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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: SELF-STORAGE FACILITY - 397 & 401 WEST GOLF ROAD - PC #22-015
LAND USE VARIATION TO ALLOW A STORAGE FACILITY ALONG A MAJOR
ARTERIAL IN M-2 DISTRICT

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 8th day of February, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRPERSON DAWSON: All right, let's call to order and stand for the pledge.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, first item on the agenda is approval of the minutes from the January 25th meeting. That was the Westgate School and Dryden School matters.

COMMISSIONER ENNES: I'll make a motion to approve the minutes.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

COMMISSIONER GREEN: I was not there; I have to abstain.

CHAIRPERSON DAWSON: Any other abstentions at this time?

(No response.)

CHAIRPERSON DAWSON: No, all right. The motion passes then.

Okay, our first item on tonight's agenda is the Self-Storage Facility.

Who is the Petitioner?

MR. TOMEI: That's me.

CHAIRPERSON DAWSON: Great, I am going to be swearing you and anyone else who's going to be testifying in. So, if anyone thinks that they're going to be coming up and giving evidence, if you want to, just so I can get it over with?

(Witnesses sworn.)

CHAIRPERSON DAWSON: Terrific.

Okay, Sam, have all public notices been given?

MR. HUBBARD: They have.

CHAIRPERSON DAWSON: All right, so with that, why don't you go ahead and start your presentation?

MR. TOMEI: Thank you, Commissioner Dawson. My name is Don Tomei. I am the Project Manager for the proposed self-storage concept at 401 West Golf Road. I'm really

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excited to be here tonight. It's been a long and fun journey getting here.

A little bit about myself. I've been with Holladay for almost three years, and I've really been tasked to focus on two different asset classes, the first of which is class A transit-oriented multifamily developments along the train tracks of suburban Chicago, and the second of which is self-storage. This is not my first project, this will be our third project here at Holladay. The first deal I've worked on is in Brownsburg, Indiana, it's a ground-up development roughly 340 units, a mix of climate and non-climate controlled units. The second of which is in South Bend, Indiana, it's the closest facility in proximity to the Notre Dame campus. We're expecting to open in April. Again, that's 347 units, a mix of climate and non-climate.

What we're proposing here today is a best in class, three-story, self-storage facility with 725 units, equating to roughly 73,000 square feet of storage. We've been looking in Arlington Heights for a self-storage opportunity since really the end of 2021. Our search originated I guess at the site of the Molon Motor & Oil headquarter facility. We thought that that location might make sense as an adaptive reuse to storage. However, it was then that members of the Economic Development Staff mentioned that the Village really had better intentions for that location, but they pointed our noises here at 401 West Golf Road as a site that might make sense.

Our request tonight is simple. It is a single land use variation to allow for a storage facility along a major arterial road in the M-2 Zoning District. Now, I'd like to ask Drew Mitchell, he's a partner with Holladay and leads our office in Clarendon Hills, just to tell you a little bit about who we are.

MR. MITCHELL: Thank you, Donald. Nice job to Donald; this is his first of hopefully many Plan Commission presentations and you're still employed. Nice work.

But we are excited to be here tonight, even though we're not talking about exciting TOD at self-storage. We are business owners here in Arlington Heights already. We recently acquired the Comfort Inn. We're going through a property improvement plan on that of a couple million bucks I believe, we've got other partners that are focused on that, and we love Arlington Heights.

Donald, it's true, he has been tasked with identifying really great sites for this particular product type. We're data nerds, and we've been studying Arlington Heights and we need this here. It's an important product because it allows businesses to stay in their current locations for longer. It allows residences to stay in their homes longer.

It's really an important asset class. Sometimes planners don't love self-storage, and there are some reasons for that. It's not generating boat loads of employment, and it often doesn't generate a lot of sales tax unless you have U-hauls and things like that. But it is important.

So, I think the reason why we were pointed towards this site is because it's a very difficult site to develop. It's triangular in nature. It has very, very limited frontage on Golf Road, and I suspect that Donald's challenge this evening is going to be dealing with the ways that you can achieve ingress/egress on the site.

