is the smaller building which will  
23 front Executive. It is the same type of a flow.  
24 You're driving through the building and you're exiting

1 out on to Executive Drive but these are individual  
2 slots. They're roughly 12 by 20. It's bigger than a  
3 typical parking space so people with these beautiful  
4 cars can open their doors and they won't hit one  
5 another. Inside of here you have a vacuum station  
6 where people can get out and vacuum their car. There  
7 is also a wash bay. It's simply for them to hose down  
8 their car and we'll provide a chamois and towel service  
9 as part of our amenities that we'll do when you rent.

10 People that have these kind of cars  
11 like to play with their cars. They like to keep their  
12 cars clean. They like to polish their cars so we're  
13 giving them an opportunity to just do that in here.  
14 There will be no servicing of cars. They won't be  
15 changing oils. There won't be any type of repair work  
16 being done in here. There will be no lifts, no tools  
17 to speak of.

18 We have a concept here that we may in  
19 fact enable them to cage their car, you know, more with  
20 an industrial cage. We may have those where the gates  
21 glide up and you put your car in a cage but essentially  
22 it's a parking spot that is controlled and regulated.

23 And most of these people run in the  
24 same circles and at first when we started this we were

1 apprehension thinking people wouldn't want to park  
2 their \$200,000 vehicle next to another one worrying  
3 about people looking in on them or bumping them. It  
4 really isn't the case. We find it's like six, eight,  
5 ten guys they come together and women and they'll --  
6 they rent their spaces and they find this is a place to  
7 congregate and set up for whatever they are going to  
8 take their cars out for a ride on a Saturday or  
9 whatever.

10                   So it's kind of an interesting dynamic  
11 and there's quite a few spots. It's 108. That's  
12 dictated by the demographics of your community.  
13 Willowbrook, Hinsdale, Burr Ridge is a very affluent  
14 community with a lot of high end cars. A lot of these  
15 buildings around here already store cars and the  
16 building that we purchased that was Bill Jacobs had  
17 stored his private collection there which is more than  
18 40 or 50 cars, tremendous collection, and we have  
19 another gentleman that stores in our building his  
20 personal collection he has 10 cars.

21                   These buildings around here we have  
22 done some research there's lot of cars being stored in  
23 these buildings around here now. So we'll provide them  
24 a spot specifically for that and we'll market to that

1 and we'll cater to that.

2 And here again is an elevation of that  
3 building. We have the windows up higher here. We  
4 didn't put the glazing all the way down to the floor  
5 level. The reason we didn't do that is in this market,  
6 in this kind of industrial park it's security and it's  
7 more for we don't necessarily want to draw all the  
8 attention to have windows where you're seeing these  
9 high end automobiles through.

10 If this was on a major thoroughfare we  
11 might do that. We are doing one in Wheaton and we are  
12 actually putting those store fronts in and lighting it  
13 at night so it can show off those high end cars. We're  
14 on a major thoroughfare with a lot of traffic. It  
15 makes sense to do that.

16 In this industrial park it's felt that  
17 we didn't want to do that and I think it would be a  
18 detriment to our customers to have that in this park so  
19 put our windows up high and want to let natural light  
20 in and that's why we changed that bit of design on this  
21 building here.

22 Here's the view from Executive Drive.  
23 That is not my Ferrari but I would like to have it.  
24 Essentially it mimics the other building in color and

1 form. The window line is slightly different. It's a  
2 rather attractive building when you compare it and  
3 compliments the other. Again the flow of traffic will  
4 come through the office area and on the south side of  
5 the building you will exit out on to Executive Drive.

6 Here's our signage plan. This is the  
7 site signage plan. We have a monument sign, a single  
8 monument sign out in front by the office located here,  
9 a single monument sign and that's a directional sign  
10 that's required per the ordinance to circulate around  
11 the property so that has been already put forth. Then  
12 we have some building signage. We actually put our  
13 identity on the building itself so it will be -- it  
14 says Quincy Self Storage. Again, this might be Extra  
15 Space. This could be Public Storage. This could be  
16 Cube Smart. This could be Metro. It could be Uncle  
17 Bob. That will go on the Building A.

18 And Building B is, this is our logo.  
19 We're still perfecting that logo. This is really an  
20 identity just to give you an idea of the size and  
21 positioning of what we are going to do in Building B.  
22 It really is a place holder that's kind of telling you  
23 the location but the words don't get caught up in that  
24 because they're going to be different just to give you

1 an idea of the size of what we are talking about.

2 And I wanted to bring this up because  
3 I know this is something that I talked to Jo Ellen  
4 about and this is something that we'll get to and that  
5 is in our signage we are allowed 100 square foot per  
6 wall elevation. So I just wanted to make sure that you  
7 see what our actual square footage here is and in both  
8 cases we conform to the code compliance or we're  
9 compliant with the code. We are not asking for  
10 deviation from that. We meet that.

