

March 18, 2024
(continued from January 22, 2024)

Title

PC 24-02

Petitioner

LSC Development
777 Lake Zurich Rd, Suite 200
Barrington, IL 60010

Property Owner

Samvest of Lombard
665 W. North Ave, Suite 500
Lombard, IL 60148

Property Location

665 W. North Avenue
PIN: 05-01-202-021

Zoning

OPD – Office District Planned Development

Existing Land Use

Office building

Comprehensive Plan

Mixed Use Commercial and Office

Approval Sought

Amend a planned development to approve a conditional use for a storage center in the OPD Office Planned Development District.

Prepared By

Anna Papke, AICP
Planning and Zoning Manager



LOCATION MAP

This petition was originally scheduled for consideration by the Plan Commission at the January 22, 2024, meeting. However, the petitioner requested a continuance in order to address issues related to private easements on the subject property. Staff has updated the IDRC report as it pertains to discussion of these private easements as well as ongoing review of the development by DuPage County. Revisions to the staff report are noted in grey highlighting.

PROJECT DESCRIPTION

The subject property is improved with an office building and surface parking lot. The petitioner proposes to convert the existing five-story office building in the Heron Point Planned Development into a self-storage center. The basement and floors two through five of the building would be converted to storage center space immediately upon approval of zoning entitlements. Portions of the first floor will remain office space until the expiration of remaining office tenant leases in 2028 and 2029, at which point the first floor will also be converted to storage space.

The petitioner proposes to offer long-term motor vehicle storage services to storage center customers. Vehicle storage would occur in a portion of the parking lot located to the west and south of the office building. This area will be enclosed with a wall and vehicular gate adjacent to the north façade of the building and a wood fence around the southern perimeter of the vehicle storage area. The petitioner proposes minor landscaping modifications to the site.

PROJECT STATS

Lot & Bulk

Parcel Size: 10.3 acres
Building Size: 111,000 SF
Parking Spaces: 111
(additional 99 spaces in enclosed vehicle storage area)

Submittals

1. Petition for a public hearing, dated 12/5/23;
2. Project narrative and response to Standards, prepared by the petitioner;
3. ALTA/ACSM land title survey, prepared by W-T Land Surveying, Inc., dated 4/26/05;
4. Site plan, prepared by Advantage Consulting Engineers, dated 1/3/24;
5. Floor plans and building elevations, prepared by SGW Architecture & Design, dated 12/20/23;
6. Landscape plan, prepared by GRWA, dated 1/4/24;
7. Building rendering, provided by petitioner;
8. Overhead door detail, prepared by Ryttec Corporation;
9. Traffic plan, prepared by Advantage Consulting Engineers, dated 1/3/24;
10. Structural analysis of existing building, prepared by SP Engineers, dated 9/29/24; and
11. Driveway layout revised per DuPage County review, dated 3/10/24.

There is an existing covered drop-off area located on the south side of the building underneath the building overhang. The petitioner proposes to enclose this area at grade to provide for interior vehicular access for customers dropping off and picking up items. An overhead door will be installed on the west side of the building to accommodate customer access to the storage center. No other changes to the building façade are proposed. The footprint of the building will not be altered.

The subject property is in the Heron Point Planned Development, with underlying Office District zoning. The petitioner is requesting an amendment to the planned development to approve a conditional use for a storage center in the Office District. Storage centers are not currently allowable uses in the Office District. Concurrent with this petition, the Village is advancing a text amendment to make storage centers conditional uses in the O Office District (PC 24-01).

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following action on the subject property located within the OPD Office District Planned Development (Heron Point Planned Development): Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the Heron Point Planned Development, as established by Ordinance No. 4538, and amended by Ordinance Nos. 4729 and 5326, to approve a conditional use pursuant to Section 155.412(C) of the Lombard Zoning Ordinance to allow for a storage center to operate on the subject property located within the O Office Planned Development District.

EXISTING CONDITIONS

The subject property is developed with a five-story office building and surface parking lot. There are critical wetlands on the east side of the property. An access drive connects the property with Columbine Avenue (Route 53).

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comments on the petition, which have been preliminarily addressed. Additional comments may be forthcoming during permit review.

1. The structural foundation/footings and structural frame will need to be modified to support the loads proposed to change to a storage center. A Structural Engineer has been hired by the proposed owners, and a plan devised.
2. The fire sprinkler system will have to be evaluated to ensure a proper code compliant system is in place or installed to match the fire load.