I am here, Donald, to help you, and good luck. Give him a hard time. He's got to learn that this is not an easy business, but we're great developers, we are patient, and we build great product. We tend to be long-term owners which I won't dwell on that, but you build a little differently when you're going to own it and hold it. We're not doing a 100 projects at a time; we've got to have a couple.

So, Donald, you're doing great, keep it up.

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MR. TOMEI: Thank you, Drew. With that, I'll give a little detail about the project, what you're looking at on the screen here. This is what exists today. There are three structures on the property right now, one of which is a single-family home. The second was the Animal Feeds & Needs Veterinarian Clinic, and the third is a warehouse facility in the back.

You know, Drew referenced that this is triangular shaped. It's a tricky parcel. In the Comprehensive Plan sent for us by the Village, this fell into Corridor C which was intended to be a commercial district in the community. However, you know, it's a 2.5 acre lot with only 100 feet of frontage and it really doesn't make much sense for a commercial use. But in a way, it serves to benefit self-storage where we're actually able to hide a relatively large building on a small frontage of road, and we think this makes sense.

Again, you know, the tricky thing like Drew mentioned has really been access to the property. I'll slide over. The previous owners of the property, or the current owners, Amy and Chuck Hume, were granted a license agreement by the neighbors to the west of us at 415 West Golf Road. This allowed for a left-hand turn off of Golf and full access into the property and they would drive through their parking lot to access the facility. With the sale, that license agreement does not transfer by default, and the Village has strongly encouraged us to work with our neighbor to try our best to achieve a permanent easement which would allow full access into our property.

We have asked our Engineer, Os Pastrana with Civil Works, to prepare, you know, a few alternate options. We do have some concern. With the ability to successfully obtain the easement, we received some direction that the Planning Department would like for us to remove our curb cut along Golf Road. We really have grown to like our neighbor Randy, but our concern is not so much with him. It's if in a case where they sell the property to somebody else, they could block off access to our property, people wouldn't be able to get into their storage units. They could sue us and --

MR. MITCHELL: Let me help you with this. It's really just a fear of the unknown. I mean, we're trying to set up a permanent easement. We are in negotiations; it has not been an easy negotiation. There's expectations of ongoing annual maintenance which, you know, we're approaching reasonableness. It's been, actually the Village has helped us get, familiarize ourselves with the neighbor and vice versa.

We had originally viewed this as an extra option to the existing curb cut, and it's sort of evolved into this would be the primary access. If the, forgive the phrase, flag is being drawn, it will be very appropriate here soon we think when the Bears move, but the real challenge is the bankers and investors, people who are looking at this are seeing potential for conflict down the road. They're seeing a permanent easement that might exist, but what happens if somebody gets upset and we have a Meigs Field situation where, you know, you got full storage units and the drive gets torn up or something.

So, part of this is that we're trying to appease some of the folks that we work with who are identifying potential issues. In our view, an ideal world would be a situation where you preserve the existing access and then still would work to obtain the easement with the neighbor. This would give us some comfort that if something were ever to go awry, that we've got still a way to access this property.

It's a burden to obtain this easement but it's not an undue burden. We are working hard on this, and I think Sam would attest to that, but it's not resolved yet. I think we have finality on verbal agreement of terms, but it's --

MR. TOMEI: Yes, we've provided a draft of the easement to the neighbor,

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Randy Olczyk and we hope to have this resolved and executed by the time we appear before the Village Board assuming approval.

I guess I'll get into our third scenario. We understand that the existing curb cuts in option two, they're really close together and that might not be appealing to the Village. What we had proposed in option three is centering a curb cut on our property. It would be a right-in/right-out only at this access point and maintaining the easement with the neighbor.

MR. MITCHELL: So, our civil engineer did review this. It's safe, it's functional, it's not guaranteed we would get IDOT approval for this curb cut but he feels that there would be a good shot. We would love this outcome if we could preserve a way to get on the property. It would also help us resolve a negotiation where, you know, we fear that we come out of here and we've been granted approval, but you've got to get this easement. I don't know if our neighbor is here, but I mean, it's a showing of cars that that's the path to get this resolved.

Maybe I'm dwelling on that too much, but hopefully you understand, you know, that's just a concern, but there may be others that you have as well.