11 Okay. Here is our landscape plan.  
12 The property is extensively landscaped. We had Upland  
13 Design do our design, work with staff and staff has  
14 made suggestions and recommendations and we've  
15 incorporated virtually all of those and I think there  
16 is a couple things that Jo Ellen would like us to  
17 address regarding the landscape around the sign, the  
18 monument sign, that's out in front which we will  
19 certainly be able to accommodate and talk about exactly  
20 what she wants or what you want we'd be happy to do it.

21 I put this picture up and I will get  
22 to the picture in a minute, this is just an example.  
23 This happens to be from the University of Georgia.  
24 This is a building that was presented. Actually

1 Williams Architecture did the design. I know they did  
2 your building across the street.

3 Williams also did our architectural  
4 features and design in the two buildings which I just  
5 showed you. It has to do with this kind of detail  
6 component. This is really nothing but a metallic  
7 accent piece on a precast concrete building. On the  
8 Building B which is our high end luxury car building we  
9 put that little architectural feature on the corner  
10 really just to break it up, give it some dimension,  
11 just make it an interesting feature.

12 There was some question about that  
13 material and its detail. I'm happy to talk to you guys  
14 about that and Jo Ellen so that perhaps we can address  
15 that today and make sure that everybody understands  
16 what it is and is satisfied with what it is that we  
17 chose.

18 So let's go back to a rendering. So  
19 if I may and I will let Jo Ellen speak I kind of took  
20 from her staff report the items that were considered to  
21 be somewhat unresolved or that required additional  
22 detail and discussion and I would like to kind of  
23 itemize those and then have a discussion or have you  
24 ask me questions so I can explain and hopefully we can

1 get through these and bring this to a vote.

2 So I have kind of isolated those  
3 things as to access and circulation issues, parking lot  
4 issues, design issues and signage issues. I guess the  
5 access and parking were your operational issues. Maybe  
6 there is some more. So why don't I stop there and I  
7 will let Jo Ellen come up or do you want me to continue  
8 and kind of address these? How would you like to  
9 continue with this?

10 VICE CHAIRMAN WAGNER: Well, why don't you  
11 continue your presentation.

12 MR. SIUREK: Sure.

13 VICE CHAIRMAN WAGNER: Then we can have Jo Ellen  
14 discuss her suggestions and then we can compare the two  
15 and go on from there.

16 MR. SIUREK: Sure, happy to do that. Okay. I  
17 guess this be would an operational question or  
18 something that we wanted to make sure there was not an  
19 opportunity for cars to back up on to either Executive  
20 Drive or Quincy because we have so much traffic and  
21 truck traffic that has to dock and back up.

22 I know that's a concern of staff and I  
23 just want to make sure that we understand that the  
24 directional flow is going to be through the back side

1 and as I mentioned earlier it is by design. The key  
2 code access is only on the back side. There won't be a  
3 pad on the front so that there will be no way for cars  
4 to traverse the building in the opposite direction.  
5 Somebody could always pull into that area but they  
6 can't get any further. They will be instructed by such  
7 in the leasing office when they rent so that issue to  
8 me seems to be well addressed and if there is any  
9 questions, I would be happy to answer that.

10 Next is something as we discussed  
11 garbage and/or refuse. There was some comment and  
12 questions about whether we should have a dumpster  
13 enclosure area designated in our plan. Certainly  
14 willing to do that and accommodate that.

15 I think it's important that we  
16 understand why it is I didn't put it in there and for  
17 the reasons that I already kind of mentioned it's  
18 simply because it will get filled up with household  
19 garbage when people empty our their units and I don't  
20 want to have that problem so you don't provide them an  
21 opportunity and they end up taking it with them. If  
22 somebody abandons stuff, we get rid of it. We don't  
23 put dumpsters out there so that's the reason why and if  
24 it's something you want me to, I'm happy to accommodate

1 it.

2           Next is the parking. This is a very  
3 important subject. It's a very -- It's a subject that  
4 has a lot of input so let me back up and tell you the  
5 existing building which is roughly 95, 96,000 square  
6 feet has parking -- originally was designed and had  
7 parking for 237 parking places which exceeds the  
8 manufacturer and the M-1 or the warehouse industrial  
9 allotment. It actually was designed to have 2.46  
10 parking per thousand square feet.

11           At some point after the building was  
12 developed there was an ancillary lot added and I  
13 believe that to be because it was the tenant at the  
14 time was RR Donnelley and RR Donnelley occupied half of  
15 the building that which was all the way to the west and  
16 I think it was because they were heavily office it was  
17 all cubes and they didn't want their people walking  
18 from one end of the building, pretty long parking lot,  
19 they I think put that lot in which added 29 additional  
20 spaces and it was really for convenience.

