

METES AND BOUNDS DESCRIPTION

LOT 2 IN LOT 1 OF HERON POINT PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN HERON POINT PLAT OF RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LOT 1 OF HERON POINT PLAT OF RESUBDIVISION RECORDED MARCH 30, 2005 AS DOCUMENT R2005-64497, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 2; THENCE SOUTH 87 DEGREES 35 MINUTES 45 SECONDS WEST, 399.66 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST, 97.28 FEET; THENCE SOUTH 87 DEGREES 35 MINUTES 45 SECONDS WEST, 275.72 FEET; TO A POINT ON THE EASTERLY LINE OF INTERSTATE 355; THENCE NORTH 02 DEGREES 24 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY LINE, 143.44 FEET; THENCE NORTH 23 DEGREES 15 MINUTES 43 SECONDS EAST ALONG SAID EASTERLY LINE, 247.32 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 15 SECONDS WEST ALONG SAID EASTERLY LINE, 33.00 FEET; THENCE SOUTH 87 DEGREES 35 MINUTES 53 SECONDS WEST ALONG SAID EASTERLY LINE, 12.34 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 18 SECONDS WEST ALONG SAID EASTERLY LINE, 109.14 FEET; THENCE NORTH 24 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID EASTERLY LINE, 290.93 FEET; THENCE SOUTH 65 DEGREES 31 MINUTES 37 SECONDS EAST, 207.63 FEET; THENCE SOUTH 24 DEGREES 28 MINUTES 23 SECONDS WEST, 150.97 FEET; THENCE SOUTH 65 DEGREES 31 MINUTES 37 SECONDS EAST, 64.37 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 51.10 FEET; THENCE NORTH 87 DEGREES 35 MINUTES 45 SECONDS EAST, 316.83 FEET TO A POINT ON THE WESTERLY LINE OF ILLINOIS ROUTE 53; THENCE SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ALONG SAID WESTERLY LINE, 97.28 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



1. THIS SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1410 002052567 EFFECTIVE DATE MARCH 25, 2005.
2. ITEM NUMBER 24 ON SCHEDULE B OF THE TITLE COMMITMENT NUMBER 1410 0022030528 BEING A BLANKET EASEMENT IN FAVOR OF THE COMMONWEALTH OF MASSACHUSETTS AND AMERITECH PROP DOCUMENT NUMBER R1999-151290, IS NOT PLOTTED.
3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170197 0030 D WITH AN EFFECTIVE DATE OF OCTOBER 18, 1988.
4. THIS PROPERTY HAS BEEN ZONED "O" OFFICE DISTRICT
5. PROPERTY AREA: 10.298 acres (448,566.28 sq. ft.)
6. SQUARE FOOTAGE OF BUILDING (AS MEASURED ON THE GROUND LEVEL): 17,516.78 sq. ft.
7. THERE ARE TOTAL OF 334 PARKING SPACES, OF WHICH 4 ARE HANDICAPPED RESERVED.
8. PERMANENT INDEAN NUMBER: 05-01-202-021
9. FIELD WORK COMPLETED: 4/1/05

TO: ING USA ANNUITY AND LIFE INSURANCE COMPANY
WEST SUBURBAN BANK
CHICAGO TITLE INSURANCE

WE, W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND DOES INCLUDE ITEMS 2, 3, 4, 7a, 8, 9, 10 FROM TABLE "A" THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS DECLARATION) OF AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF MAY A.D. 2005
AT SCHAUMBURG, ILLINOIS.

Ernest L. Martin
ILLINOIS PROFESSIONAL DESIGN CORPORATION NO. 184-001108

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6TH

ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING
AND MAPPING ON OCTOBER 20th, 1999

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL
SURVEYORS ON OCTOBER 19, 1999

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY



COLUMBINE AVENUE
(ILLINOIS ROUTE 53)

REVISIONS	DATE	BY
ADDED CERTIFICATION	5/29/05	MO
for revision legal description		

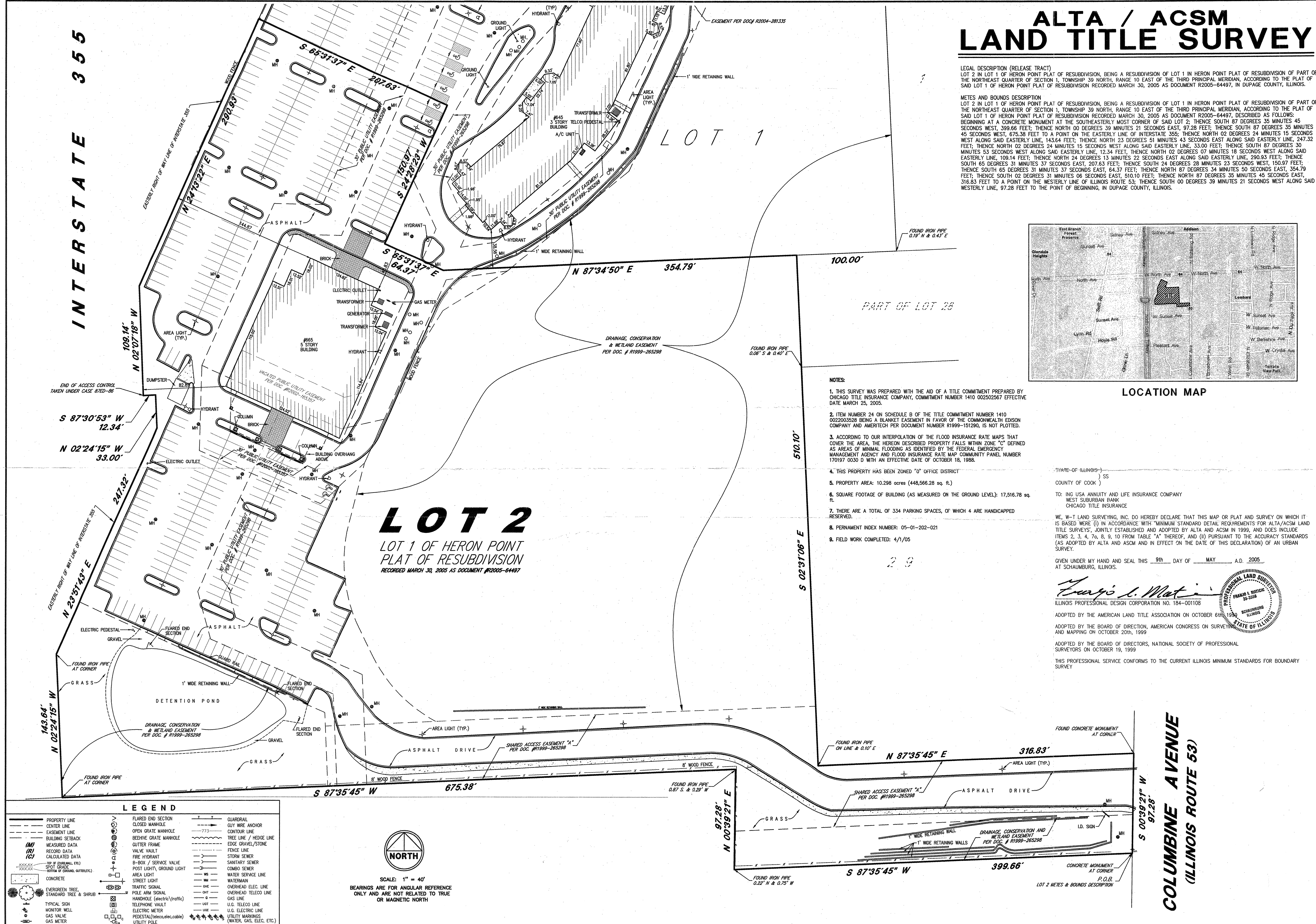
W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
39 EAST SCULLY DRIVE
SCHAUMBURG, ILLINOIS 60193
ph. (847) 895-3640 fax. (847) 895-9985
IL LICENSE NO. 164-001158 EXPIRES 4/30/05 WWW.WTDSURVEYING.COM
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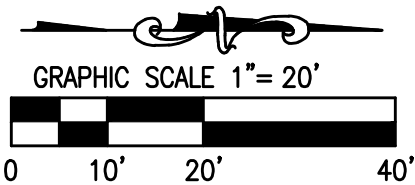
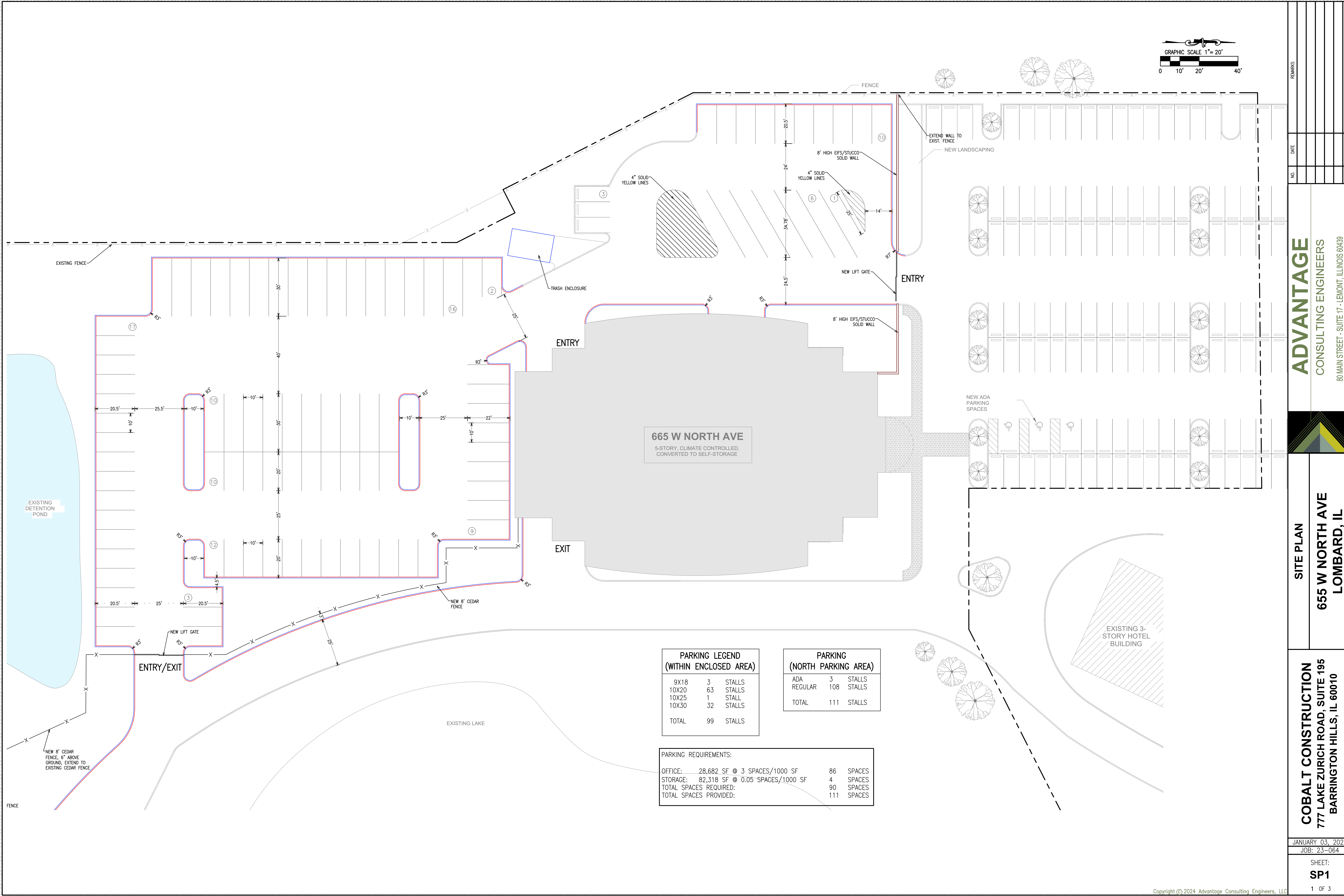