So, Donald, I think you did a great job. I think, you know, there's a lot on the agenda tonight but, you know, it might be a good time to turn it over for questions. We'd be happy to tell you more about Holladay or our project or, you know, we've been around since 1952. We're good people, we all live around here, and we hope to do more projects here. So, thank you.

COMMISSIONER ENNES: Good, are we good to take questions?

CHAIRPERSON DAWSON: I'm going to get there. So, thank you for that. Before we turn it over to Staff report, have you reviewed the conditions of approval and do you agree with them?

MR. TOMEI: Yes.

CHAIRPERSON DAWSON: You accept them? You've read the Staff report? Go ahead.

MR. TOMEI: Yes, we have.

CHAIRPERSON DAWSON: All right, terrific. All right, thank you. So, we're going to go to Staff report now and then we'll go back to questions.

MR. MITCHELL: Thank you.

CHAIRPERSON DAWSON: All right, Sam?

MR. HUBBARD: Thank you, Chair Dawson.

So, as you've heard, the subject property is at 397 and 401 West Golf Road. That is in an M-2 Zoning District, that's a Limited Heavy Manufacturing Zoning District. M-2 districts do allow self-storage facilities as permitted uses but only when they're not located along a major arterial road. It just so happens that Golf Road is a major arterial, and so a self-storage facility is not a permitted use in the M-2 district in this location.

So, the requested action this evening would be for a land use variation to allow a storage facility on a major arterial within the M-2 district. There are no variations associated with this request, which is somewhat rare, but none are required based on our review of the plans.

I would mention that the Comprehensive Plan designates this property as suitable for commercial uses, and obviously the proposed storage facility is not a true commercial use. It's more of a service or industrial related use.

The Petitioner has gone through two actions to get them to the point they're at this evening. In June, they went before the Conceptual Plan Review Committee.

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Discussion was mostly positive. I think the Conceptual Plan Review Committee was open to this use in this location. There was some discussion about access and IDOT jurisdiction of right-of-way for the curb cut along Golf Road, but generally, I would say the Conceptual Plan Review Committee was open to this use.

In December, the Petitioners appeared before the Design Commission. They did receive a recommendation of approval subject to some modifications to the exterior materials. The plans before the Plan Commission this evening reflect the modifications required by the Design Commission.

So, here is the site bounded by yellow. North is towards the top of the screen. On the other side of Golf Road there's a vacant lot owned by the Village, and then there's a single-family subdivision. South side of the site is light industrial uses. On the east side is a commercial shopping center, and the west side is a flex office, light industrial multi-tenant development.

So, again, the shape of the site is unique. You can see it has very limited frontage on Golf Road. The larger balance of the site is towards the rear with poor visibility. Additionally, the site does have poor access on the major arterial. There is a raised median in Golf Road, so full access is not achievable. Right-in/right-out would be the only access allowed given the current configuration. I suppose in theory you could have a three-quarters access, but IDOT would need to sign off on that.

So, we did not think this was a great site for commercial. We thought the proposed use was an acceptable transition between the commercial areas on the east side and the more industrial areas to the west. So, we were accepting of the proposed use given the commercial designation on the Comprehensive Plan.

Again, just kind of a neighborhood aerial. The area again is on the south side of Golf Road. It's mostly commercial and industrial on this side of the street. North side is commercial and somewhat residential and institutional.

Here's the rendering showing the three-story facility on the site. Not too much to talk about here.

Here is the site plan. This is what I'll call Exhibit A. So, we went through a bunch of different iterations with the Petitioner to kind of arrive at this alternative that we're discussing here. They did make a lot of positive improvements throughout this process. They shrunk the size of the building a little bit to increase buffers on all four sides. They added some additional green space and landscaping along the building to soften the appearance. So, they have been working with Staff fairly extensively to improve the design here.

This exhibit shows access coming from the neighboring property to the west. That would be assuming that the Petitioners can come to an agreement with the neighboring property owner for that perpetual access. If for some reason that agreement cannot be reached, we are prepared to proceed with an alternative that showed access coming from a curb cut, a single right-in/right-out curb cut on Golf Road, with no connection to the neighboring property to the west.

We are comfortable with that design. We would strongly prefer the access coming from the property to the west, which maximizes the existing infrastructure in the Village as it consolidates curb cuts. It's better for traffic safety and it preserves the ability for green space and landscaping at the front of this property. So, we think the access coming from the site to the west is definitely the better alternative.