21           I don't think it was required because  
22 there was a parking lot. It was out of convenience for  
23 RR Donnelley. So when they added those 29 spaces, they  
24 had a total of 266 which brought the parking ratio to

1 2.77 parking places per thousand square feet. That's  
2 what is existing there today.

3 In our proposed layout we are going to  
4 take away that 29 spaces which was that ancillary lot  
5 that was put in for RR Donnelley but we are putting  
6 back 53 parking places in its spot and even though that  
7 parking lot is going to be on the subdivided parcel, my  
8 new parcel, there will be an easement agreement with  
9 that building to the north as a recommendation from  
10 Jo Ellen in the event that these buildings will ever be  
11 sold separately there will be an easement agreement for  
12 that parking for that building to the north. So in  
13 totality the building to the north will end up having  
14 more parking than it has today.

15 There is not a parking problem today.  
16 I will let Jo Ellen or Roy attest to that fact. We  
17 don't have issues. So I want to make sure that I'm up  
18 front with all this because I don't want this to have  
19 any type of standard brought about it unless there is a  
20 reason for it.

21 I think we have plenty of parking  
22 right now and the facility that we are building the  
23 storage requires really no parking. We are allowing 18  
24 additional spaces between the two buildings for our

1 customers to service which is far more than we  
2 typically build in any location. So that's a synopsis  
3 of the parking. We can get back to that if there is  
4 any questions later.

5 Now let's go to the design issue.  
6 Again, the design of this building is really mandated  
7 by your ordinance. Your ordinance is 9-8-4 Subsection  
8 I and I think that was something that was provided to  
9 us by Roy and Jo Ellen and it calls for that precast  
10 concrete panels are allowed and reading directly from  
11 it providing that there is adequate contrast and accent  
12 or features are used and we tried to do that.

13 I think that is evident by the glazing  
14 that we spaced throughout the facade to break up that  
15 expansive precast. We added architectural features.  
16 We changed the elevation at the office. This is an  
17 iron piece here and this corner here is simply a metal  
18 louvered panel. It's simply something that would add  
19 architectural detail to that.

20 That was something again that Jo Ellen  
21 brought up in her staff report about its detail. I  
22 have additional slides to show you about that if we  
23 look again. Again, it was the Williams Architecture  
24 design of a building at Georgia University. This is

1 the component I'm talking about. There's several  
2 manufacturers of that. It's either a powder coat. It  
3 could be an anodized but it's an architectural quality  
4 building material. The fasteners are hidden. It's on  
5 a track. It comes in an array of colors, textures.

6 Our idea there the building we are  
7 designing for our high end auto storage clientele it's  
8 an identity. It's an image. It's edgy. It's modern.  
9 That's the reason why we wanted to add a little bit of  
10 that feature and our logo gets mounted on it. It's  
11 kind of -- It's what we kind of chose and we kind of  
12 make it a little different.

13 If we go to the next slide it's just  
14 an example of one of the manufacturers that I happened  
15 to pull up. It's called Pac-Clad. There is probably  
16 no less than 50 manufacturers of this type of product.  
17 It's on one corner of our building.

18 The glazing, and in Jo Ellen's staff  
19 report she's correct, a lot of the places, a lot of  
20 self storage facilities will use windows to actually  
21 advertise and they will put faux or fake doors on them  
22 to get this long expansive look of what they're  
23 selling. That's not the case here. When you look  
24 through those windows, I don't want them to be

1 reflective glass. I want you to see inside. I want  
2 you to see inside what my product is.

3           There is a hallway that will be  
4 designed that will -- my patrons will walk in front.  
5 You will be able to see the locker doors through the  
6 windows but there will be a hallway, though, and you  
7 will see the color of those doors whether they are  
8 green, whether they are blue, whether they are orange  
9 and yes, that's what we do. That's our product and I  
10 want people to drive by and see it at night. I don't  
11 see anything wrong with it. That's really what we do.

12           I have actually -- I took a photo on  
13 my phone I wasn't able to get it of our Lisle facility  
14 we have that, and it looks very nice. I'm happy to  
15 show you that photo I had taken on the way coming here  
16 today just in case you wanted to see it something I  
17 could share with you and pass my phone along. I can do  
18 that. Don't mind pictures of my kid.

19           There is a lot of glass there because  
20 those were dock doors and that's an actual hallway  
21 that's in front so you're just seeing the units.  
22 That's a lot of glass. That's not what's being  
23 proposed here. This is actually less. The glazing is  
24 actually more money than actually adding another

1 concrete panel to break up that. This is actually  
2 costing more money. I think the esthetics are much  
3 more pleasing. That's the reason we did it. And  
4 again, the photo I just showed you is because these  
5 were loading dock doors that we ended up putting store  
6 front glass in. So that's my conversation with the  
7 windows.

