



Village of Maple Park

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Approved by the Planning
Commission on 3/7/19.

Received & Filed by the Board of
Trustees on 4/2/19.

PUBLIC HEARING MINUTES

FOR THE PURPOSE OF PUBLIC DISCUSSION OF THE PROPOSED CHANGES TO VILLAGE OF MAPLE PARK VILLAGE CODE

Thursday, December 28, 2017
Maple Park Civic Center
302 Willow Street, Maple Park
7:00 P.M.

1. CALL TO ORDER

Chairman Miller opened the public hearing at 7:00 p.m.

2. ROLL CALL

Village Clerk Liz Peerboom called the roll call and the following Planning Commission members were present: Chairman Chuck Miller, Commissioner Kimberly Sutherland, Commissioner Nick Davidson, Commissioner Bob Rowlett. Absent: Commissioner Lorenzo Catanag, Commissioner Kyle Foster and Commissioner Jeff Ramirez.

Others present: Village President Kathy Curtis, Building Inspector Lou Larson, Village Attorney Kevin Buick, Trustee JP Dries, Trustee Bart Shaver, Trustee Chris Higgins, Trustee Luke Goucher, Trustee Brandon Harris, Village Clerk Liz Peerboom, petitioner Nicholas Cronauer.

3. APPROVAL OF MEETING MINUTES

a. Public Hearing – November 30, 2017

Commissioner Davidson made a motion to approve the public hearing minutes from November 30, 2017, seconded by Commissioner Sutherland. Motion carried by voice vote.

4. PUBLIC HEARING

Special Use Permit Application 2017-002 – 18663 County Line Road

Chairman Chuck Miller outline the order of the public hearing, then asked for the petitioner to give his presentation.

Nicholas Cronauer spoke as the petitioner for the special use permit. He also introduced his partner, Mr. Adam Katz. Mr. Cronauer said that the special use permit would clean up

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the property from its current state. Mr. Cronauer stated that there are many people in the community that need to store items that they currently have in their yard. His partner said that this is a quiet use as compared to what is currently allowed.

Chairman Miller opened up questions from the Planning Commission.

Commissioner Davidson asked about lighting, suggesting that high efficiency LED lights be placed on the building. Commissioner Rowlett asked how tall the buildings would be. Mr. Cronauer said that the buildings are 12 feet tall. Mr. Cronauer added that there would be a mesh wire 8-foot slatted fence installed along with trees.

Commissioner Davidson asked about outdoor parking. Mr. Cronauer responded that if the community allows, RVs could be parked outside.

Mr. Cronauer went on to say that there would be 144 units, and the entire property would be blacktopped. Village Building Inspector Lou Larson said that the village engineer would review any plans that would be supplied.

When asked about security gates, Mr. Cronauer stated that the gates are operated with a fob system and could be locked out, and advised that there will not be an office in Maple Park.

Commissioner Davidson asked if there would be lighting in each unit. Mr. Cronauer advised that there would be no lights inside the units.

Miller – Cameras – 4 cameras monitored through the internet. Miller – monitoring the video. Only looked at if there is a problem.

Chairman Miller asked about storage units the petitioner has in other communities. Mr. Cronauer advised that he has units in DeKalb behind the new Casey's at Route 38 and Peace Road and a project that is under way in Genoa. He said that in DeKalb, they acquired the business, upgraded blacktop, painted the posts and made the overall appearance better.

Commissioner Davidson had more questions about lighting. He would like to see a definite plan for lighting. Mr. Cronauer said that he will look into motion sensing lighting. Adding that they do like lighting going down each isle for security. Commissioner Davidson said that he doesn't want lighting on the back building.

Commissioner Rowlett asked about the hours. Mr. Cronauer advised that renters can access the property 24 hours per day. Commissioner Rowlett said that he thinks that 24 hours is extreme. Mr. Larson advised that they could do zero lumens at the property line and that would not be an issue for the residents.

Chairman Miller asked about the door placement. Mr. Cronauer advised that Buildings 1 and 4 will not have buildings facing west, adding that lighting facing the houses would not be needed.

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Commissioner Davidson said that it takes a long time for trees to get as high as they would need to be to block the light. Mr. Cronauer advised that they would be willing to purchase mature trees for the site.

Chairman Miller then opened the question only portion of the public hearing.

Kathy Curtis, Village President, 545 Huntley wanted to clarify that the project would net no Sales Tax for the village, only property tax.

Cathy Walker, 570 Elizabeth, had questions about the lighting. She said that she will be upset if she can't see the night stars. She recommends motion detector lights. She then asked if there was any connection to the current owner. Mr. Cronauer advised that there was no connection to the current owner. Ms. Walker also asked about gates. Mr. Cronauer advised that there would be one big gate approximately 8 feet high.

Emily Dienst, 550 Huntley, asked about fencing and if there would be any barbed wire on the fence. Mr. Cronauer advised that there would be no barbed wire on the fence. She then asked if there would be a U-Haul dealer on the property in the future. Mr. Cronauer said that the property in DeKalb was a U-Haul dealer when they purchased the business, but there would be no U-Haul dealer at the Maple Park project. She asked if they had any data regarding impact on crime. Mr. Cronauer advised that they have no data on crime, but there have been no issues to date. Ms. Dienst then asked if the units would be on village water. Mr. Cronauer advised that there would be no water on the site. She then asked about drainage. Mr. Cronauer advised that they will work with engineers on drainage.