So, we have drafted a condition that asks the Petitioner to continue

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negotiating in good faith to achieve this access which needs to be provided prior to a building permit. If that, you know, can't be provided, then they need to finalize their plan showing access from Golf Road, to the satisfaction of the Village for our review and approval.

So, then there was another portion of the site, there's a small connection, it's about an eight-foot wide connection here. Regardless of whether an agreement is made with the neighboring property owner, we think that the two property owners should collaborate and remove this and replace it with landscaping as long as the property owner to the west is agreeable to that arrangement.

Here's the landscape plan showing the site with access to the west. Again, you can see this is the front of the site. It would allow for much more enhanced landscaping along the Golf Road frontage with that shared access to the west.

Here's their infrastructure and utilities plan. This is a fairly large underground network of stormwater traps underneath the parking lot. They will have an aboveground detention basin at the southwest corner of the site. It's going to be a dry bottom basin; it will only hold stormwater during heavy rain events and then it will slowly release it.

From a traffic and parking standpoint, the project is fairly straightforward. During peak times, self-storage facilities generate very minimal traffic. During the peak morning hour, it was a total of 10 trips estimated, during the peak evening hour 13. So, we're not talking about much traffic generation whatsoever. The intersections analyzed were all providing a pretty good level of service. This analysis was done under the right-in/right-out scenario for access onto the site but shifting, you know, 10 or 13 trips to the Millbrook Lane approach shouldn't have a major difference on the level of service there.

So, from a traffic and parking standpoint, no issues. I think it was six spaces required by code, nine provided on site. So, they were compliant.

That being said, we are recommending approval of this application subject to the conditions as outlined on the slide. Some of them I didn't address, just that exterior storage of items is not permitted, and the rental of vehicles/trailers such as trucks is not allowed on the site given the location, but happy to answer any questions.

CHAIRPERSON DAWSON: Okay, great.

Do we have a motion to include the Staff report?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, terrific.

All right, so do we have any initial questions for the Petitioner before we go to public commentary?

COMMISSIONER ENNES: I have a couple. Just for business purposes, I wanted to clarify. In the Staff report, I believe we show Mr. Tomei as the developer as opposed to the project manager, in the beginning of the Staff report.

MR. TOMEI: That is correct, really Development Manager for the project. That's my role at Holladay is Development Manager.

COMMISSIONER ENNES: Oh, okay, so you are not just the project manager.

MR. TOMEI: Yes.

COMMISSIONER ENNES: Okay, a couple of other questions. So, you've

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purchased the property?

MR. TOMEI: No, we are under contract as of now.

COMMISSIONER ENNES: Subject to getting this access worked out?

MR. TOMEI: Yes.

COMMISSIONER ENNES: Good to hear. Also, I noticed it says no parking of boats and no cars at all can be parked in the units, right?

MR. TOMEI: No cars at all.

COMMISSIONER ENNES: Old classic cars and stuff?

MR. TOMEI: No vehicle storage, correct.

COMMISSIONER ENNES: Okay, and that's all I have for right now.

MR. TOMEI: Thank you.

CHAIRPERSON DAWSON: All right, before public commentary, any questions?

COMMISSIONER SIGALOS: No, I'll wait.

CHAIRPERSON DAWSON: All right, so at this time, we'll open up to public commentary. I'm not sure if there is anyone here for this petition or not.

Is anyone on the right side of the room here for this agenda item?

(No response.)

CHAIRPERSON DAWSON: Anyone on the left side of the room here for this agenda item?

(No response.)

CHAIRPERSON DAWSON: All right, so with that, we're closing public commentary, everybody.

COMMISSIONER ENNES: There we go.

CHAIRPERSON DAWSON: So, comments, questions?

Commissioner Jensen, do you have anything to add?

COMMISSIONER JENSEN: No.

COMMISSIONER LORENZINI: Susan, I've got a question. So, obviously the best way to go is to get the cross access easement, but if not, you need a new curb cut on Golf Road to the east of the current one. What happens if IDOT doesn't give that? Can that lead to --

MR. TOMEI: Federal law states that we are required to gain access to our property, and in recent communications with IDOT they don't really like the existing curb cut and they would actually prefer for us to move it to the center.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

MR. TOMEI: Thank you.