8                   And then lastly in going back to the  
9 signage, the signage and the renderings show signage  
10 and we did provide the details for signage on the  
11 building. We can discuss that but my point is I meet  
12 the code conformance in terms of the square footage.  
13 I'm happy to discuss that further if there is an issue.  
14 I don't see it to be an issue.

15                   Just make sure I haven't forgotten  
16 anything that Jo Ellen may have brought up but again I  
17 want to make sure that I have the opportunity to  
18 discuss these with you in its entirety and if necessary  
19 we can push the decision to the next meeting.

20                   The process, we started working on  
21 this process in March of '14 so you have an idea of the  
22 timeline I have been going through. We have been  
23 working on earnest probably since the beginning of the  
24 year. Here in November I'm trying, I'm wanting to get

1 the project approved so I can be in the ground in the  
2 springtime.

3 Coming back in December to you again  
4 and then again to the city council is kind of putting  
5 me behind. I think if we can get through these issue,  
6 I'd like to explain them to you and make sure that  
7 you're satisfied with them and then hopefully bring  
8 them to a vote. That would be my request of you  
9 tonight. That's it and I thank you.

10 I'm available for more questions and  
11 answers. If there is anything specific to the  
12 engineering, I have got Jim Koziol here with me. Jim  
13 is my architect and civil design engineer on the  
14 project and he is available to answer some of those  
15 questions if you have those type of questions.

16 VICE CHAIRMAN WAGNER: Thank you. Jo Ellen,  
17 would you like to present the staff report?

18 MS. CHARLTON: Absolutely. I will kind of not  
19 spend a lot of time talking about the things that were  
20 already covered in terms of design and function and  
21 focus on some things that I think are important and I  
22 also will go through the itemized list that he spent  
23 some time on.

24 VICE CHAIRMAN WAGER: Okay.

1 MS. CHARLTON: Skipping to Page 4 of the staff  
2 report I just want to point out some of the exceptions  
3 that are included and just let me preface everything by  
4 saying we have worked on and off with this group for a  
5 while. At one point they kind of disappeared and  
6 rethought some things and finalized some things and we  
7 did get back together and spent a lot of time working  
8 on some of those operational issues and the design and  
9 the circulation so I'm fairly comfortable with all of  
10 those issues and they have been very good at addressing  
11 all of our concerns.

12 As a plan development that's what  
13 allowed us to have the two buildings on one lot of  
14 record and they have this lot subdivided like that so  
15 that there are two on this southern lot, however,  
16 because they're moving that lot line as he described  
17 between the two lots, that building is also part of  
18 this PUD. So that's why in the plat of subdivision you  
19 see both lots on and in the plat of PUD you see both  
20 lots. As a result we need to evaluate what exceptions  
21 are created or already exist on both lots. So that's  
22 what's provided to you on Page 4 and that's important  
23 because that becomes the controlling regulations for  
24 this property that might be different than the

1 underlying zoning and these get codified into any  
2 ordinance that's approved for this project by the  
3 village board.

4           Everything that we talked about  
5 initially when we sat down with them as you can imagine  
6 because of that pond is back there it's pretty  
7 difficult to work with things like access on all sides  
8 of the building and it is one of the reasons they  
9 needed to push the building closer to Quincy than we  
10 would otherwise provide. The front setback and that  
11 corner side yard setback requirement is at 40. We kind  
12 of looked at this initially and said 30 is good, we are  
13 good with 30. So that's probably the biggest exception  
14 or variation on this project but again given the  
15 constraints of the pond and the limitations that it  
16 imposes we felt pretty comfortable with that.

17           I'm going to skip a little bit.  
18 Loading is something I'll talk about now because he  
19 didn't bring that up in his report. Typically spaces  
20 like this and again this is kind of a hybrid use. It's  
21 not a typical storage facility in terms of industrial  
22 park storage that we deal with. So when we talk about  
23 the provision of loading spaces or parking spaces for  
24 this use it really doesn't match what we have in the

1 district. Loading requires one space for each one of  
2 these buildings and we are comfortable because of the  
3 use recommending that that's okay. I guess the only  
4 thing to throw out there is in all instances uses like  
5 this may not continue to infinity. There may come a  
6 time where this use gets sold or people find other ways  
7 to store their goods or there isn't a need if it ever  
8 needed to be converted back to a true industrial space,  
9 it would be hard to retrofit this property because it  
10 is kind of taking up all of the space for the buildings  
11 and the parking and circulation. So just something for  
12 consideration. I'll come back to parking.