665 W. NORTH AVENUE
LOMBARD, ILLINOIS

ALTA / ACSM LAND TITLE SURVEY

DATE : 4/26/05	
SCALE : 1"=40'	
DRAWN : MWO	
FIELD WORK : REM	
CHECK : FIM	
JOB : S05010	
SHEET S-1	REVISION <div style="border: 1px solid black; width: 100px; height: 40px;"></div>
OF ONE SHEETS	





PARKING LEGEND (WITHIN ENCLOSED AREA)		
9X18	3	STALLS
10X20	63	STALLS
10X25	1	STALL
10X30	32	STALLS
TOTAL	99	STALLS

PARKING (NORTH PARKING AREA)		
ADA	3	STALLS
REGULAR	108	STALLS
TOTAL	111	STALLS

PARKING REQUIREMENTS:			
OFFICE:	28,682 SF @ 3 SPACES/1000 SF	86	SPACES
STORAGE:	82,318 SF @ 0.05 SPACES/1000 SF	4	SPACES
TOTAL SPACES REQUIRED:		90	SPACES
TOTAL SPACES PROVIDED:		111	SPACES

REMARKS	DATE	NO.

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-520-2467
WWW.ACEENG.US



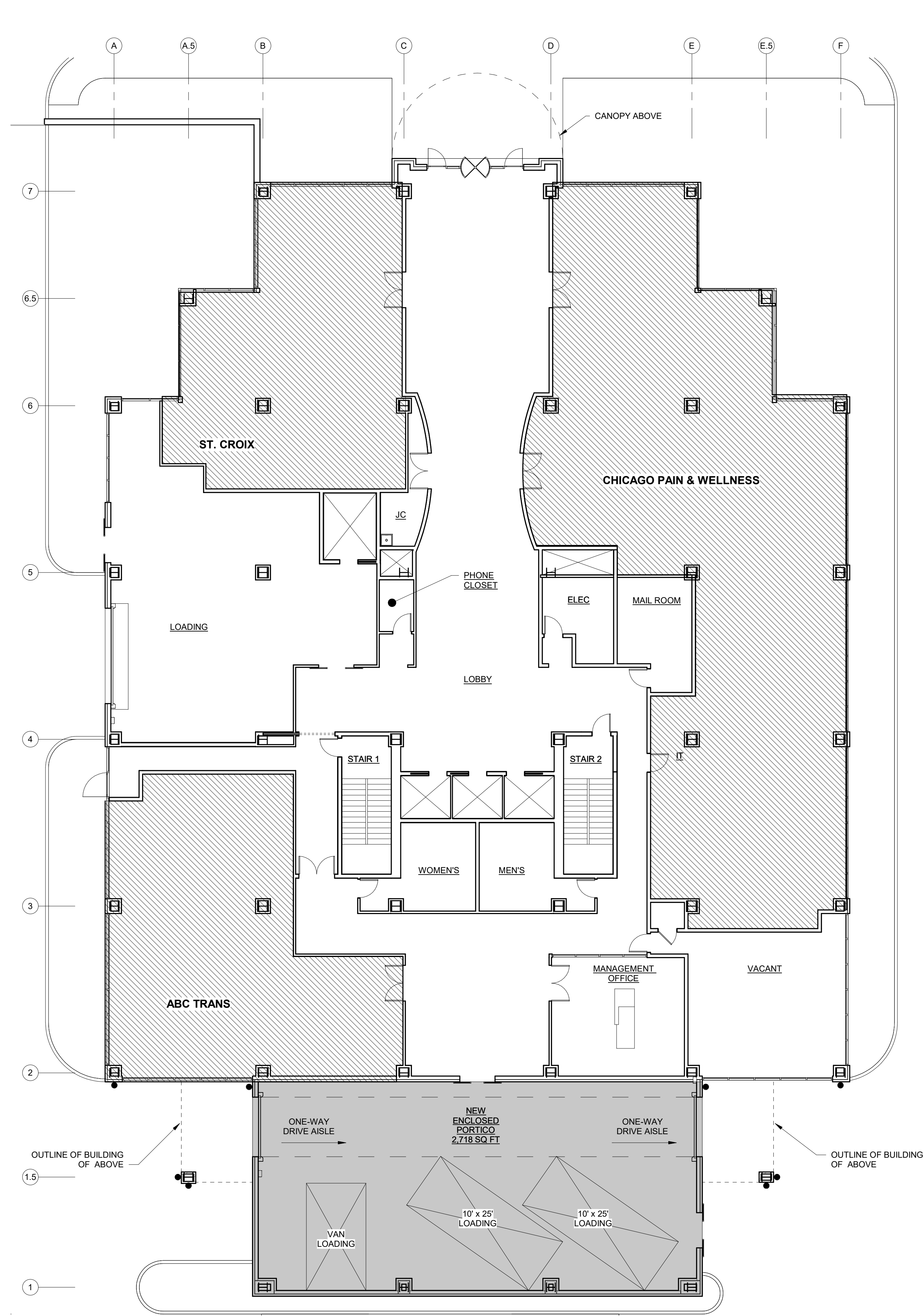
SITE PLAN
655 W NORTH AVE
LOMBARD, IL

COBALT CONSTRUCTION
777 LAKE ZURICH ROAD, SUITE 195
BARRINGTON HILLS, IL 60010

JANUARY 03, 2024
JOB: 23-064

SHEET:
SP1

1 OF 3



■ = PROPOSED NEW ENCLOSED SPACE
□ = EXISTING BUILDING

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

NO	DATE	ISSUE DESCRIPTION
1	12/20/2023	ENTITLEMENTS SET

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PRINCIPAL: Approver P.M.: Designer
QC BY: Checker DRAWN BY: Author