Fire Department:

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. The fire sprinkler system will have to be evaluated to ensure a proper code compliant system is in place or installed to match the fire load.
2. The Fire Alarm System will also need to be evaluated to ensure proper code compliant.

Private Engineering Services:

Private Engineering Services has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. The extension of the travel way around the pond will be encroaching into the vicinity of wetlands categorized as “critical” by DuPage County. A pre-application meeting should be scheduled with DuPage County to review the scope of work and to verify any restrictions and/or required remediation.
2. The current DuPage County Stormwater Ordinance requirements for BMP’s/detention will apply to this improvement.
3. The proposed fence must not prevent the Village from accessing the southwest pond for inspections.

Public Works:

The Department of Public Works has no comment on the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	OPD	Fairfield Inn and Suites
South	R-4 (DuPage County)	Single-family residences
East	R1	Hacker’s Nursery
West	OPD	I-355

The subject property is located along the North Avenue corridor in an area developed with a mixture of office, commercial, and light industrial land uses. The I-355 tollway is adjacent to the west boundary of the subject property. The property is part of the Heron Point Planned Development, which includes the Fairfield Inn and Suites at 645 W. North Avenue. The proposed conversion of the office building into a storage center is consistent with the other land uses in the vicinity of the subject property.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends a mixture of office and commercial uses on the subject property. The storage center is consistent with this designation.

3. Zoning Compatibility and Request for Conditional Use for a Storage Center in the OPD District

The subject property is in the Office Planned Development District. As a result of a text amendment approved by the Village Board in February 2024 (PC 24-01), storage centers are conditional uses in the underlying Office District.

The existing office building is largely vacant. The petitioner proposes to convert floors two through five to storage immediately. Office space on the first floor will be converted to storage at a future date when the remaining tenant leases expire. The petitioner will make minor modifications to the building façade, including enclosure of the covered drop-off area at the rear of the building and installation of an overhead door on the west façade. Overall, the building will continue to resemble an office building from the exterior.

A portion of the surface parking lot will be converted to long-term vehicle storage for storage center customers. The petitioner's plan includes 99 stalls for vehicle storage, with stalls ranging in size from 9'x18' to 10'x30'. The petitioner plans to offer vehicle storage services for personal vehicles, recreational vehicles, and small commercial vehicles. Per the petitioner's project narrative, tractors, tractor-trailers, and semi-trucks would not be stored on the property. The long-term vehicle storage area will be screened with a combination of a decorative wall and an eight-foot-tall wood privacy fence.

In review of the outdoor vehicle storage area, staff notes that storage of vehicles is included in the definition of "storage center" adopted within Chapter 155 of the Village Code. The proposed wall and fencing will screen the view of the vehicle storage area from nearby rights-of-way and adjacent properties. The petitioner has stated the area will be used for storage of personal, recreational, and small commercial vehicles, and will not become a de-facto truck storage yard. Should the Plan Commission recommend approval of the request, staff suggests a condition of approval that explicitly prohibits storage of tractors, tractor-trailers, and semi-trucks. Such a condition is included in the findings and recommendations at the end of this report.

The petitioner's submittal includes operational details that focus on site security and limiting disturbances to adjacent property owners. Based on the petition and experience with storage centers elsewhere in the Village, staff expects the proposed storage center to be a quiet land use with limited impacts on adjacent properties. Staff recommends approval of the conditional use.

4. *Parking and Site Circulation*

The subject property is part of the Heron Point Planned Development, which includes the Fairfield Inn and Suites located at 645 W. North Avenue. Access to the planned development is provided by a right-in/right-out curb cut on North Avenue and an access drive running south of the office building to Columbine Avenue. A surface parking lot serves the two properties.

The hotel and office building were developed in 1998 (PC 98-06), at which time 645 and 665 W. North Avenue were under unified ownership as one piece of property. Users of the hotel and the office building had access to both driveways and the entire surface parking lot. The property was subsequently subdivided into separate lots for the hotel and the office building, with portions of the parking lot incorporated into each of the two lots (SUB 00-03 and SUB 04-05). To preserve the existing traffic circulation and shared parking arrangement, the recorded plat of subdivision included a blanket easement over and across both properties for the benefit of ingress and egress, pedestrian traffic, and vehicular parking (R2005-064497). A private 2014 agreement between the two property owners further refined the parking rights within the planned development by establishing a shared parking area in the parking lot between the office building and the hotel. See Figure 1.