13 Storm water management I just wanted  
14 to mention again in confirming with our engineer that  
15 it was accommodated as part of some of their original  
16 purchase and use of the property. It's why there is no  
17 separate new facility being created as part of this  
18 project. So that was a nice feature for us to be able  
19 to work with not having to think about how much space  
20 was going to be required for storm water control.

21 As part of the PUD, the plan  
22 commission is required to make some references to the  
23 comprehensive plan and the degrees that this project  
24 conforms to the comprehensive plan.

1                   As I stated in the staff report this  
2 is part of an existing industrial park or a business  
3 park and that is also how it's planned so in that  
4 regard we want to make sure that even though we are  
5 trying to accommodate a nontraditional use we want to  
6 do it in a way that's consistent with the way  
7 everything else looks and functions and I really like  
8 the way the function of this use came forward because  
9 we have all those issues of trucks on Quincy and  
10 (inaudible) and we were able to design this project  
11 with them in a way that we won't have those issues  
12 there and it will help provide a little bit of relief I  
13 think to Quincy which is burdened with some pretty  
14 common truck problems on that roadway. So in that  
15 regard I think we did fairly well.

16                   Some of things that we spent so much  
17 time on form and function of the property we didn't  
18 spend time looking at some of these other issues like  
19 the logistics and the appearance of the building. I'm  
20 glad to hear the testimony come out saying that they're  
21 intending to do that but I think we need to transfer  
22 some of that testimony on to the documents because a  
23 lot of times what we see without having the actual  
24 building colors or materials indicated on the plan

1 we'll get to an actual building permit and then have  
2 things change.

3           They aren't the end user so it will be  
4 nice to know what parts of the building are set in  
5 their color scheme versus what might change according  
6 to the branding or the actual tenant that comes in  
7 there and I think I have an idea but I guess I'm not  
8 real sure so it would be nice to have those things  
9 actually spelled out on a plan.

10           I did provide you on Page 7 of the  
11 report some common images of what happens or what can  
12 happen to some of these facilities if they are not  
13 regulated or we don't have clear understanding. So  
14 those are some image things I think we want to make  
15 sure that we nail down because it is important that it  
16 functions within the industrial park but we still at  
17 the same time want to give them the branding that they  
18 need to make this project successful.

19           Some of the use issues that were  
20 outlined on Page 8 of the report I didn't hear any  
21 objection to that from the applicant during his  
22 testimony so I'm assuming all of those things will be  
23 okay. They would be included as either conditions to  
24 the approval or already in the code so I don't know

1 that we would need to do that. So for example anything  
2 involving outdoor storage many of these facilities  
3 oftentimes want to store RVs or trailers or other  
4 things in the parking lot. That would not be permitted  
5 in the industrial park today nor would it be permitted  
6 as part of this use.

7           Retail sales are also generally  
8 specifically not allowed except when it's in  
9 conjunction with a permitted use and again I'm not sure  
10 whether they are intending to sell boxes or things that  
11 will help people store their property but we would  
12 typically interpret that to be okay within their office  
13 if they needed to provide those items for sale. I  
14 think he addressed service and gasoline and those types  
15 of things as not being something that they would do so  
16 again that's good. We can incorporate that into our  
17 conditions and approving ordinances.

18           Landscaping issues I'm sure we can  
19 work out. That's not been a problem. I'm going to go  
20 to this bullet list at this point.

21           Okay so in the order that he discussed  
22 his items the first one was the flow through the  
23 buildings and I think that was certainly something we  
24 needed to hear and that will be codified. If for any

1 reason there is a need to consider reversing it, the  
2 approving ordinance would prevent it so I think  
3 everybody is good with that.

4           With regard to garbage I think we  
5 agreed that problem or I agree the problem that he's  
6 facing is something that makes sense not to provide a  
7 regular outside dumpster but if the garbage is coming  
8 from the office which is in the southwest corner of the  
9 building it will be nice to know where they're going to  
10 roll it out. That office door doesn't really provide  
11 space to take it to the size dumpster that he was  
12 referencing and roll it out the front door somewhere in  
13 that parking lot so are they going to do it, you know,  
14 in front of the car storage building? I think we  
15 suggested maybe the northeast corner of the north  
16 building might be a good spot but again I'm not sure  
17 what the proposed location for that garbage would be.  
18 We should at least indicate what our thoughts are.

19           Parking is something for the existing  
20 building and the proposed building that I'm not  
21 concerned about. I think that north parking lot is  
22 probably over parked for the current tenant mix that  
23 they have. But we do always come to an issue when we  
24 have multi tenant buildings like this in an industrial

1 park.

