

**VILLAGE OF MAPLE PARK  
KANE AND DEKALB COUNTIES, ILLINOIS**

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**ORDINANCE NO. 2018-01**

**AN ORDINANCE GRANTING A SPECIAL USE IN THE “B-2,” GENERAL  
COMMERCIAL DISTRICT PERMITTING THE OPERATION OF A SELF-SERVICE  
STORAGE FACILITY FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE  
ROAD IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

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**ADOPTED BY  
THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MAPLE PARK, ILLINOIS**

**FAILED**

**ORDINANCE NO. 2018-01 FAILED**

**AN ORDINANCE GRANTING A SPECIAL USE IN THE “B-2,”  
GENERAL COMMERCIAL DISTRICT PERMITTING THE  
OPERATION OF A SELF-SERVICE STORAGE FACILITY  
FOR THE PROPERTY LOCATED AT 18663 COUNTY LINE  
ROAD IN THE VILLAGE OF MAPLE PARK, ILLINOIS**

**WHEREAS**, a petition was filed by Minify Self Storage, LLC, an Illinois Limited Liability Company, for property located at 18663 County Line Road, PIN 09-36-276-028, Maple Park, Illinois, seeking a special use permit allowing the operation of a self-service storage facility for that property in the “B-2,” General Commercial District; and

**WHEREAS**, the petition of Minify Self Storage, LLC for said special use was made in accordance with the provisions of the Village’s Zoning Ordinance, §11-11-8.D. and § 11-7-2.C.11.; and

**WHEREAS**, proper publication of a notice as required by §11-11-4.A. of the Maple Park Village Code occurred in the Daily Chronicle on December 13, 2017; and

**WHEREAS**, notice to adjacent property owners pursuant to §11-11-4.B. was provided via certified mail by the Petitioner; and

**WHEREAS**, a public hearing before the Planning Commission took place on December 28, 2017, at which time all facts, exhibits, and testimony regarding the proposed special use was received; and

**WHEREAS**, the Plan Commission, by a vote of 3-1, with a written finding of fact, recommended certain conditions and stipulations associated with the granting of the special use. In accordance with §11-11-8.G.5, however, a concurring vote of not less than four members of the Plan Commission is required to grant or deny a Special Use. Accordingly, the matter comes before the Village Board without favorable or unfavorable recommendation from the Plan Commission.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Maple Park, Illinois:

1. That a special use is hereby approved and granted for a self-service storage facility on the subject property located at 18663 County Line Road by Minify Self Storage, LLC, in accordance with Section 11-11-8 of the Village Code of the Village of Maple Park, Illinois.
2. That in so granting, the Village Board of Trustees finds:
  - a) That the special use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or this title.
  - b) That the special use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not alter the essential character of the same area.
  - c) That the special use will not be hazardous or disturbing to existing or future neighborhood uses.
  - d) That the special use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or

agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- e) That the special use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the village of Maple Park.
- f) That the special use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- g) That the special use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
- h) That the special use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.
- i) That the special use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village of Maple Park.

3. That the following shall be specific conditions of the Special Use:

- A. That the special use shall be limited to the site plan and four buildings as depicted on the attached Exhibit A.
- B. That not later than one year of the date of the passage of this Ordinance, a professionally designed six-foot-high solid wood or stone fence be erected along the boundary of the above described property.
- C. That landscape screening of 8-foot trees be shall be provided along the west boundary line of the property, subject to the approval of Village staff.
- D. That the lighting installed along the west boundary line of the property shall be zero lumens at the property line such that no glare shall result to adjacent residential property.
- E. That a masonry façade subject to approval by Village staff shall be placed upon the front of the most easterly buildings.
- F. That all construction, drainage and engineering shall be reviewed and approved by village Staff.
- G. That hours of operation shall be restricted to 7 a.m. to 9 p.m.
- H. That the special use shall, in all respects, otherwise conform to the applicable regulations of the district in which it is located, except as such regulations may be modified, in each instance, by the Board of Trustees, pursuant to the recommendation of the Plan Commission.