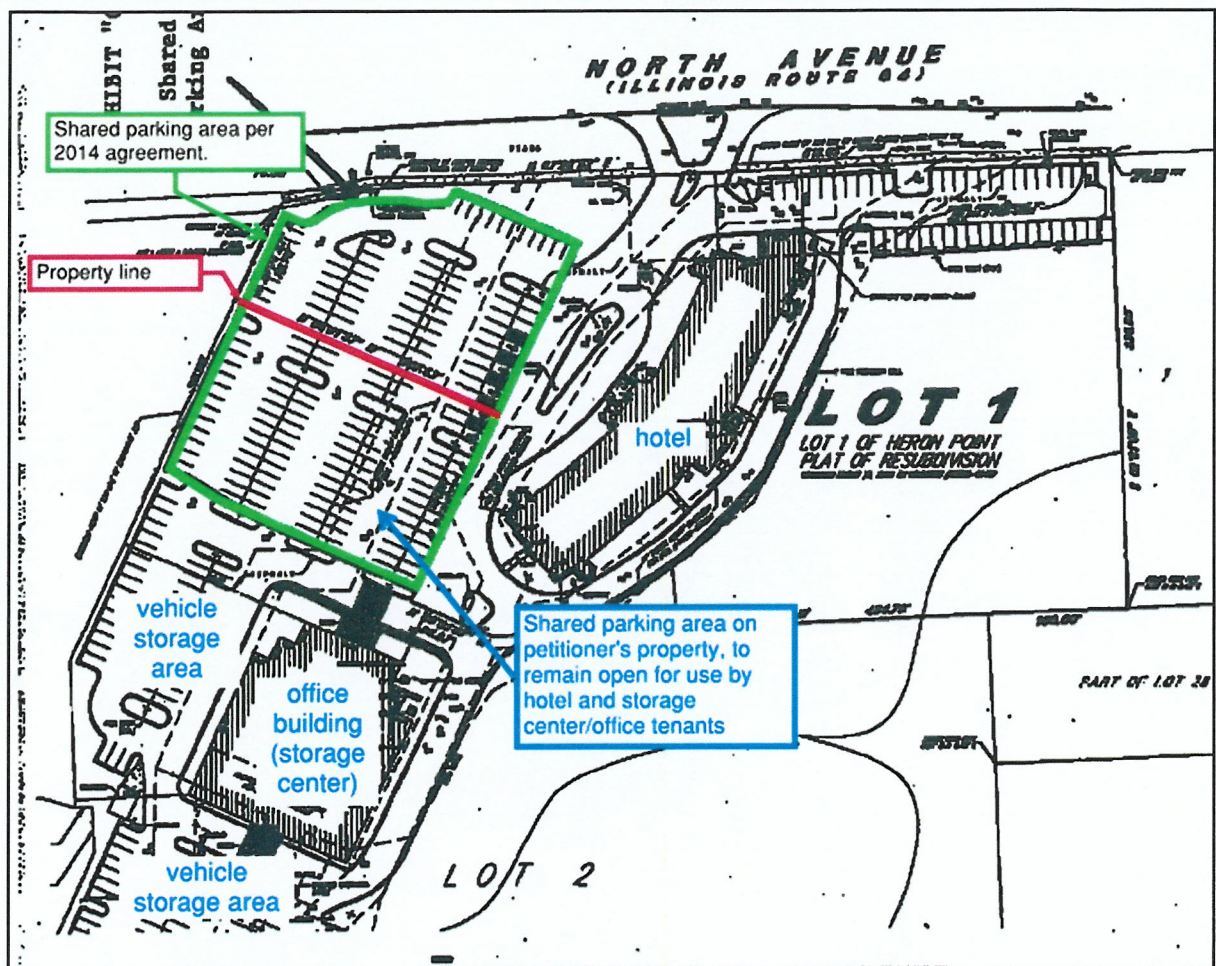


Figure 1. Shared parking area as depicted in 2014 agreement (notations added by staff for illustrative purposes).

The petitioner proposes to fence a portion of the existing parking area west and south of the office building/storage center to be used for vehicle storage. This area will be accessible only to customers of the storage center. The surface parking lot to the north of the building will remain open and available to office tenants/storage center customers and to hotel users. Review of the remaining parking open to the hotel and the office building/storage center shows the planned development will meet the Village Code minimum parking requirements following the storage center conversion and enclosure of the vehicle storage area.