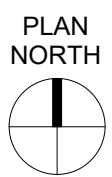


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665 W NORTH AVE

LOMBARD, ILLINOIS

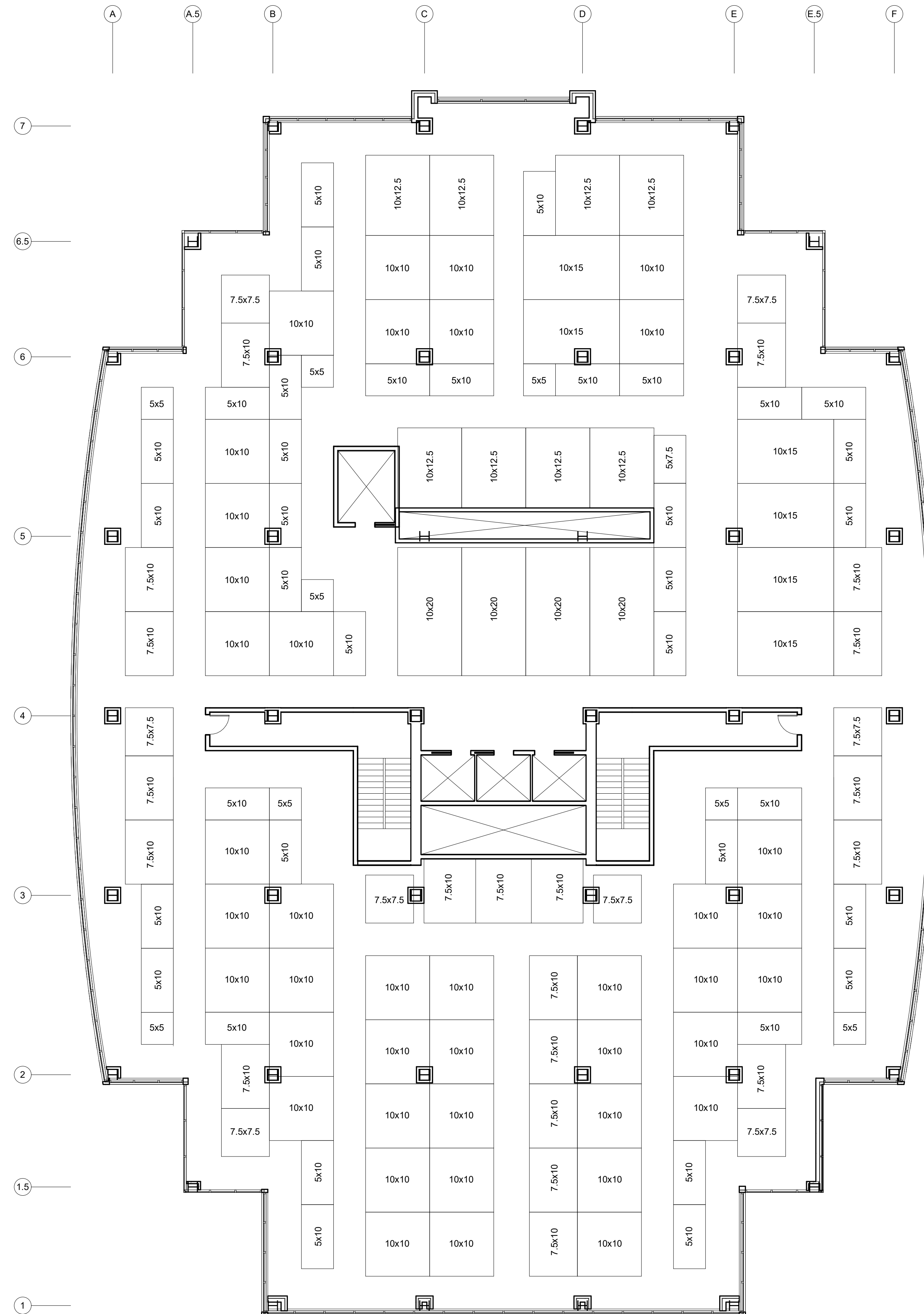
FIRST FLOOR PLAN



A1-01

1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

 = EXISTING BUILDING



PLAN
NORTH

A1-02

[illegible]

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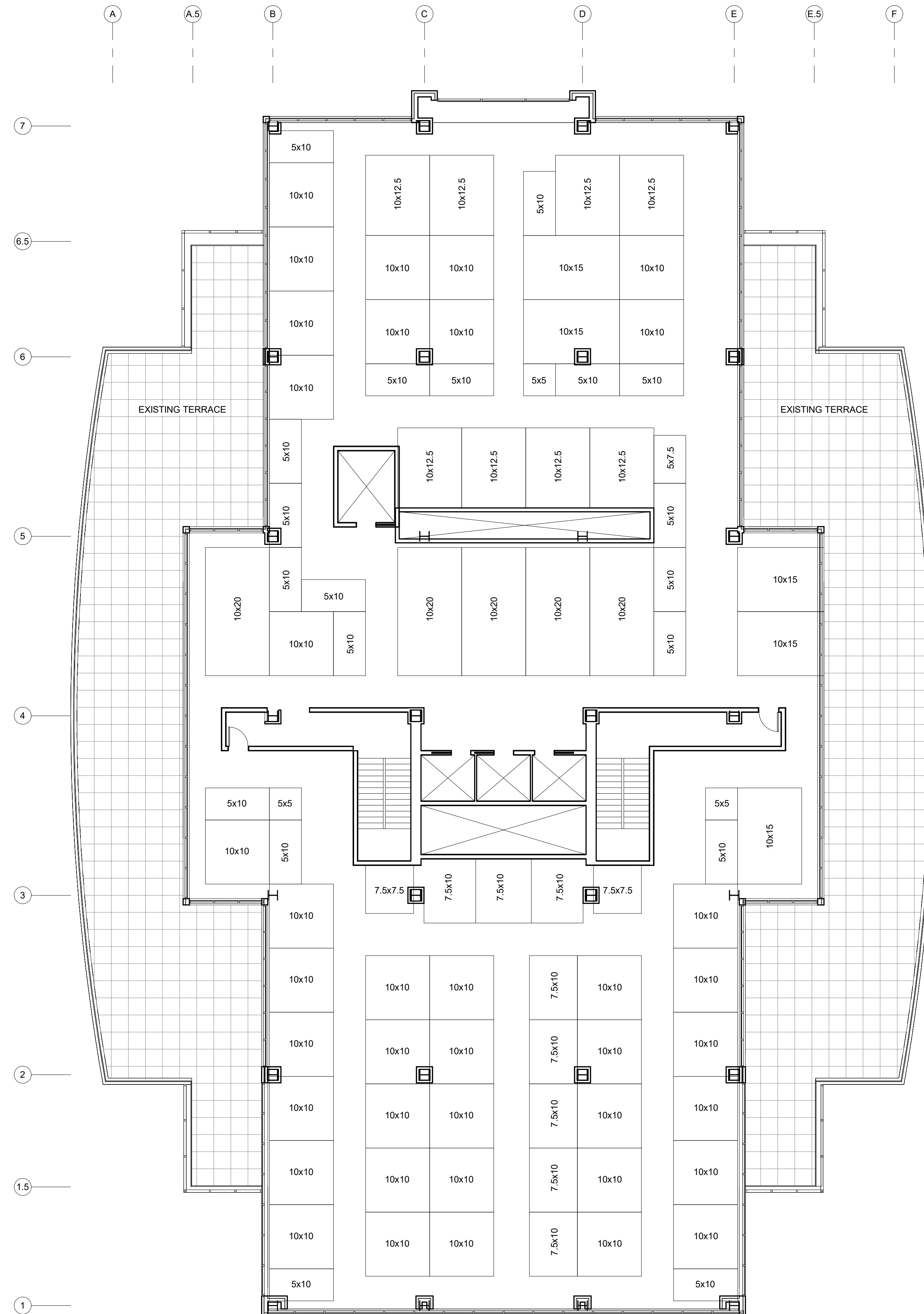
665 W NORTH AVE

LOMBARD, ILLINOIS

SECOND-FOURTH FLOOR PLAN



 = EXISTING BUILDING



PLAN
NORTH

A1-03

[illegible]

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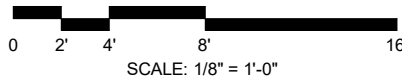
665 W NORTH AVE