4. That this Ordinance shall be recorded with the County of DeKalb, Illinois.

**FAILED** by the President and the Board of Trustees of the Village of Maple Park, DeKalb County, Illinois, on the 6<sup>th</sup> day of March, 2018, and deposited and filed in the office of the Village Clerk in said Village on that date pursuant to roll call vote as follows:

AYES: Goucher, Harris, Dalton

NAYS: Curtis, Dries, Higgins, Shaver

ABSENT: None

**BEFORE THE PLANNING COMMISSION OF  
THE VILLAGE OF MAPLE PARK, ILLINOIS**

|                                             |   |          |
|---------------------------------------------|---|----------|
| APPLICATION OF NICHOLAS CRONAUER OF         | ) |          |
| MINIFY SELF STORAGE, LLC, FOR A SPECIAL USE | ) |          |
| PERMIT TO BUILD FOUR (4) MINI-STORAGE       | ) |          |
| BUILDINGS LOCATED IN THE "B-2," GENERAL     | ) | 2017-002 |
| COMMERCIAL DISTRICT AT 18663 COUNTY LINE    | ) |          |
| ROAD, MAPLE PARK, DEKALB COUNTY, ILLINOIS   | ) |          |

**FINDINGS OF FACT AND RECOMMENDATION**

This matter came before the Planning Commission of Maple Park at a public hearing on December 28, 2017, regarding an application by Nicholas Cronauer, Petitioner, seeking a special use permit to build four (4) mini-storage buildings on the property located at 18663 County Line Road in the Village of Maple Park. The parcel is presently zoned "B-2," Commercial District.

Publication of a notice in the Daily Chronicle as required by Section 11-11-4.A of the Maple Park Village Code occurred in the Daily Chronicle on December 13, 2017. Notice to adjacent property owners pursuant to 11-11-4.B was provided via certified mail by the petitioners. The petitioner represented itself through members Nicholas Cronauer and Adam Katz. Meeting minutes compiled by Village Clerk Liz Peerboom are attached and incorporated herein as Exhibit "1."

Pursuant to 11-11-8.F of the Village Code, the Plan Commission finds as follows:

- a) That the special use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or this title.
- b) That the special use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not alter the essential character of the same area.
- c) That the special use will not be hazardous or disturbing to existing or future neighborhood uses.
- d) That the special use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- e) That the special use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the village of Maple Park.
- f) That the special use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- g) That the special use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
- h) That the special use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

- i) That the special use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village of Maple Park.

Pursuant to motion made by Commissioner Davidson, seconded by Commissioner Rowlett, the following conditions are recommended to be associated with the Special Use:

- A. That the special use shall be limited to the site plan and four buildings as depicted on the attached Exhibit A.
- B. That not later than one year of the date of the passage of this Ordinance, a professionally designed six-foot-high solid wood or stone fence be erected along the boundary of the above described property.
- C. That landscape screening of 8-foot trees be shall be provided along the west boundary line of the property, subject to the approval of Village staff.
- D. That the lighting installed along the west boundary line of the property shall be zero lumens at the property line such that no glare shall result to adjacent residential property.
- E. That a masonry façade subject to approval by Village staff shall be placed upon the front of the most easterly buildings.
- F. That all construction, drainage and engineering shall be reviewed and approved by village Staff.
- G. That hours of operation shall be restricted to 7 a.m. to 9 p.m.
- H. That the special use shall, in all respects, otherwise conform to the applicable regulations of the district in which it is located, except as such regulations may be modified, in each instance, by the Board of Trustees, pursuant to the recommendation of the Plan Commission

Aye: Davidson, Rowlett, Sutherland

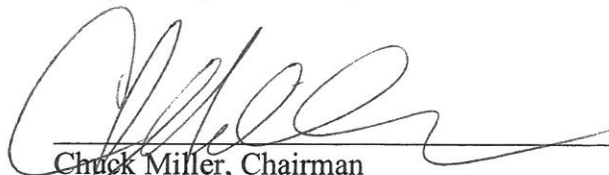
Nay: Miller

Absent: Catanag, Foster, Ramirez

That because there is no concurring favorable vote of four members of the Plan Commission, a Recommendation of **NEUTRAL** is hereby forwarded to the Village of Maple Park Board of Trustees.

Dated: 03 March 2018

Respectfully submitted,

  
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Chuck Miller, Chairman  
Maple Park Planning Commission