COMMISSIONER GREEN: I was in the Conceptual Plan Review Committee and I've asked all the questions there. I think it's a great project.

MR. TOMEI: Thank you, Commissioner Green.

COMMISSIONER ENNES: I think this is a great location for a storage facility with that limited frontage on Golf Road. So, I hope you can work out the access that works for you and that you can go ahead with this.

MR. TOMEI: Thank you.

COMMISSIONER SIGALOS: Yes, I also think this is a great project. This is a difficult site to work with. I mean, it's a triangular-shaped parcel with only 100 feet frontage on Golf Road. How far away are you in getting a, you know, written agreement with the neighbor to

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the west?

MR. TOMEI: We've had verbal agreement from the neighbor. We've sent a draft of the easement agreement over to him for attorney review, and we expect it to be a smooth process. We should have finalization before Village Board appearance.

MR. MITCHELL: May I answer that?

COMMISSIONER SIGALOS: Yes.

MR. MITCHELL: I think he's waiting to sign it to see if you make us have it.

because again --

MR. MITCHELL: But I don't mean to be cute, we are in attorney review.

COMMISSIONER SIGALOS: You have talked to IDOT?

MR. MITCHELL: Our engineer has communicated with IDOT.

COMMISSIONER SIGALOS: And they will only communicate with your civil engineer.

MR. MITCHELL: They won't talk to us.

COMMISSIONER SIGALOS: I mean, I have experience, right, I have experience work with IDOT.

MR. MITCHELL: That's correct.

COMMISSIONER SIGALOS: Believe me, it will take forever. I mean, I don't know when your engineer started communicating with them, but --

MR. MITCHELL: Fun story, I'd love to tell you, not in a public setting, but you're absolutely right.

COMMISSIONER SIGALOS: Yes.

MR. MITCHELL: I think what's going to happen is assuming a favorable vote this evening, I think we're going to conclude the easement. Sam, I hope I'm not overdoing this, but I think we've got to compliment you and compliment Michael Mertes because they said this is a hard site to figure out, we think maybe you could figure it out here, and there is an access. I mean, they've been up front about this and they did the matchmaking with the neighbor. So, I think we're there and it's been expensive.

COMMISSIONER SIGALOS: Yes, I mean, that's so important because that makes sense.

MR. MITCHELL: It is.

COMMISSIONER SIGALOS: To have that cross access easement to come in off of his right-in/right-out, whatever, but in this way you could avoid dealing with IDOT.

MR. MITCHELL: If we nod our head it's not on the record.

COMMISSIONER SIGALOS: That's all I have.

CHAIRPERSON DAWSON: So, I guess I just, I don't have any problems with the property but I'm very, very familiar with this property having used Animal Feeds & Needs forever. So, I've been on this property a bunch of times, and there already is a curb cut there. It goes to the house because it's already there, so I don't understand.

MR. MITCHELL: So, this is a potential outcome. When you don't talk to IDOT, you maintain the existing curb cut, you could actually put bollards in it and not ever, and cut it off. Donald started working on this with one of the engineers, and there is a way where actually if it gets moved to the middle it's easier for fire trucks to get out. So, there's really been a lot of thought into this and everybody's wondering what you guys are going to say is a big part of it and, you know, take your temperature on it. We really are prepared to take any approach that is being

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asked of us.

Again, I think we've already got it dealing with the neighbor, I really do. I believe that they're watching tonight in order to see what happens.

CHAIRPERSON DAWSON: Okay, sure. I was just curious because I know there's already that curb cut there. So, and then the access through the neighbor is pretty much how most people already were accessing Animal Feeds & Needs because it's just an easier access. So, I don't know if anyone has investigated the fact that there is already a common law easement going down there.

MR. MITCHELL: So, Donald, let me just, it exists. It exists not as a perpetual easement but as a license agreement. The license agreement doesn't survive the sale of these parcels. We even looked at could we acquire the entity because it would survive in the sale of an entity but not a parcel, but the Hume properties are all in one LLC. So, there is no real good way, we just have to be neighborly and sit down and negotiate.