2 Our zoning ordinance has a provision  
3 in it which calculates parking in one of two ways for  
4 these uses. It's either based on the number of  
5 employees that a particular use has or some calculated  
6 number that's based on the square footage and then you  
7 are supposed to calculate both of them and take the  
8 higher number so every time we have a multi tenant  
9 building we look at the entire list of all the users,  
10 the square footages, the employees and we come up with  
11 this total calculation which I know is throwing Mike a  
12 little bit when we were talking on the phone the other  
13 day and he may have an interest in making that a little  
14 less cumbersome in the future for the tenants that  
15 would occupy the northern building so that maybe we  
16 didn't have to go through that scenario.

17 So we can work through some of those  
18 things but I think we need to identify what those  
19 possibilities might be if that's something that he  
20 wants to get away from the current zoning practice that  
21 we want to do. It's a PUD. It's his opportunity to do  
22 that and if we want to do that we can certainly codify  
23 that in the ordinance. So that was the third item.

24 Design issues I guess a couple of

1 things the coloring of the building again I think it's  
2 just a detail that needs to be indicated on their  
3 plans. If we are going by the specific color elevation  
4 and those color details can be provided or transferred  
5 on to the actual architectural elevations so that we  
6 know if there's an area within those elevation that's  
7 reserved for a branding type of thing so like as he  
8 said it could be a user whose color is green or red or  
9 another color is it only the signage that's going to be  
10 responding to that color? Will the overhead doors  
11 respond to that color? Those are things I think that  
12 are important for us to know what might change  
13 depending on the user.

14           The glazing on the windows at the time  
15 I wrote the staff report and then we talked afterwards  
16 I wasn't sure how those windows were going to function,  
17 if they were going to be kind of that display window  
18 with the faux doors behind it and he told me on the  
19 phone that it wasn't in fact going to be in front of an  
20 actual storage facility again I guess it kind of  
21 depends on how brightly lit.

22           You want it to provide that image and  
23 branding that's important to the use while not being  
24 overly over the top I guess is what we're concerned

1 about and part of that could be from the color that's  
2 chosen or the actual lighting. Sometimes they put so  
3 much lighting behind those windows that that's really  
4 all you see. So that's a concern that I think we want  
5 to get some more information on.

6 Signage I think the monument sign  
7 certainly in terms of its square footage is fine. We  
8 can talk about the landscaping and how that fits in  
9 with the rain garden concept that they're placing it  
10 in.

11 The only thing I will mention about  
12 the wall signs is that it's 100 square foot per  
13 building so I think the north building has a wall sign  
14 on the west elevation above the office and I don't  
15 think that's going to be a problem. I'm not sure  
16 whether two signs are anticipated on the south building  
17 as shown in that particular concept drawing but it  
18 would be the sum of both of those. So if they're  
19 having two then it would be 50, they could distribute  
20 it. They could distribute that 100.

21 The other comment is our code  
22 penalizes people when they have images that are  
23 different sizes than the letters. We draw one polygon  
24 around the entire dimension of the sign so you know I

1 heard him say in his presentation 100 square feet we  
2 are good with that whatever that is and whatever the  
3 user is but if that user comes in and they have a big  
4 logo and they're trying to fit in some smaller  
5 lettering, they may not get what they want in that 100  
6 square feet based on the way that we calculate it. So  
7 you know moving forward if he is comfortable saying I  
8 will comply with code the way code is written, that's  
9 fine but if he knows who a user is and wants to you  
10 know maybe have a little bit more of an advantage  
11 because we can look at that. The best example I can  
12 give you is coming up with the Pete's Fresh Market  
13 proposal we are looking at that now and will be seeing  
14 that shortly. They have an apple as part of their  
15 thing and then the Pete's Fresh Market comes out of  
16 there. We are able to acknowledge that it would way  
17 exceed our sign code but because we can see what it  
18 looks like and that feature is much bigger than the  
19 actual letters, we can grant that without saying we're  
20 granting three times the size of the square footage  
21 that would normally be permitted. So those I think are  
22 the six issues that he brought up.

23 . Again, I think staff would like to see  
24 -- understand, make sure that we are giving him

1 direction to make these changes on the plans for the  
2 plan commission to continue this hearing or not.

3 I mean if there is nobody here to make  
4 public comment we can accept all that, close the public  
5 hearing but then continue your consideration until we  
6 can get all of these documents kind of squared away,  
7 put the recommendations together, outline the findings  
8 from the standards that are in the code that are  
9 required and package that together for your December  
10 meeting which would be a special meeting I think,  
11 Joanne, that's not a regularly scheduled meeting.  
12 Typically the calendar doesn't add that December  
13 meeting.

14 So in your motion you would need to  
15 continue it to a date certain which would be the  
16 December 2nd meeting and again you know as you are  
17 making that motion consider your schedules and make  
18 sure that you can be here for -- we'll have a quorum of  
19 the votes if the four of you that are sitting there  
20 right now can be here for that hearing, we are good.  
21 We have two people that aren't here so hopefully they  
22 can join us as well. I think I will stop there and let  
23 you guys ask some questions or get some responses to  
24 that.