LOMBARD, ILLINOIS

FIFTH FLOOR PLAN



■ = PROPOSED NEW ENCLOSED SPACE
□ = EXISTING BUILDING



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NO	DATE	ISSUE DESCRIPTION
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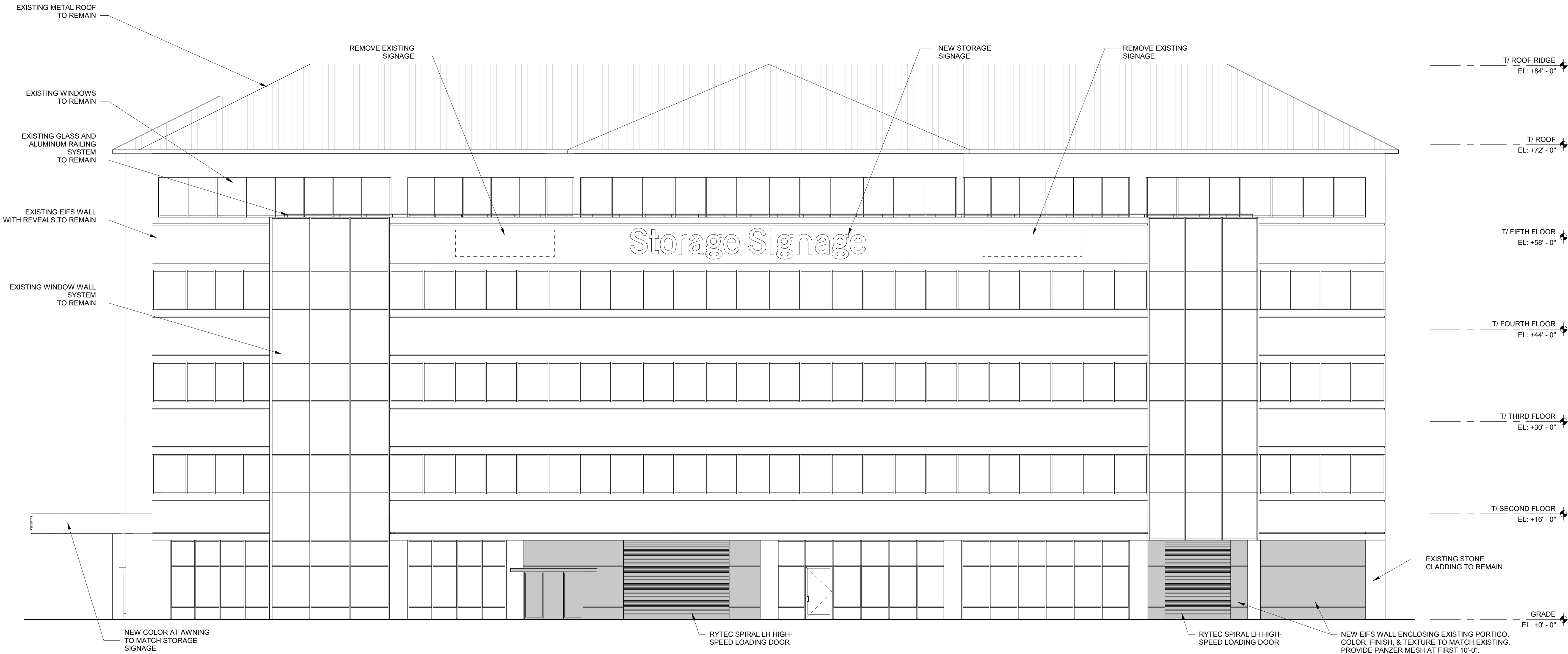
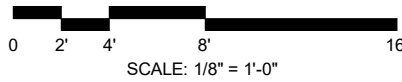
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665 W NORTH AVE

LOMBARD, ILLINOIS

BUILDING ELEVATIONS

■ = PROPOSED NEW ENCLOSED SPACE
□ = EXISTING BUILDING



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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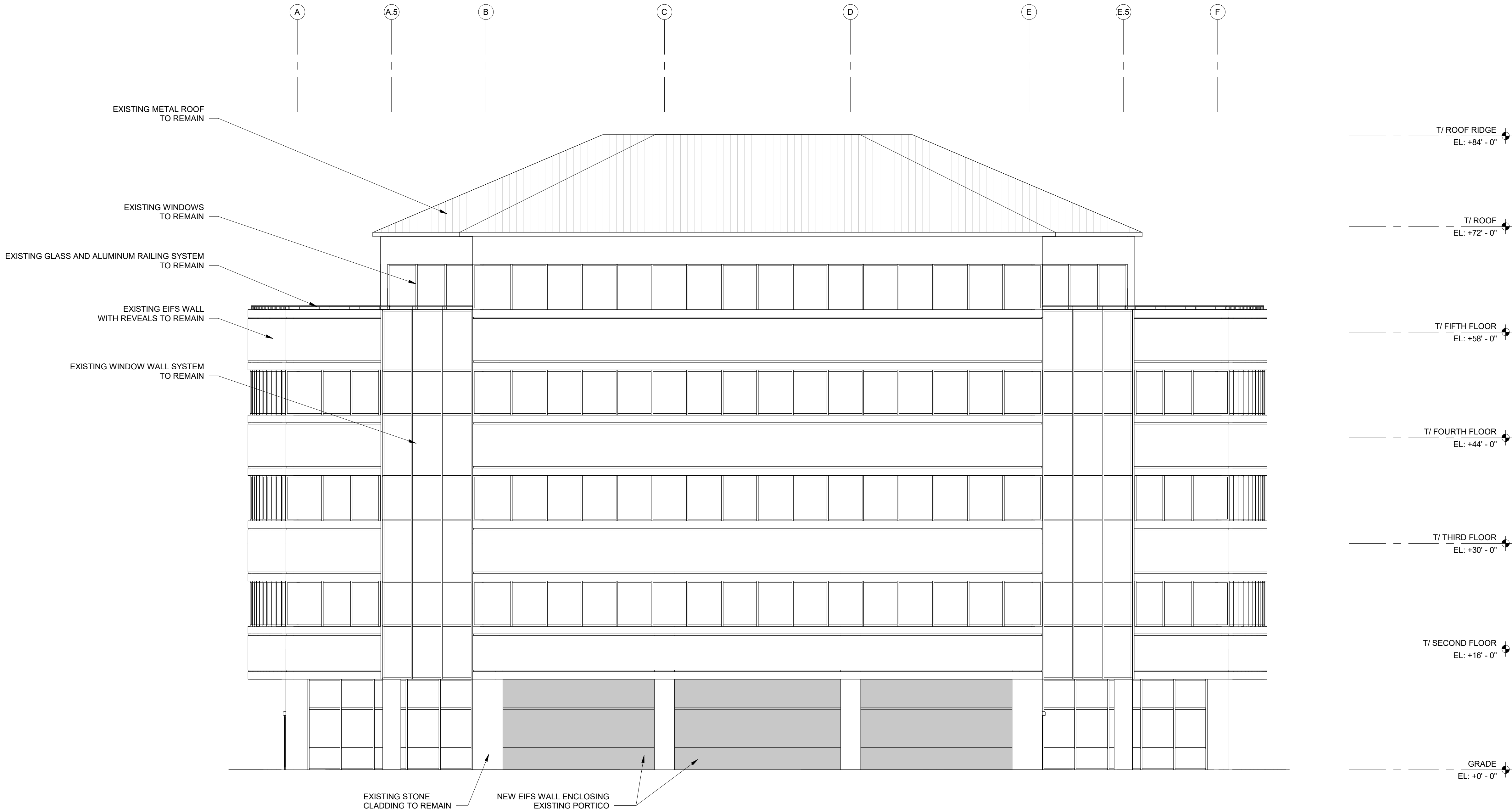
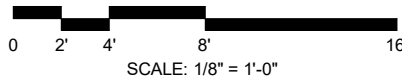
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LOMBARD, ILLINOIS

BUILDING ELEVATIONS

= PROPOSED NEW ENCLOSED SPACE
 = EXISTING BUILDING



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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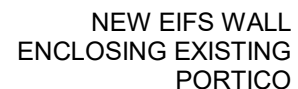
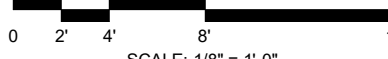
665 W NORTH AVE

LOMBARD, ILLINOIS

BUILDING ELEVATIONS

 = PROPOSED NEW ENCLOSED SPACE

= EXISTING BUILDING



T/ ROOF RIDGE
El. +84'-0"

_____ T/ ROOF
FL: +321.00

T/ FIFTH FLOOR
El: +58'-0"

T/ FOURTH FLOOR
El: +44' - 0"

T/ THIRD FLOOR
El: +30'-0"

T/ SECOND FLOOR
El: +16' - 0"

GRADE
EL: +0' - 0"

[illegible]

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LOMBARD, ILLINOIS

BUILDING ELEVATIONS

A2-04

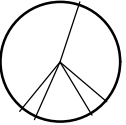

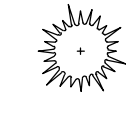
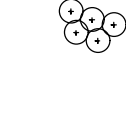

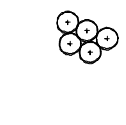
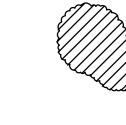
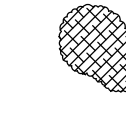
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