Parking in Heron Point Planned Development

<i>Parking spaces</i>	
645 W. North Ave (hotel parking lot)	113
665 W. North Ave (within shared parking area)	111
665 W. North Ave (enclosed)*	99
<i>Total available parking</i>	224

*enclosed parking not included in available total

<i>Required parking</i>	
hotel (1 per room; 111 rooms)	111
storage (0.05 per 1,000 SF; 86,318 SF)	4
office (3 per 1,000 SF; 28,682 SF)	86
<i>Total required parking</i>	201

Cross access between the properties at 645 and 665 will be maintained. Traffic circulating from the hotel to the driveway on Columbine Avenue and vice versa will be routed around the east side of the storage center. The petitioner has submitted a circulation plan showing modifications to the drive aisle along the perimeter of the vehicle storage area. Village staff has no objection to the modified circulation plan. Staff understands the petitioner has shared the proposed circulation plan with the owner of the hotel.

In view of the proposed vehicle storage area and related parking lot modifications, the petitioner intends to modify the terms of the private 2014 agreement between the subject property and hotel property. As the Village is not a party to this agreement, the Village will have no role in this amendment. Staff notes that the petitioner will need to ensure that both the hotel and the office building/storage center meet the Village Code parking requirements under the revised agreement. A proposed condition of approval speaks to this requirement.

The petitioner also intends to refine the terms of the blanket easement established on the 2004 plat of subdivision to reflect the proposed site conditions. The Village is not a beneficiary of the blanket easement. However, the Village's approval of the plat of subdivision was conditioned upon a requirement that the plat establish cross access and cross parking provisions for the two properties. The petitioner and the neighboring property owner are required to maintain some form of cross access to remain in compliance with the 2004 condition of approval of the plat. Staff has consulted with the Village Attorney and finds that the petitioner can amend the terms of the blanket easement and maintain compliance with the 2004 approval. Staff recommends that at such time the petitioner and neighboring property owner negotiate the terms of an amended easement, they present it to Village staff for review to ensure the revised easement maintains compliance with the 2004 condition of approval.

5. ***Wetlands and DuPage County Review of Site Modifications***

The Engineering Division has reviewed the proposed plan and notes that the reconfigured driveway along the east side of the vehicle storage area may encroach into the vicinity of the wetlands on the property, which are categorized as "critical" by DuPage County. The petitioner's team had a pre-application meeting with DuPage County staff in early March 2024, at which time County staff indicated that some revisions to the drive aisle will be required to maintain adequate buffering around the wetlands.

Should this petition be approved by the Village, the site plan will require approval by DuPage County before the Village issues permits for site work. The petitioner has drafted a revised layout for the drive aisle that reflects the initial comments and direction from County staff. The revised layout is included in the Plan Commission submittal for illustrative purposes. The petitioner will continue to work through these concerns with DuPage County, with additional revisions to the drive aisle possible. Given the layout of the site, staff expects any further modifications required by the County would potentially reduce the footprint of the vehicle storage area associated with the storage center but would not affect traffic circulation or parking availability within the Heron Point Planned Development. To address this issue, staff proposes a condition of approval that acknowledges the possibility of minor changes to the site plan resulting from the DuPage County review.

6. ***Signage***

The petitioner has not submitted a signage package at this time. The signage shown on the building elevations is conceptual in nature. Signage will be reviewed at such time as the petitioner submits a sign permit. The petitioner intends to meet the relevant signage regulations.

SITE HISTORY (signage deviations not included)

PC 98-06: Approval of zoning entitlements for the Heron Point Planned Development, including a hotel and office building.

PC 99-34: Amendment to Heron Point Planned Development to change the height of the office building on the subject property from eight stories to five stories.

SUB 00-03 and SUB 04-05: Two-lot major subdivision. The plat was approved in 2000 but expired prior to final recording. The 2004 case re-approved the 2000 plat.