1           VICE CHAIRMAN WAGNER: Thank you. Would you  
2 like to address any of those things that Jo Ellen has  
3 brought up now?

4           MR. SIUREK: Yes. Sure.

5           VICE CHAIRMAN WAGNER: Okay.

6           MR. SIUREK: I wrote down some notes too. So I  
7 want to be clear that the management company is not  
8 going to be the tenant. I'm not simply building the  
9 building and they are leasing it. This is going to be  
10 my business -- our business. We run and operate self  
11 storage facilities. We hire a management firm to run  
12 the business component part so it's a line item. It's  
13 a management company but the business is mine so that's  
14 not something that we just build it and let somebody  
15 else just be the tenant and brand it. We will choose  
16 that person and it could be like I said any one of a  
17 number of national operators.

18                         The color it would typically be on  
19 their sign. The lettering that would be on the  
20 building would be probably their logo whether it be  
21 Cube Smart, Extra Space is blue. Cube Smart is red.  
22 Uncle Bob is blue. Typically they would have their  
23 signage and identity would be on the building. The  
24 color of the doors that you will see through the

1 windows would reflect typically their color scheme. It  
2 could be blue. It could be green and it could be red.  
3 That's when you would look through the windows. That  
4 would be the inside units of the doors themselves. The  
5 outside door is white.

6 This is what it will look like.  
7 That's precast. Precast is either stained or painted  
8 and these panels which you see here are stained. This  
9 is going to be a metallic component. It will be silver  
10 or some type of brushed nickel but that is the look.

11 The materials are materials. Glazing  
12 is glazing. I don't know if we need to specify that.  
13 Typically when I submit the construction documents all  
14 that will be there. If you need that detail on these  
15 drawings I can put that in there but I'm telling you  
16 that on this rendering and from the discussion we have  
17 that is what the materials will be. We'll make certain  
18 it's on the construction documents when we submit them  
19 for permitting.

20 So as it relates to the retail she's  
21 correct in our office we do provide bubble wrap and  
22 boxes and tape and locks and things of that sort. So  
23 there will be a bit of a retail sale but it's really  
24 for the use. It's nothing more than that.

1                   The dumpsters and the location how  
2 that works now there is a cleaning crew that comes in  
3 and does the night cleaning in the office. They carry  
4 the garbage to the -- it's a two yard dumpster that's  
5 actually in one of the units in here the main aisle  
6 loading area so the cleaning person will take the  
7 garbage and put it in that dumpster and then it's  
8 private service whether it be two times a week or once  
9 a week the garbage man comes. He goes to that locker,  
10 he has got his key, he rolls it out and puts it in and  
11 he rolls it back in and we lock it up.

12                   VICE CHAIRMAN WAGNER: So the garbage truck goes  
13 in the building to get the garbage.

14                   MR. SIUREK: We roll it out or it's right there  
15 in the main area. He can traverse the building if he  
16 wants to, yes. Typically we load it because he lifts  
17 it up to fit inside and then he will drive through and  
18 exit but we would roll it out to a spot where he wants  
19 it for himself to be convenient. But it's not an issue  
20 where we have to store it. It's one of the locked  
21 units and we typically would put it toward the drive  
22 aisle because that's where he'll come through if he  
23 wants to go through the building.

24                   MS. CHARLTON: In the north building you mean?

1 MR. SIUREK: In Building A, yeah. So that's the  
2 building. The office is here. The garbage pick up  
3 would probably be back in the corner which you are  
4 mentioning and somewhere back over here will be a  
5 locker unit that will have a garbage dump or roll out  
6 will be in it.

7 VICE CHAIRMAN WAGNER: Could I ask a question  
8 about circulation based on what you just said?

9 MR. SIUREK: Umm-umm.

10 VICE CHAIRMAN WAGNER: If the garbage man comes  
11 and he drives around the back of the building where the  
12 entrance is for the building and he doesn't go in the  
13 building, how does he get out of there?

14 MR. SIUREK: Right. If he is already facing  
15 that way he would traverse through the building because  
16 otherwise he would have to figure out he wouldn't turn  
17 around. He wouldn't make a three point turn there. He  
18 would continue through.

19 VICE CHAIRMAN WAGNER: So there is an aisle to  
20 continue through not through the building?

21 MR. SIUREK: No.

22 VICE CHAIRMAN WAGNER: No.

23 MR. SIUREK: No.

24 VICE CHAIRMAN WAGNER: So he has to do a three

1 point turnabout to be able to get out of that area or  
2 go through the building?

