



Memo

File #: 433-21

Agenda Date: 9/21/2021

TO: Mayor and City Council

FROM: James V. Capparelli, City Manager

SUBJECT:

An Ordinance Approving a Variation of Use to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-44)

An Ordinance Approving a Special Use Permit to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-45)

BACKGROUND:

The petitioner, Richard Hester, who is the contract purchaser of the property, proposes to build an indoor, climate-controlled storage facility with accessory outdoor mini-storage units on the 3.86 acre located just north of the Lenny's Gas and Wash Gas Station at 1701 Drauden Road. The petitioner intends to be the operator of the facility and operates other storage facilities in the greater Joliet area. The property is zoned B-1 (Neighborhood Business) District. The Joliet Zoning Ordinance considers storage facilities to be a B-3 Special Use Permit approved use. Therefore, the request requires both a Special Use Permit and a Variation of Use approval.

This proposal currently includes a one-story, 10,950 square foot climate-controlled indoor facility as well as six outside-access one-story buildings with mini-storage units. In total, there would be approximately 390 storage units of varying sizes. Outdoor storage of any kind is not permitted on site. The proposed site plan, proposed landscape plan, and conceptual building elevations are included as an attachment to this Council Memo.

The proposed hours of operation, during which renters can access their storage units, will be from 5:00 am to 10:00 pm. Renters of the storage units would access their units through a secured gate. The facility will be staffed approximately 30 hours a week.

ZONING BOARD OF APPEALS PUBLIC HEARING:

The Zoning Board of Appeals held a public hearing on this matter at their August 19, 2021 meeting. Mr. Richard Hester, contract purchaser and developer of the subject property, represented the petition. There were no public comments of opposition or support made at the meeting nor were any written comments received. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:

Brigette Roehr moved that the Zoning Board of Appeals recommend the City Council approve the Variation of Use and Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road, northwest of Theodore Street, subject to the following conditions:

1. That no outside storage be allowed on site;
2. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;
3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and
4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

Jim Riggs seconded the motion, which passed with four (4) aye votes. Voting aye were: Hennessy, Riggs, Roehr and McShane. Voting nay was Safford.

RECOMMENDATION:

The Administration concurs with the Zoning Board of Appeals and recommends the Mayor and City Council approves the following, subject to the above conditions:

1. An Ordinance approving a Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District; and,
2. An Ordinance approving a Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units.