PC 08-02: Approval of a conditional use for a pharmaceutical establishment at 665 W. North Avenue.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

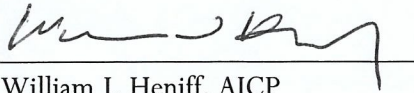
The Inter-Departmental Review Committee has reviewed the standards for the requested amendment to a planned development in order to allow a conditional use for a storage center in the OPD District and finds that the petition **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 24-02:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 24-02, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code or as a result of review by DuPage County;
3. That the outdoor vehicle storage shall be limited to personal vehicles, recreational vehicles, and small commercial vehicles not over one and one-half tons capacity; storage of tractors, tractor-trailers, semi-trucks and like vehicles shall be prohibited;
4. That in the event that the petitioner amends the 2014 private agree pertaining to parking on the subject property and the neighboring hotel property at 645 W. North Avenue, each land use shall maintain compliance with minimum parking requirements in the Village Code;
5. That in the event that the petitioner amends the blanket easement established on the plat of subdivision recorded with DuPage County as document R2005-064497, the amended easement shall maintain compliance with the condition of approval associated with the Village approval of the plat in 2004 (SUB 04-05);

6. That the petitioner shall apply for and receive building permits for the proposed improvements; and
7. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

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Application for Conditional Use for Storage Center Adaptive Reuse
665 West North Avenue, Lombard, Illinois 60148
LSC Development, LLC

Project Narrative

LSC Development, LLC is the “**Applicant**” for conditional use approval (“**Requested Conditional Use**”) to allow the conversion and adaptive reuse of the existing office building located at 665 West North Avenue, Lombard, Illinois (the “**Property**”) for use as “storage center” as that term is defined in the Village of Lombard’s Zoning Ordinance (the “**Zoning Ordinance**”).

Description of the Subject Property

The Property consists of the approximately 10.298-acre site known as Lot 2 in Lot 1 of the Heron Point Plat of Resubdivision. The larger Heron Point development, of which the Property is a part, is generally bounded by West North Avenue on the north, North Columbine Avenue (Illinois Route 53) on the east, low density single-family residential development on the south, and Interstate 355 on the west. The Property is abutted by Lot 1 in Lot 1 of the Heron Point Plat of Resubdivision on its northern boundary (the “**Hotel Parcel**”). The Property and the Hotel Parcel were developed coordinately and are within and governed by the same planned development.

The Property is currently improved with an existing five-story office building containing approximately 111,000 square feet of gross floor area (the “**Existing Building**”), surface parking, and a detention pond to the south of the Existing Building. The Existing Building was constructed in approximately 2002.

Despite extensive efforts by current ownership to market the space to new users, there is very little demand for office space in this submarket. As a result, the building is approximately 20% leased. Specifically, the ground floor is occupied by three tenants including a transportation/logistics company, a healthcare provider, and a medical office. A portion of the second floor is leased by a national office supply retailer.

Description of the Existing Zoning and Requested Conditional Use

The Property is currently zoned as part of an Office Planned Development District, pursuant to Ordinance 4538, as amended (Ord. 4538 and subsequent amendments are referred to collectively herein as the “**Heron Point PD**”). Prior to the establishment of the Heron Point PD, the Property was rezoned from the R1 Single-Family Residents District to the Office District. Allowed uses within the Heron Point PD incorporate the permitted use provisions of the Office District. Storage centers are currently not a permitted or conditional use in the Office District. However, concurrent with this conditional use application, the Applicant understands that the Village intends to consider a zoning text amendment to authorize the establishment of storage centers within the Office District. Therefore, the Applicant seeks to allow a storage center as a conditional use.

Summary of the Proposed Development

The Applicant proposes to (i) convert the Existing Building into a premier, Class A, climate controlled self-storage facility for the storage of non-hazardous goods by individuals and businesses, and (ii) offer exterior storage of motor vehicles within a portion of the existing parking lot on the Property (the “**Proposed Development**”). The Proposed Development will be operated by a national self-storage brand, similar to LifeStorage or Extra Space Storage.

Description of Proposed Conversion/Adaptive Reuse of Existing Building

Initially, the basement and floors two through five of the building will be converted from office to self-storage use. The ground floor will continue to contain office tenants in the interim, as depicted on the enclosed building floor plans. The Applicant has contracted a structural engineer to evaluate the proposed conversion to confirm that the building framing has adequate support or whether the conversion might require an increase in load capacity (the “**Structural Analysis**”). A memo summarizing the findings of the Structural Analysis is enclosed herewith.

The Proposed Development will be served by an enclosed interior access “drive-through” to facilitate drop off and pick up of storage items by customers of the facility. Two loading areas will be interior to the Proposed Development which will make use of the Existing Building entry as secondary access for customers. The Proposed Development will include a customer lobby area at the north side of the building.

