

Beyond Self-Storage Frequently Asked Questions (FAQ)
PC 20-02 and PC 20-03
April 9, 2020

What type of project is this?

Beyond Self-Storage is an indoor storage center facility at 880 E. Roosevelt Road. The property is currently vacant. The building is 3-stories in height and the overall project will need to be engineered to address the existing wetlands and floodplain on the property and provide for the required stormwater management.

When was this project approved?

The Village Board approved this project subject to conditions on March 5, 2020.

What zoning relief did the project require?

This project petitioned for a text amendment to allow storage centers in the underlying B4A Roosevelt Road Corridor Zoning District, as a conditional use, and a companion conditional use for the storage center on the subject property. Through the review of the development proposal as part of the Village's requisite public hearing process, the Plan Commission recommended approval of the petition and the Village Board approved the request zoning actions, subject to conditions.

What were the conditions of approval?

In addition to meeting all other Village Code provisions, the developer is required to follow the conditions below when the Village Board approved their petition.

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the storage center is not established by said date, this relief shall be deemed null and void; and
4. The petitioner will provide additional landscaping and screening on the east property line.

Can I see the concept development plans that were considered by the Plan Commission and the Village Board?

Yes, they can be viewed at www.villageoflombard.org/beyondselfstorage. In addition, a PowerPoint presentation which was presented to the Village Board and which summaries the project can also be seen.

What is the project status?

There are many permits that are required in order to allow the project to proceed, including:

- site improvement plans (review by Village of Lombard)
- final engineering permits (review by Village **and** DuPage County due to the wetland and floodplain areas)
- temporary and permanent driveway access (review by the Illinois Department of Transportation)
- building plans (review by Village)

A site improvements permit was submitted to the Village on March 31, 2020 and the plans will likely be subject to multiple reviews by the aforementioned entities.

When will construction start?

Construction is scheduled for later in 2020. At this time staff does not have a definitive time as to when this will occur. However, in light of COVID-19, the actual review process may take longer, given limited on-site staff amongst the various governmental entities that are required to approve the associated permits.

Is there a demand for additional storage centers in Lombard or the area?

Beyond Self-Storage studied the market conditions in the region and determined there is an opportunity for an additional self-storage center. Private market forces determine market demand. Local government does not place caps on the number of business establishments.

I would like to be notified about this project as it proceeds. How do I do that?

Any individual wishing to receive notifications about this project may sign up by sending your email contact information to ganserj@villageoflombard.org.

How can I find out more information?

Interested parties can call or email Jennifer Ganser, Assistant Director of Community Development at 630-620-5717 or ganserj@villageoflombard.org.