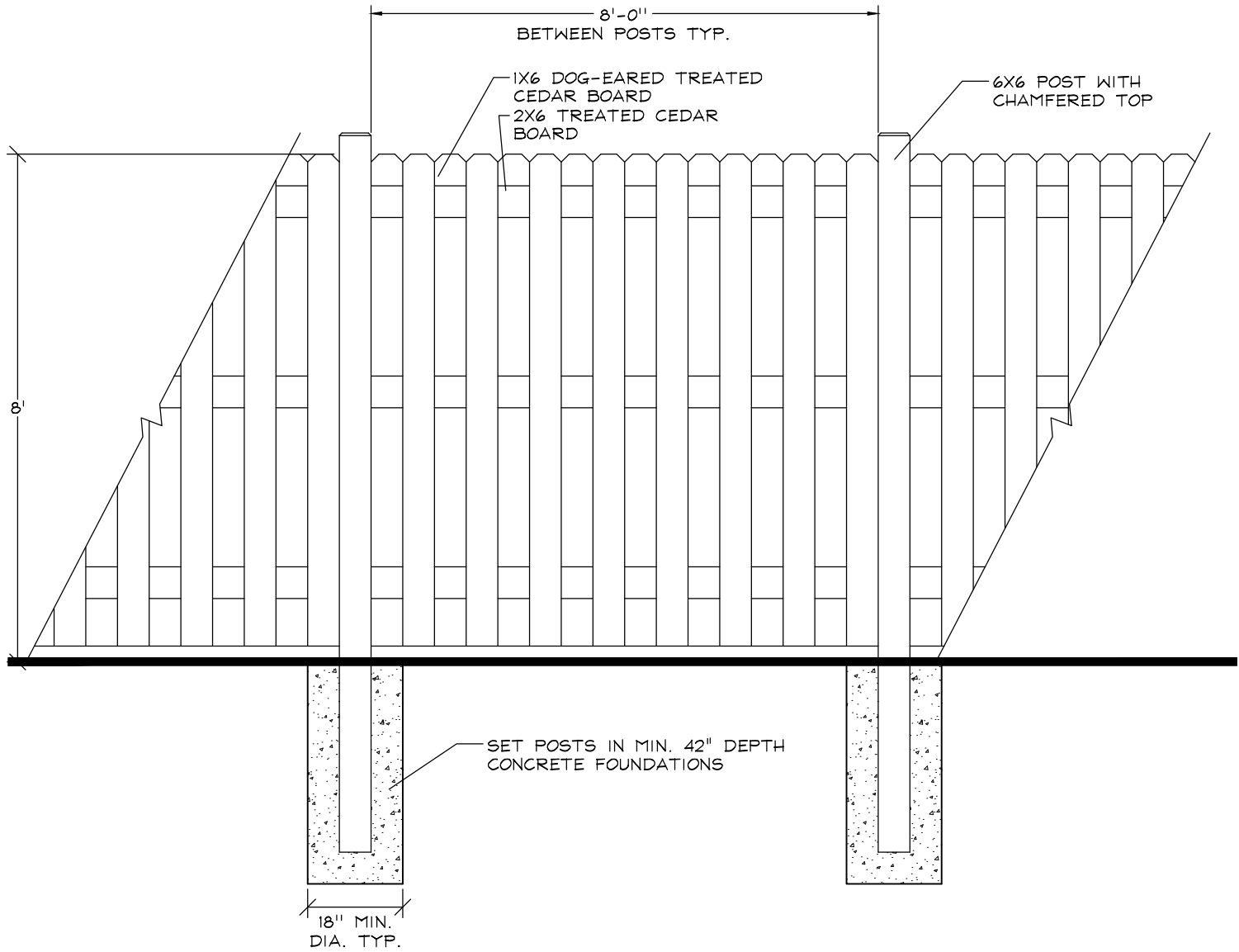


Storage Signage

685

REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Jeffers' Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditelia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Gully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
	EVERGREEN TREES		
	Abies concolor WHITE FIR	8' Ht.	
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	Picea omorika SERBIAN SPRUCE	8' Ht.	
	Pinus strobus EASTERN WHITE PINE	8' Ht.	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMILG' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPICE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	EVERGREEN SHRUBS		
	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PRITZER JUNIPER	24" Wide	4' O.C.
	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
	Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
	ORNAMENTAL GRASSES		
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
	PERENNIALS		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Echinacea 'Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
	GROUNDCOVERS		
	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



8' WOOD FENCE
SCALE: NTS

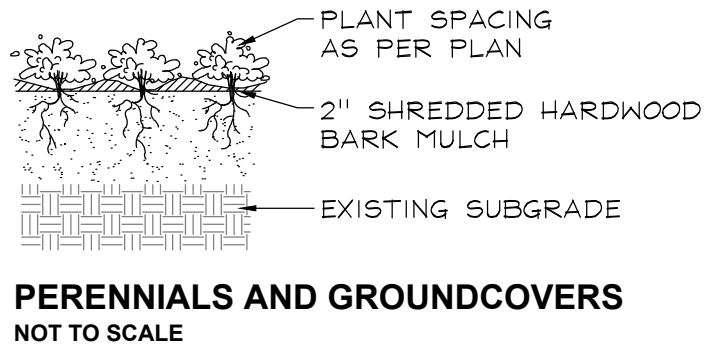
GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

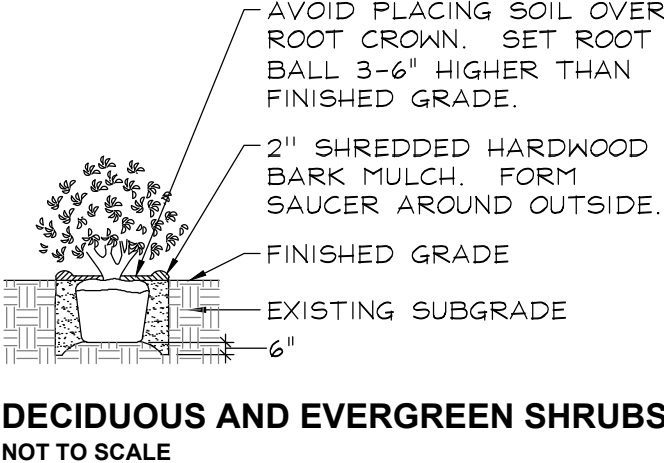
**PERIMETER LOT
LANDSCAPING: 622.9 LF
Code: 155.709**
(B) SHADE TREE PER 75'
LANDSCAPE REQUIRED:
(8) SHADE TREES
LANDSCAPE PROVIDED:
(8) SHADE TREES

**PERIMETER PARKING LOT:
Code: 155.706 (C)(3)**
(A) LANDSCAPING TO BE PROVIDED
ACROSS 50% OF PARKING LOT ABUTTING
PROPERTY LINE
-MIN. PLANTING HEIGHT 4'
LANDSCAPE PROVIDED:
-SHRUBS PROVIDED ALONG PARKING
LOT PERIMETER