The façade of the Existing Building will remain in its current condition, except with respect to the enclosure of the existing portico at the south end of the building. The building foot print will not change. The area to be enclosed includes approximately 2,718 square feet of building area and will provide a one-way internal drive for use by self-storage customers. The new enclosure will include a modern façade composed of EIFS that will be consistent with the proportions and general color scheme of the Existing Building. The windows on the Existing Building will remain. A new canopy will display brand colors and will provide interest without overwhelming the façade.

The Proposed Development will be open and accessible to self-storage customers from 6 am to 10 pm. The office supporting the storage center will operate Monday through Friday from 8:30 am to 6 pm. The storage facility will be staffed by three to four full time employees including a store manager and two to three assistant managers.

Security is of utmost importance to the operations of a self-storage facility. The Proposed Development will be equipped with a state-of-the-art security system consisting of approximately 30 cameras that will provide 24-hour monitoring. Additionally, energy efficient, bright LED lighting will be installed inside and on the outside of the Proposed Development. Access to the Proposed Development will be limited to customers in good standing. Customers will have access to the facility via key code or fob. The code or fob will only allow the customer to access the floor for their storage unit. Access control will

also permit monitoring of when the customer arrives and when the customer departs from the facility. Should the customer stay on-site for longer than an average customer would normally stay, they will be contacted by staff. The standard lease agreement identifies all the security requirements. Should a customer violate any policy or requirement of the lease, the agreement will be void and they will be denied access to the facility.

Description of Long Term Parking Use

The Existing Building adjoins surface parking lots to the north, south, and west. The existing parking lots to the south and west of the Existing Building will be reconfigured to serve as long term motor vehicle storage ("**Long Term Parking Lot**"). The Long Term Parking Lot will include a total of 99 striped stalls in the following quantities and sizes:

9'x18'	3 stalls
10'x20'	63 stalls
10'x25'	1 stall
10'x30'	32 stalls
Total	99 stalls

It is anticipated that the categories of vehicles that will be stored in the Long Term Parking Lot will include personal vehicles, recreational vehicles, and small commercial vehicles. It is not anticipated that tractors, tractor trailers, or semi-trailers would be stored at the Property.

The Long Term Parking Lot will be screened with a new complimentary wall and a vehicular gate to provide secured access to the parked motor vehicles. An attractive cedar fence will be installed around the perimeter of the Long Term Parking Lot area to provide further screening and secured access.

The parking lot to the north of the Existing Building will continue to serve as parking for customers and employees, and will satisfy the minimum parking requirement for the Proposed Development as follows:

Parking Standard	Parking Requirement
Office – 3 spaces per 1,000 sf of GFA	28,682 sf GFA 79 spaces required
Self-storage – 0.05 spaces per 1,000 sf of GFA	84,818 sf GFA 4 spaces required
Total Required	90 spaces

Total Proposed	111 spaces
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Proposed Signage

Conceptual signage is shown on the building elevations submitted with this application. Petitioner notes that the signage is illustrative and not submitted for purposes of seeking approval with this current application. The Applicant intends to submit requests for code compliance approval under a separate and subsequent submittal.

Statement Regarding Outreach and Coordination Neighbors & Tenants

The Applicant met with each of the existing first floor tenants to discuss its plans. All three 1st Floor tenants expressed a desire to stay at the property through the end of their respective lease terms. Fortunately, the Applicant can complete construction without materially impacting these tenants and plans to honor the remaining lease terms. Upon the expiration of the 1st Floor leases in 2028 and 2029 (or sooner if the tenants do not exercise their renewal options), it is anticipated that those spaces will be converted to self-storage, as most of the space on the 2nd – 5th Floors will be leased.

The second floor tenant has transitioned to a remote work model and only several of its employees occupy its office throughout the workweek. The Applicant plans to discuss engage with this tenant in the coming weeks.

The Applicant reached out to and met preliminarily with the owner of the Hotel Parcel at 645 W. North Avenue in early December. Following an initial discussion, the Applicant provided a preliminary site plan and renderings for the project. The Applicant anticipates meeting with the owner of the Hotel Parcel in the coming weeks to discuss the project in greater detail.

Self-Storage Use Considerations Generally

As the Village considers authorizing storage center uses as a conditional use within the Office Districts, it may take into consideration the following community and economic development benefits that might result from such a change to its code:

- Self-storage is an amenity for community and small business operators, in many cases serving as a small business incubator
- Less intense land use
- Mitigate reduced property value (resulting from excessive vacancy)
- Substantial Investment and Aesthetic Enhancement to Aging Structure

Self-storage Use is an Amenity

- The proposed self-storage facility will be an amenity to the area, providing a useful and needed service to individuals, families, and businesses large and small.
- Access to a high-quality and secure storage facility allows businesses to operate and expand. In the same way that co-working spaces provide the launching pad

for small office-based companies or start-ups, self-storage facilities serve the same function, providing flexibility and allowing businesses room to grow, be agile, and scale up their operations.