CHAIRPERSON DAWSON: Sure.

MR. MITCHELL: And that's really what we've done.

CHAIRPERSON DAWSON: Yes, sure. Sure, sure, sure. I'm very, very familiar with easements and the laws surrounding them. So, my point was only that that has been access to that property for 30 --

MR. TOMEI: Since 1977 I think.

CHAIRPERSON DAWSON: Right, 30-40 years easily. So, okay.

MR. MITCHELL: I don't know if you're feeling adverse possession, but we're open to ideas.

CHAIRPERSON DAWSON: Yes, no, no, no.

MR. MITCHELL: But I think we've figured it out.

CHAIRPERSON DAWSON: I'm not, you have your own lawyer, I don't need to be the lawyer tonight. But my point is I don't, you know, I'm not a fan of forcing you to try to get that curb cut or that easement. I like the way this is written with an option, because if we force you, then you're right, why would they negotiate? They're going to put a ton of demands in place instead of being fair about what really should be happening if you're using that.

So, I like the way this is written, I'm just making that comment. There's already, and if it doesn't work out, like I said, I've been accessing that property forever and the other route works, too. So, I'm comfortable with either one. That was just my comment.

MR. TOMEI: We appreciate that, thank you.

CHAIRPERSON DAWSON: Okay, any --

COMMISSIONER ENNES: I can make a motion.

CHAIRPERSON DAWSON: Okay, terrific.

COMMISSIONER ENNES: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-015, a Land Use Variation to allow a storage facility along a major arterial in the M-2 district.

This recommendation is subject to the following conditions:

- 1. The Petitioner shall continue to negotiate in good faith with the property owner to the west to finalize cross access through the property to the west (415 West Golf Road - Golf Corporate Center) generally consistent with Exhibit A. A perpetual**

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cross access easement through the property to the west should be signed by both parties prior to consideration of this project by the Village Board of Trustees, but in no case shall be provided later than building permit issuance for this project. If this cannot be achieved, the site shall be redesigned with right-in/right-out access from Golf Road with approval from IDOT and to the satisfaction of the Village or an amendment to the LUV may be required.

2. The Petitioner shall continue to work with Staff and the neighboring property owner on an acceptable cross connection to the east with regards to emergency vehicle circulation and landscaping.
3. The existing pathway on the adjacent property to the west shall be removed and replaced with landscaping, subject to neighboring property owner agreement.
4. The development shall comply with all Village and MWRD permit requirements.
5. Any work within the Golf Road row is subject to applicable IDOT review and approval.
6. Exterior storage of items (boats, RVs, et cetera) is not permitted, and the rental of vehicles (trailers/hitches, trucks, et cetera) is not allowed.
7. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER LORENZINI: I'll second --

COMMISSIONER SIGALOS: I'll second that motion.

COMMISSIONER LORENZINI: I'll second it.

CHAIRPERSON DAWSON: Okay, any discussion before we go to a vote?

(No response.)

CHAIRPERSON DAWSON: All right, Sam, roll call.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, so you received unanimous approval from us, but we are just a recommending body and what we look at and our focus is much more narrow than what the Village Trustees look at. So, Sam will be in touch with you about the next meeting, and good luck to you.

MR. TOMEI: Thank you very much. We won't let you down.

MR. MITCHELL: Thank you.

COMMISSIONER ENNES: Good luck.

CHAIRPERSON DAWSON: And your excitement for being here is like, it's just not something we're used to experiencing, so thank you for that.

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MR. TOMEI: Especially for self-storage.

CHAIRPERSON DAWSON: That you're happy to be here. Most people --

MR. MITCHELL: It is self-storage. I told him no coffee, too.

MR. TOMEI: Wait, I didn't listen.

CHAIRPERSON DAWSON: This is you without coffee?

MR. TOMEI: I didn't listen.

MR. MITCHELL: Donald, we didn't want him to spontaneously combust.

The guy has been a wreck. Well, it wasn't so bad, and you're not going to quit, are you?

MR. TOMEI: No, no.

MR. MITCHELL: All right, thank you, guys. Really appreciate it.

CHAIRPERSON DAWSON: You're welcome.

(Whereupon, at 8:00 p.m., the public hearing on the above-mentioned petition was adjourned.)