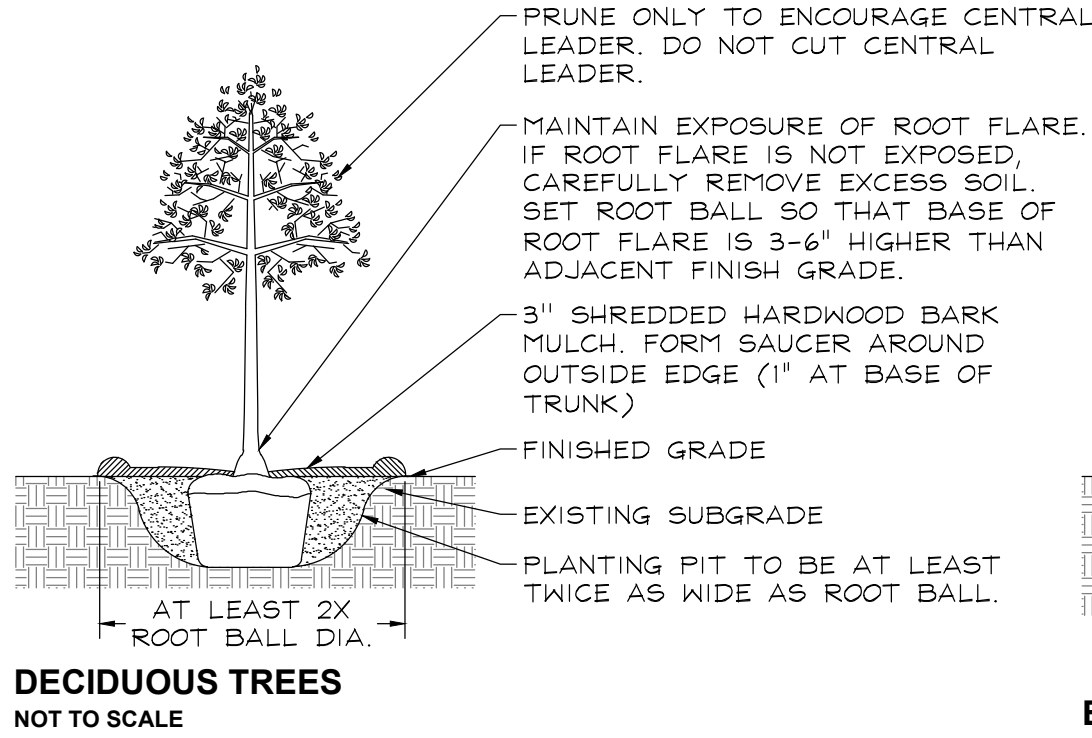
PLANTING DETAILS



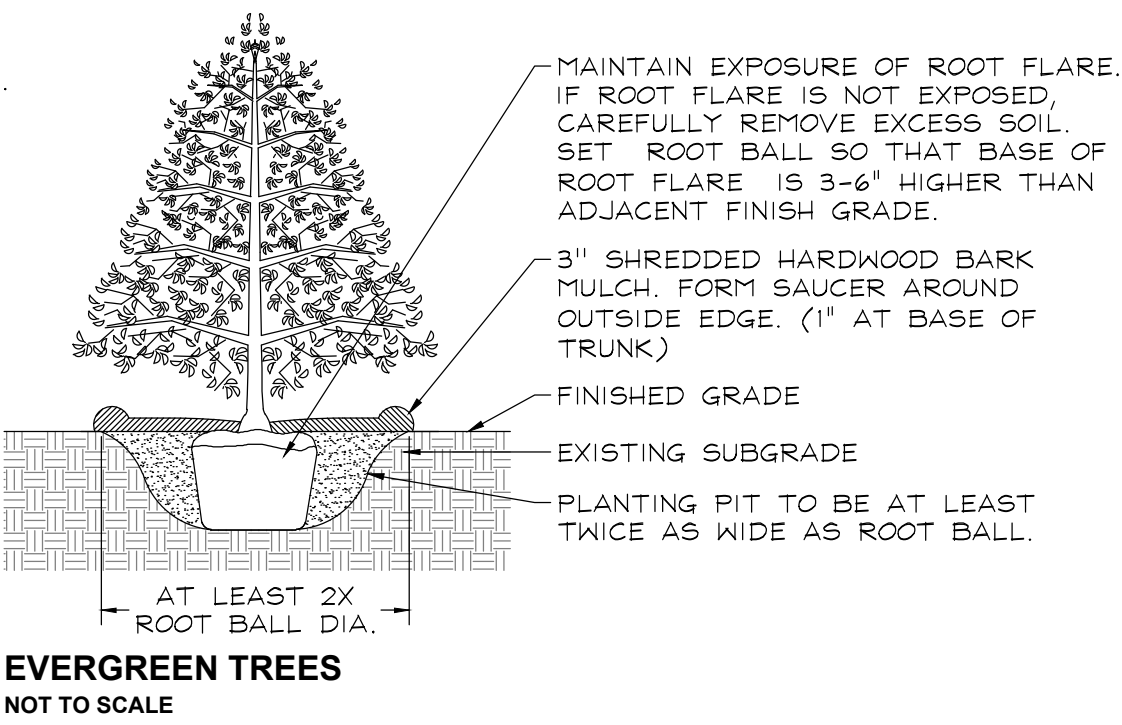
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



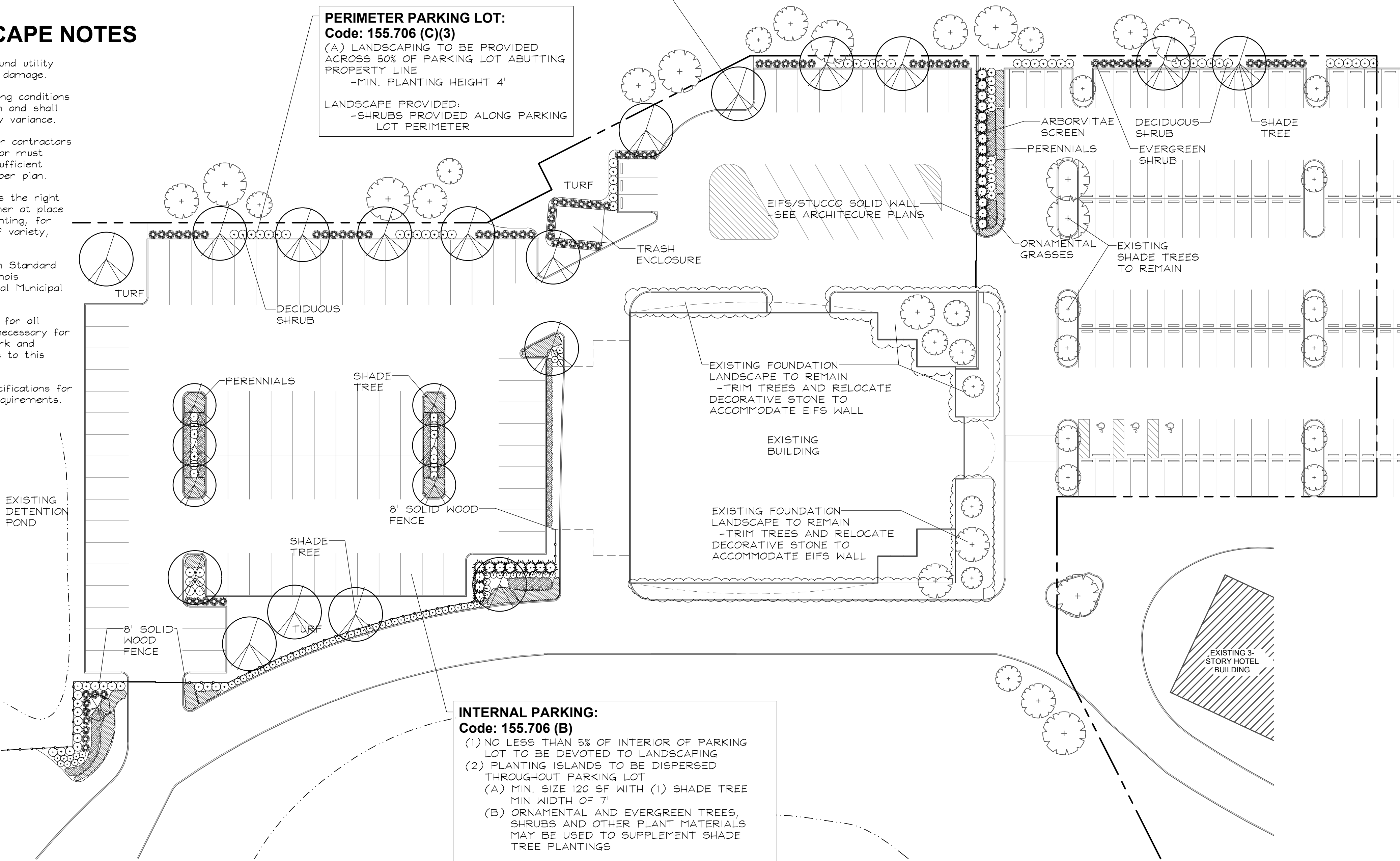
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



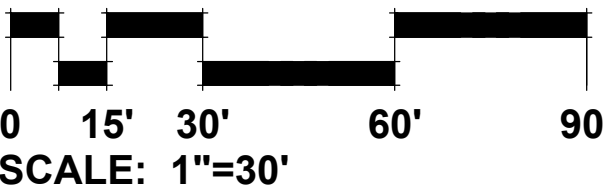
DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



**INTERNAL PARKING:
Code: 155.706 (B)**
(1) NO LESS THAN 5% OF INTERIOR OF PARKING
LOT TO BE DEVOTED TO LANDSCAPING
(2) PLANTING ISLANDS TO BE DISPERSED
THROUGHOUT PARKING LOT
(A) MIN. SIZE 120 SF WITH (1) SHADE TREE
MIN WIDTH OF 7'
(B) ORNAMENTAL AND EVERGREEN TREES,
SHRUBS AND OTHER PLANT MATERIALS
MAY BE USED TO SUPPLEMENT SHADE
TREE PLANTINGS
LANDSCAPE REQUIRED:
5,005.66 S.F. OF LANDSCAPING AREA
LANDSCAPE PROVIDED:
8,710.78 S.F. OF LANDSCAPING AREA



GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CIVIL ENGINEER
**ADVANTAGE CONSULTING
ENGINEERS**
80 MAIN STREET, SUITE 17
LEMONT, IL 60439

LIFE STORAGE
655 W. NORTH AVENUE
LOMBARD, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

REVISIONS

DATE	01.04.2024
PROJECT NO.	AC23130
DRAWN	CLE
CHECKED	DHS
SHEET NO.	L1.1

SUB NO. 9-2-21

DATE: 9-2-21

THIS REVIEW DOES NOT ALTER CONTRACT SUM OR CONTRACT TIME. FABRICATION AND/OR INSTALLATION MAY NOT BE UNDERTAKEN WHEN RESUBMITTING. LIMIT CORRECTIONS TO ITEMS NOTED.

THIS REVIEW NEITHER EXTENDS NOR ALTERS ANY CONTRACTUAL OBLIGATION OF THE CONTRACTOR.

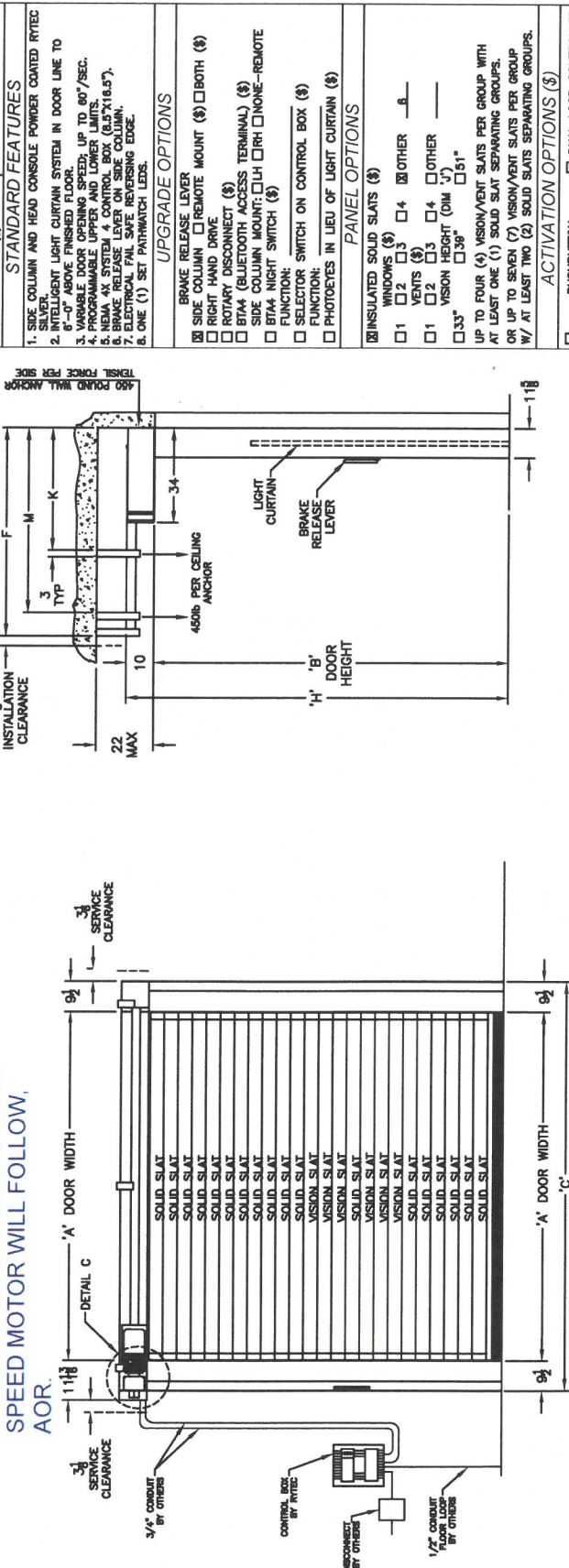
CHECKING IS FOR GENERAL ARRANGEMENT AND DESIGN ONLY AND DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONS, TOLERANCES, AND PROPER ASSEMBLY ACCORDING TO ORIGINAL CONTRACT DOCUMENTS. ANY DEVIATION THEREFROM MUST BE SPECIFICALLY NOTED AND DULY AUTHORIZED IN WRITING.