- LSCD's internal market research bears out that there is a need and demand for a modern, high quality self-storage facility in this submarket and at this location specifically. The development team conducted an internal study of supply and demand in the local market. There are no new facilities in the pipeline within four miles of the subject property.
- The national average square footage of self-storage space per capita is approximately ten square feet, which is the baseline from which industry experts determine how much self-storage space the market can absorb. Even when looking at a 3-mile radius, there is less than 4 square feet of self-storage space per capita.
- Self-storage facilities that do exist are predominantly older product, that fail to meet current modern expectations. Fifty percent of self-storage facilities in this submarket were built prior to 2000 (i.e. "gen 1" models, which are outmoded).
- Bottom line: The data indicates that there is unmet demand in the local market, and that establishment of this use would therefore be in the interest of the public convenience.

Less Intense Land Use

- Self-storage is a much less intense land use than what may be permitted in office zoning districts as of right.
- Based on self-storage industry standards, the typical traffic generated by a self-storage facility of this size is only 10-17 cars per day. Compare this relatively low trip generation to the quantity of large trucks and passenger vehicles that accessed the site when it was being used as a distribution facility.
- Bottom line: Self-storage uses generate substantially less traffic volume than would be generated by reactivating the site with, for example, an industrial, manufacturing, wholesale, or distribution use, therefore, self-storage uses are in the interest of the public health, safety, and welfare.

Mitigate Against Lost Property Tax Values

- The development team proposes a substantial rehabilitation of the property. Even though the intensity of the use will go down, the real estate value and taxes will be stabilized as a result of this investment. Mitigating lost value resulting from excessive vacancy is a tremendous benefit to the Village.
- Based on the developer's extensive experience with similar conversion projects in the region, a conversion of vacant office space to self-storage typically has a

positive impact on the value of the subject property, and will have no negative or injurious impact on surrounding properties whatsoever. LSC Development developed the Life Storage brand in 2002 and approximately 80% of their developments have focused on adaptive reuse projects, including the Extra Space on Main Street in Glen Ellyn which was formerly a dilapidated 1970's warehouse.

Adaptive Reuse Approach

- The Proposed Development contemplates preserving the Existing Building. The use of the building will be converted from exclusively office use to a premier, Class A, climate controlled self-storage facility, for the storage of non-hazardous goods by individuals and businesses.
- This project contemplates an adaptive reuse of the existing building. This method takes what is great about an existing building that may be nearing the end of its useful life or approaching functional obsolescence, recycles it, and makes it efficient and functional to fulfill modern purposes.
- By repurposing and upcycling existing buildings, developer's generate less waste going to our landfills, save energy, land, and resources that would otherwise be used for the construction of the project. Adaptive reuse is not the easiest and most inexpensive route to development, because working with older structures adds layers of complexity and unpredictability.
- Importantly, the development team has the expertise needed to execute these more complex conversions, having completed 38 conversions over the last twenty years and winning multiple industry awards for their projects along the way.

Conclusion

The proposed self-storage facility will be an amenity to the area, providing a useful and needed service to individuals, families, and businesses large and small. The proposed use will be a less intense land use than what is otherwise permitted at the Property as of right, generating relatively low volumes of traffic compared to heavier industrial, manufacturing, wholesale or distribution uses. Additionally, the substantial investment to the Existing Building will stabilize the real estate value and taxes of the Property.

The Proposed Development will reactivate and adaptively reuse the increasingly underutilized office building with minimal impact to the surrounding neighbors and will provide a clean, safe business that will be a benefit and provide a much-needed service in the area.