3 MR. SIUREK: Right. Right. This parking area,  
4 there is a parking lot he could exit out through the  
5 7501 Quincy building if he chose to but more than  
6 likely he will pull into that lot, he will go in front  
7 of the drive-thru, he'll load up the dumpster, he'll  
8 dump it and he'll drive right through and exit out on  
9 to Quincy. He'll traverse through the building.

10 MS. CHARLTON: So he'll have a key or the key  
11 code?

12 MR. SIUREK: Have a key code, right. In the  
13 alternative we could have him come in by the office  
14 here into that parking lot and use the same turning  
15 radius where the fire truck and that's all scheduled  
16 for as well and we could put the dumpster there and  
17 roll it out for him to grab it there if it's more  
18 convenient.

19 We typically ask the service provider  
20 where he would like the pick up to be and then we'll  
21 accommodate it. It's really up to him on the  
22 maneuvering of his truck. That's really as basic as it  
23 gets. I don't dictate where it needs to be. It's  
24 where it's convenient. It's easier for us to get it

1 out to him.

2 VICE CHAIRMAN WAGNER: But it's only outside for  
3 the pick up day for the few hours that it comes and  
4 then it comes back in the building?

5 MR. SIUREK: That's correct. Our management  
6 will grab that dumpster or the driver will push it back  
7 in and we'll lock it back in.

8 VICE CHAIRMAN WAGNER: Thank you.

9 MR. SIUREK: Again, back to the parking and  
10 going down her list, there is no concern. I don't want  
11 to make it a concern. I don't want -- My preference is  
12 not to be a burdensome issue when I find a tenant that  
13 leaves and come to get a new tenant in my building I  
14 don't want to have to come before the municipality and  
15 have to go through a parking calculation to see if  
16 something works. If we don't have an issue then I  
17 think the status quo is what I am asking remain if we  
18 don't have an issue. So I'd like to keep it as it is.  
19 It's not a problem.

20 Again, the color and materials are  
21 something that you will dictate and you will see on our  
22 construction document permitting set. That's where I  
23 think you will have another bite of this apple. If for  
24 some reason my drawings don't look or mimic my

1 rendering which I'm showing you right now then you'll  
2 have that bite at the apple to change that before you  
3 issue me a permit but I think what I am showing you and  
4 the detail I have is sufficient enough in my opinion  
5 for us to move forward.

6           Again, the glazing on the windows I  
7 think we addressed that. If there is any other  
8 questions. It's not going to be over the top. It's  
9 not going to be obtrusive. It's actually going to be  
10 esthetically pleasing when you drive past it at night  
11 it's a nice glow. It will put off some light and it  
12 will look nice.

13           The signage I'll just simply state  
14 that we will meet whatever the requirement or what  
15 we're allowed whether it's a polygon because that was  
16 what I did draw. I showed it both ways. I do  
17 understand the logo issue. Our logo will fit within  
18 that so we will meet the code requirement. I'm not  
19 asking for anything more than what I'm allowed. That's  
20 it.

21           VICE CHAIRMAN WAGNER: Anything else?

22           MR. SIUREK: No. Thank you. I'd ask that we  
23 vote that would be the last thing if you are  
24 comfortable.

1           VICE CHAIRMAN WAGNER: Do commissioners have any  
2 questions you would like to address now during the  
3 public hearing?

4           COMMISSIONER REMKUS: No.

5           COMMISSIONER RUFFOLO: I think it's a beautiful  
6 project.

7           MR. SIUREK: Thank you.

8           VICE CHAIRMAN WAGNER: Any members of the public  
9 have comments? Not hearing any. I have a couple  
10 questions. You had mentioned that you are moving a  
11 line between the lots. Is that a line designated for  
12 the PUD or is that a line of the platted subdivision?

13          MR. SIUREK: I think that's the line of the  
14 platted subdivision.

15          VICE CHAIRMAN WAGNER: And you are filing a new  
16 plat?

17          MR. SIUREK: Subdivision, correct.

18          VICE CHAIRMAN WAGNER: Okay. With that, Jo  
19 Ellen, is there any need to leave the public hearing  
20 open at this point?

21          MS. CHARLTON: The public hearing? No, if there  
22 is nobody here that needs to provide or accept more  
23 public testimony we can close that.

24          VICE CHAIRMAN WAGNER: Well, then I would close

1 the public hearing. All testimony has been advanced  
2 and we will go back to our regularly scheduled meeting.

3 (Hearing adjourned at 8:17 p.m.)  
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I, KIMBERLEE A. ELLIOTT, being first duly sworn on oath says that she is a court reporter doing business in the County of Kane and State of Illinois; that she reported in shorthand the testimony given at said hearing aforesaid; that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains all the testimony so given at said hearing.

*Kimberlee A. Elliott*



Notary Public, Kane County, IL  
CSR # 084-003093