SULLIVAN GOULETTE & WILSON LTD. ARCHITECTS

DIMENSIONAL VARIABLES							
DRAWING NOT TO SCALE. DIMENSIONS IN INCHES							
DOOR NO.	A	B	C	F	M	K	H
1. DOOR	144	144	163	155	144	72	154
MILLIMETERS							

ACTUAL DOOR SIZE IS PRODUCED IN MILLIMETERS
REQUESTED DOOR SIZE IS CONVERTED TO MILLIMETERS
AND ROUNDED UP TO THE NEAREST 10MM

- ELECTRICAL OPTIONS**
- ☐ 460v - 3ph
 - ☐ 230v/208v - 3ph
 - ☐ 230v - 1ph
 - ☐ 480v OPEN DELTA, UNGROUNDED (\$)
 - ☐ 575v - 3ph (INCLUDES NEMA 4 METAL ENCLOSURE WITH 575/480 TRANSFORMER)
- STANDARD FEATURES**
1. SIDE COLUMN AND HEAD CONSOLE POWDER COATED RYTEC FINISH
 2. INTELLIGENT LIGHT CURTAIN SYSTEM IN DOOR LINE TO 6"-0" ABOVE FINISHED FLOOR.
 3. VARIABLE DOOR OPENING SPEED; UP TO 80"/SEC.
 4. PROGRAMMABLE UPPER AND LOWER LIMITS.
 5. NEMA 4X SYSTEM 4 CONTROL BOX (6.5"x18.5").
 6. 1/2" CONDUIT FOR ALL FIELD WIRING TO THE CONTROL BOX.
 7. ELECTRICAL FAIL SAFE REVERSING EDGE.
 8. ONE (1) SET PATHWATCH LEDS.
- UPGRADE OPTIONS**
- ☒ BRAKE RELEASE LEVER
 - ☒ SIDE COLUMN ☐ REMOTE MOUNT (\$)☐ BOTH (\$)
 - ☐ RIGHT HAND DRIVE
 - ☐ ROTARY DISCONNECT (\$)
 - ☐ BTAA (BLUETOOTH ACCESS TERMINAL) (\$)
 - ☐ SIDE COLUMN MOUNT: ☐ LH ☐ RH ☐ NONE-REMOTE
 - ☐ BTAA NIGHT SWITCH (\$)
 - ☐ FUNCTION: ☐ SELECTOR SWITCH ON CONTROL BOX (\$)
 - ☐ FUNCTION: ☐ PHOTOEYES IN LIEU OF LIGHT CURTAIN (\$)
- PANEL OPTIONS**
- ☒ INSULATED SOLID SLATS (\$)
 - ☐ WINDOWS (\$)
 - ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ OTHER - \$
 - ☐ VENTS (\$)
 - ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ OTHER -
 - ☐ 33" ☐ 36" ☐ 51"
 - UP TO FOUR (4) VISION/VENT SLATS PER GROUP WITH AT LEAST ONE (1) SOLID SLAT SEPARATING GROUPS. OR UP TO SEVEN (7) VISION/VENT SLATS PER GROUP W/ AT LEAST TWO (2) SOLID SLATS SEPARATING GROUPS.
- ACTIVATION OPTIONS (\$)**
- ☐ - PUSHBUTTON ☐ DUAL LOOP CONTROLLER
 - ☐ - PULL CORDS ☐ RADIO CONTROL ROYR
 - ☒ 1 MOTION DETECTOR (INCLUDE MIN 2 XMIT)
- OPTION NOTES**
- (\$*) = PRICING CHANGE IF NOT INCLUDED IN QUOTE
- (6) CLEAR WINDOW SLATS, FIRST GROUP OF (3) STARTING AT 39" AFF
PLEASE SPECIFY VOLTAGE



FORMULAS

F = (B + 30.50); FOR B < 91
F = (B + 11.00); FOR B >= 91
M = (B + 20.00); FOR B < 91
M = B; FOR B >= 91
K = NOT REQ'D; FOR B < 99
K = 72.00; FOR B >= 99

FINAL APPROVAL SIGNATURE
FABRICATION CAN PROCEED ACCORDING TO THE SPECIFICATION SHOWN EXCEPT AS NOTED

APPROVED BY: _____
PRINT NAME: _____
SIGNATURE: _____
DATE: _____

RYTEC CORPORATION
ONE CEDAR PARKWAY, JACKSON, WI 53037-0403
APPROVAL DRAWING
SPIRAL LH MODEL SSN-L
FOR DOOR WIDTH UP TO 13'-1". HEIGHT UP TO 13'-1".

CUSTOMER: 62-05 30TH AVE
LOCATION: _____
DATE: 8/9/21
DRAWING NO.: 725-01T
REV: HS

SP | Engineers

Consulting Structural Engineers

134 N. LaSalle Street, Chicago, Illinois 60602

P: 312.332.2800 F: 312.332.2820

September 29, 2023

Paul Bergin
Cobalt Commercial Construction, LLC
777 Lake Zurich Road, #195
Barrington, IL 60010

Re: 655 North Avenue, Lombard, IL. Structural Analysis of Existing Building Framing to Support Storage Loading

SP Engineers performed a structural analysis of the building located at 655 North Avenue in Lombard, IL. The purpose of the analysis was to determine if the existing office building could be converted to a self-storage facility which would require an increase in load capacity. The analysis was based on the existing building drawings prepared by Structural Associates, Inc. dated 4/5/2000, issued for permit. Specific connection information was not indicated in the drawings, therefore, ECS Midwest, LLC performed a limited field survey to determine typical connection types. ECS project 52:2100 dated August 29, 2023 indicates the general connection arrangement with sizes and locations which were verified. No additional field survey work or testing was done to determine if the as-built framing matched the structural drawings.

A full building model was created to analyze the beams, columns, girders and lateral bracing. The foundations and connections were checked separately. Below are the findings of the analysis based on a design live load of 125 psf, as required for storage use.

Foundations:

Four footings were found to be overstressed. The footings at column lines 2-C, 2-D, 6-C and 6-E were overstressed by approximately 10%. To meet the additional load requirement, additional columns could be added to reduce the footing loads. Two new columns would be required along column line 2 and would extend from below the second-floor girder (at the centerline of the girder) down to the basement level. It would need to be field verified if there is room for the columns to continue past the basement wall down to the new footings or if a new concrete pier would be required from the basement to first floor. Three columns would be required below the first-floor framing along column line 6. New spread footings would be required under all the columns. See Figures 1 and 2 for general column and footing locations.

Decking:

The existing decking is indicated as 2"x18ga. VLI deck with 3 ½" of lightweight concrete. The capacity of the deck for a maximum span of approximately 8'-4" is 278 psf. The deck is sufficient for storage use.

Framing Members (Beams and Columns):

All framing members were found to be sufficient for the increased loading. However, the fifth-floor columns would require reinforcement as noted in the Connection section.

Lateral X-Bracing:

There are two bays of X-bracing indicated on the structural drawings. They are designated as T1 on the existing framing plans and located in the stair walls just north of line C and just south of line D between lines 3-4. Elevations of the braces are indicated on sheet S6 section 1. The double angle members at the basement and first floor levels were overstressed. The existing members could be reinforced with new angles welded to the existing in order to meet load requirements – see Figure 3 for brace elevation. Figure 4 is a preliminary detail of how the existing bracing could be reinforced at the first two levels.

Connections:

The connections were analyzed based on the information in the ECS report. The typical shear connections consisted of single plates welded to the beams or girders and bolted to the framing members. These connections were found to be adequate. The moment connections, W21x62 girders to column flanges in the north-south direction, were found to be adequate at the first thru fourth floor levels. However, some assumptions were made for the location of the bolts in the end plate. The bolt locations must be verified to ensure the analysis is accurate. Figure 5 indicates the assumed dimensions of the bolts.