LSC Development, LLC
665 West North Avenue, Lombard, Illinois 60148

Responses to Standards for Conditional Uses
Section 155.103(F)(8) of the Lombard Zoning Ordinance

The Applicant states that the requested conditional use will conform to the standards set forth in Section 155.103(F)(8) of the Lombard Zoning Ordinance, as follows:

- 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Applicant Response: The manner in which this proposed use is designed and proposes to operate is in furtherance of the public health, safety, morals, comfort or general welfare, and will have no adverse impact whatsoever on the surrounding neighborhood, and will in no way be injurious to property values. The opposite, in fact, is true. The proposed facility will provide a valuable service that is needed and desired. Access to a high-quality and secure storage facility allows small businesses to operate and expand. In the same way that co-working spaces provide the launching pad for small office-based companies or start-ups, self-storage facilities serve the same function, providing flexibility and allowing businesses room to grow, be agile, and scale up their operations.

Rather than endanger the health, safety, morals, comfort, and general welfare, to the contrary, the Proposed Development will provide the Property with safety and security. The facility will be equipped with a state-of-the-art security system consisting of approximately 30 cameras that will provide 24-hour monitoring. Additionally, energy efficient, bright LED lighting will be installed inside and on the outside of the Proposed Development to ensure that the entire site is well lit and provides visitors with a sense of safety and security at all times. Exterior lighting will be thoughtfully designed and controlled to shine away from adjacent properties.

Access to the Proposed Development will be limited to customers in good standing. Customers will have access to the facility via key code or fob. The code or fob will only allow the customer to access the floor for their storage unit. Access control will also permit monitoring of when the customer arrives and when the customer departs from the facility. Should the customer stay on-site for longer than an average customer would normally stay, they will be contacted by staff. The standard lease agreement identifies all the security requirements.

- 2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.**

Applicant Response: The Proposed Development is conscientiously designed to mitigate any detrimental impact whatsoever on surrounding properties. For example, an incredibly thoughtful element of this project design is the interior drive-through component. Customers will enter the Proposed Development one of several secure loading dock entries. Customers will then load and unload their goods in loading areas interior to the building. This design feature protects customers and their goods from the elements, while concealing all loading activities within the building. This proposed configuration buffers surrounding land users from noise and from the operations of the proposed use.

Further, the Proposed Development involves a land use that is much less intense than that which is permitted as of right. Based on self-storage industry standards, the typical traffic generated by a self-storage facility of this size is only 10-17 cars per day, which compares favorably to the high quantity of vehicles that would access the site if the building were to be fully reactivated as an office building, or with future industrial, manufacturing, wholesale or distribution uses. Even though the intensity of the use will go down, the real estate value and taxes will stabilize, which is a tremendous benefit to the surrounding neighborhood and the Village.

3. **That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Applicant Response: The adjacent properties and those within the immediate vicinity of the Proposed Development are substantially developed and improved. The Proposed will have no negative impact on the normal and orderly development and improvement of other properties in the area. To the contrary, the establishment of the conditional use affords more opportunity to fill this vacant and underutilized site with a use that services day to day needs of households within close proximity to the subject property.

A self-storage facility will be an amenity to the area, providing a useful and needed service to individuals and families as well as small and large businesses alike. The Applicant's internal market research bears out that there is a need and demand for a modern, high quality self-storage facility in this submarket and at this location specifically.

4. **That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

Applicant Response: The Property is currently served by adequate public utilities, access roads, parking, loading drainage stormwater flow paths, exterior lighting and other necessary facilities. The Property is accessible from public roads that are adequate to serve the traffic demand imposed upon them by the Proposed Development.

Energy efficient, bright LED lighting will be installed inside and on the outside of the Proposed Development to ensure that the entire site is well lit and provides visitors with a sense of safety and security at all times. Exterior lighting will be thoughtfully designed and controlled to shine away from adjacent properties.

The proposed site plan therefore achieves this criterion to serve the proposed self-storage use.

5. **That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

Applicant Response: Adequate ingress and egress and driveways exist to serve the Proposed Development.

6. **That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Lombard.**

Applicant Response: Given the ongoing shifts in the office market, the Proposed Development will further the purposes of the Comprehensive Plan in that it will reactivate a substantially vacant and underutilized building, thereby protecting the stability of the area and furthering orderly and beneficial development in furtherance of the Comprehensive Plan.

7. **That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Applicant Response: The Applicant's proposal to establish a self-service storage facility at the Property fulfills the objectives of the Village by offering a use that services the community and enhances the general welfare. The proposal will activate and develop a vacant and underutilized site, in a manner that is compatible with surrounding land uses.

Based on the foregoing, it is respectfully submitted that the Requested Conditional Use meets the applicable and relevant standards for approval, is consistent with the goals and purposes of Village code and policy, is compatible with surrounding development, and will have no adverse impact whatsoever on surrounding properties.