Mark Steagall, 536 Elizabeth talked about light pollution and said that trees will take a while to grow. He then asked about the height of the chain link fence. Mr. Cronauer advised that they haven't looked at fence heights, but they will work with the village. Mr. Cronauer restated that his clients have no relation to the current owner or tenant. He also advised that access to stored items is not necessarily needed 24/7. Mr. Steagall asked if there was a problem with noise from renters using the storage units at night at the DeKalb project. Mr. Cronauer advised that they have not had any problems in the past at their current mini storage buildings.

Susan Olsen, 444 Elian Ct., asked about the 20-foot setbacks on the drawing, adding that the rules in the village are 30-foot setbacks. Mr. Cronauer advised that they were under the impression that it the rule was 30-foot setback. Mr. Larson said he could review that. Mrs. Olsen said that 24/7 access is unreasonable. Mr. Cronauer advised that the objective is to work with the community and that they would they cooperate with the village as far as hours.

Cathy Walker asked if there a need for mini storages. Mr. Cronauer advised that it depends on the time of year. Adding that the summer is a big time for renting storage units. Ms. Walker then asked about litigation, if the property was part of a trust, and if they will be purchasing the property. Mr. Cronauer advised that they would be purchasing the property. She said that she was concerned that this is going to look like an industrial park and asked if they could make it aesthetically pleasing. Mr. Cronauer advised they

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would do their best to make the site look aesthetically pleasing, and that there is only one entrance. They can build them so that they don't look like storage buildings with brick.

Lindsey Weiss, 436 Elian Ct, asked if they plan to keep up with the garbage. Mr. Cronauer advised that they will not be any dumpsters on the property, that the business is run clean and efficient; adding that there is a monetary penalty for leaving trash. He also said that the property is monitored every 12 hours.

Jenny Polloway, 420 Elizabeth, asked if DeKalb or Genoa locations resemble this design. Mr. Cronauer advised that the buildings would be tan with natural green trim, but if the village wants masonry siding facing County Line Road, they can do that. He added that DeKalb can be looked at, Genoa is under construction. He also said that the lighting can be discussed.

JP Dries, 623 Walnut, Board member, asked if they have rules on what can be stored. Mr. Cronauer advised that there are restrictions and the company would be responsible for anything left in the units. Trustee Dries asked about on-site trash. Mr. Cronauer advised that there would be no on-site trash.

Emily Dienst, 550 Huntley, asked them to walk through the rental process. Mr. Cronauer is advised that renting is online, and once you pay you get an access code, and once you move out the access code is terminated. She then asked about traffic and occupancy. Mr. Cronauer advised that typically the buildings are 95% occupied and he said that it seems to be more small trailers than large trucks.

Mr. Larson asked about restroom facilities. Mr. Cronauer advised that there would be no water or sewer brought onsite.

Chris Higgins, 401 Elizabeth – Board member, asked about entries/entries. Mr. Cronauer looked his phone and gave some details.

Troy Weiss, 436 Elian Ct asked about a Fire Detection system. Mr. Cronauer advised that every 70 feet will have fire extinguishers, but there will be no sprinklers; adding that the buildings are all metal outside, interiors framed wood.

Chairman Miller then asked for statements in favor of the special use permit. There were none.

Chairman Miller then asked for statements in opposition of the special use permit.

Nick Moisa, 901 Elm Street, said that he is not opposed to a storage unit in Maple Park, but is opposed to putting it in on that property because this is the gateway to our community. He said that the best use for that property would be retail/specialty stores. It would also draw in sales tax for the community

Chris Higgins, 401 Elizabeth, Board Member said that the litigation should not be a reason that the special use is granted. He doesn't think that chain link fencing should be allowed in the gateway to the community. He added that the property is currently zoned B-2, but this is not the right business for this property. He also said that this project won't

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bring new people to Maple Park, and renters of this facility will not stay or spend money in Maple Park.

Matt Humm, 427 Huntley, said that this property is not the right spot for a mini storage. He also added that a camera is not a police officer. He said that Maple Park does not have 24-hour full-time police and this business could draw criminals.

Chairman Miller then asked for final words for the petitioner. Mr. Cronauer said that self-storage units generally do not bring bad people to the community. He respectfully disagreed with the statement that cameras are not police officers. He said he realizes that there are other open lots in Maple Park. He also said that self-storage units are not obscene or offensive.

Chairman Miller concluded the public hearing portion of the meeting at 8:03 p.m.

Commissioner Sutherland made a motion for a non-favorable recommendation to be forwarded to the Board of Trustees. Motion failed for lack of a second.


Commissioner Davidson made a motion for a favorable recommendation with the following stipulations: aesthetically pleasing zero lumen lights, no chain link fence, fencing approved by staff, masonry front, hours of operation 7 a.m. to 9 p.m., all subject to staff approval, seconded by Commissioner Rowlett. Motion carried by roll call vote. Aye: Davidson, Rowlett, Sutherland. Nay: Miller. Absent: Catanag, Foster, Ramirez. (3-1-3)

Village Attorney Kevin Buick advised that since the vote was not unanimous, a neutral recommendation will be forwarded to the Board of Trustees.

5. ADJOURNMENT

Commissioner Davidson made a motion to adjourn the meeting, seconded by Commissioner Rowlett. Motion carried by voice vote.

Meeting adjourned at 8:09 p.m.



Liz Peerboom, CMC
Village Clerk

Planning Commission Members:

Chuck Miller, Chair
Lorenzo Catanag
George (Nick) Davidson
Robert Rowlett
Jeff Ramirez
Kimberly Sutherland
Luke Goucher (ex-officio member)