The fifth-floor moment connections were adequate, however, due to the reduced column size at the fifth floor the column failed in shear and would need to be reinforced at all interior locations. A new WT could be welded to the bottom of the existing W21x62 girders and welded to the W14 column – see Figure 6. This would be required at all interior moment connections – 20 locations. If the fifth floor remained office use with only storage below, the columns would not need to be reinforced.

Summary

Based on our findings from the analysis, below is a list of reinforcement/verification required in order for all floors of the building to be used for storage.

1. (5) new columns required. (3) from the basement to the first floor and (2) from the basement to the second floor.
2. (5) new footings would be required in the basement
3. (8) double angle braces would require reinforcing
4. Bolt location dimensions must be verified for moment connections
5. All interior moment connections at the fifth floor require reinforcing.

Closing

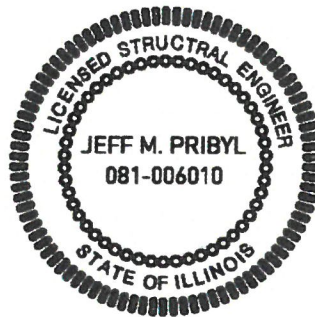
The analysis was based on the information contained in the existing structural and architectural drawings and a limited field survey conducted by ECS Midwest. SP Engineers assumes no liability for any deviations from the information contained in either the existing building drawings or ECS report.

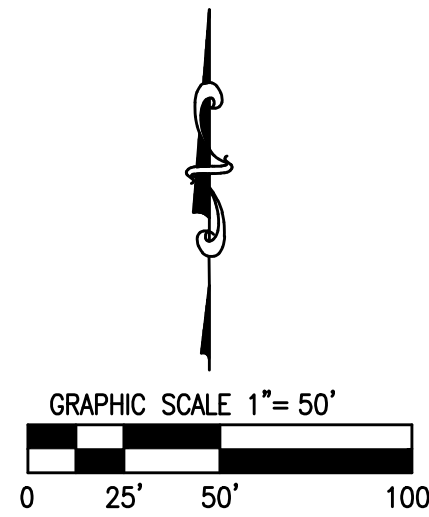
SP Engineers appreciates the opportunity to provide our services. Please contact us if you have any questions or concerns


Sincerely,



SP Engineers, Ltd.
Jeffrey Pribyl PE, SE

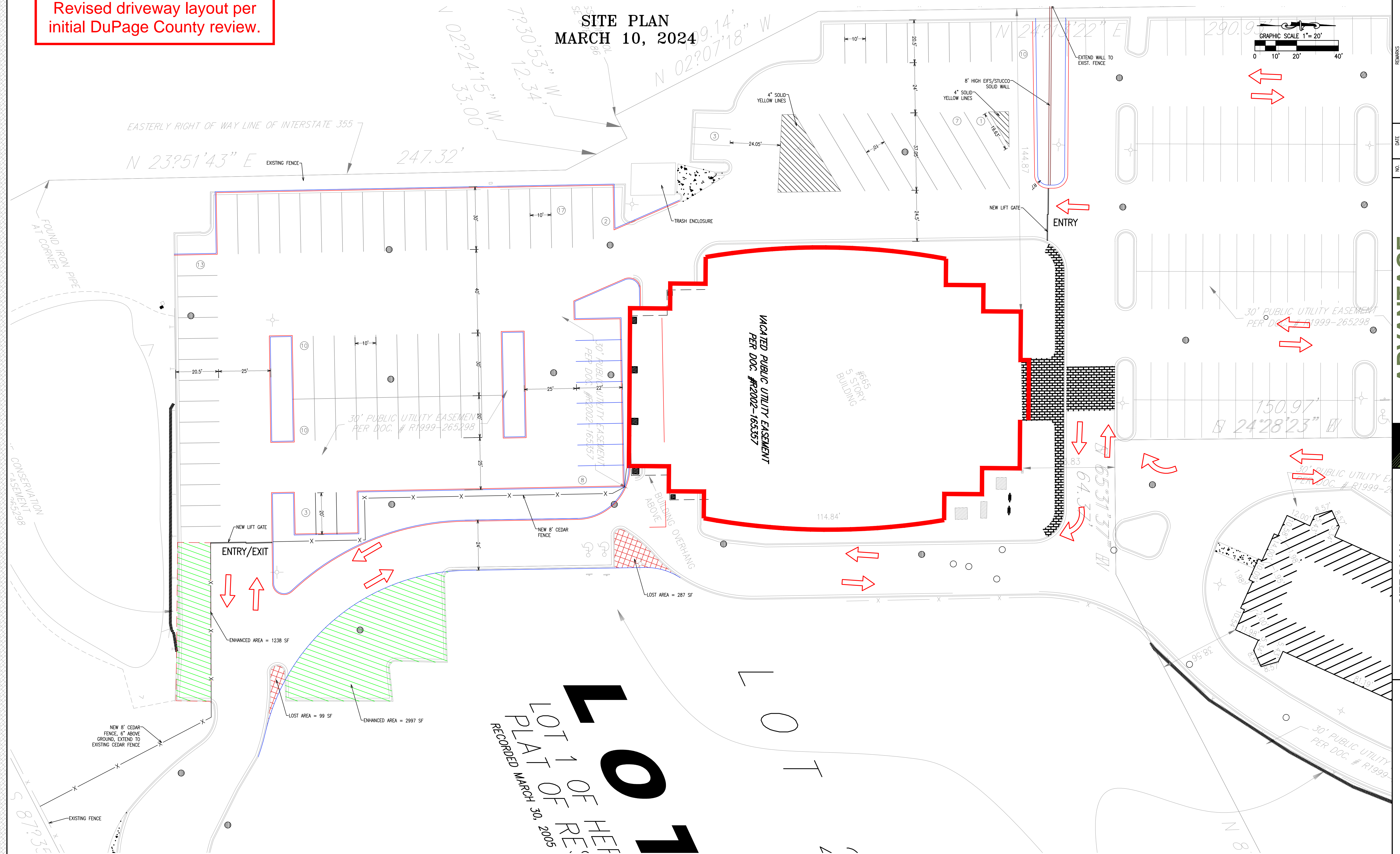
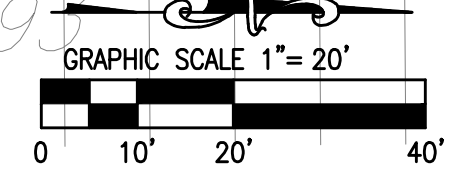




REMARKS					
DATE					
NO.					
ADVANTAGE					
CONSULTING ENGINEERS					
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439					
630-520-2467 WWW.ACEP.US					
					
TRAFFIC PLAN					
655 W NORTH AVE					
LOMBARD, IL					
COBALT CONSTRUCTION					
777 LAKE ZURICH ROAD, SUITE 195					
BARRINGTON HILLS, IL 60010					
JANUARY 03, 2024					
JOB: 23-064					
SHEET:					
SP3					
3 OF 3					

Revised driveway layout per
initial DuPage County review.

SITE PLAN
MARCH 10, 2024



ADVANTAGE
CONSULTING ENGINEERS
10 MAIN STREET - SUITE 17 - LEWISTON, ILLINOIS 60439
630-520-2467 www.aecing.us

SITE PLAN

655 W NORTH AVE
LOMBARD, IL

COBALT CONSTRUCTION
777 LAKE ZURICH ROAD, SUITE 195
BARRINGTON HILLS, IL 60010

ANUARY 03, 2024
JOB: 23-064

SHEET:
SP1

1 OF 3

Petitioner's Proposed Alternate Condition 3

Condition 3: That the outdoor vehicle storage shall be limited to personal vehicles, recreational vehicles (as defined by 625 ILCS 511-169), watercraft, motorboat, sailboat, personal watercraft or specialty prop-craft (all as defined by 625 ILCS 45/1-2) (each a "recreational vehicle"), or any trailer (as defined by 625 ILCS 5/1-209) used to transport or store any recreational vehicle (hereinafter a "trailer"), enclosed cargo trailers not exceeding 30 feet in total length, 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; storage of shipping containers shall also be prohibited.

(Underlined text is proposed for addition).

Proposed text is indicated in italics. Reference is made to definition of recreational vehicles and trailers noted elsewhere in the Lombard Municipal Code.

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

Amended 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
<hr/>	
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~~For the avoidance of doubt, "recreational vehicles" includes camping trailers, motor homes, mini motor homes, travel trailers, truck campers or van campers (used primarily for recreational purposes and not used commercially nor owned by a commercial business), boats, and any trailer used to transport any such recreational vehicle. Small commercial vehicles is inclusive of enclosed cargo trailers, not exceeding 30' in length. Tractors, tractor trailers, or semi-trailers ~~would~~will not 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

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

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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.

Summary report:	
Litera Compare for Word 11.3.1.3 Document comparison done on 3/15/2024	
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Intelligent Table Comparison: Active	
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Modified DMS: iw://taft-mobility.imanage.work/ACTIVE/130039805/6	
Changes:	
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Delete	5
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
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