



Report to Village Board

Agenda Item: Development Agreement for the Site Plan Application, Forward Creative Services LLC, 1260 Kowalski Road, Mike Tourville (owner).

Meeting Date: August 26, 2024

Referring Body: Village Board

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Development Agreement for the Site Plan Application, Forward Creative Services LLC, 1260 Kowalski Road, Mike Tourville (owner).

OBJECTIVE(S): To review and approve the Development Agreement for the Site Plan Application approved by the Planning Commission on 8/19/2024 for the placement of a Personal Storage Facility at the above property.

HISTORY/BACKGROUND: Forward Creative Services LLC is in the process of purchasing 1260 Kowalski Road. They propose to construct four self-storage buildings with associated driveways on the subject parcel. This project is considered new development.

The current land use is a vacant parcel. The proposed land use is self-storage, which fits within the current industrial zoning. The project is proposed to be completed in phases. The full build-out of the site will contain 129 storage units and 1 office.

On 8/19/2024 the Planning Commission conditionally approved the Site Plan Application for the for the placement of a Personal Storage Facility at the above property. Subject to Forward Creative Services, LLC enter into a Development Agreement with the Village of Kronenwetter.

RECOMMENDED ACTION: To approve the Development Agreement between the Village of Kronenwetter and Forward Creative Services LLC for the placement of a Personal Storage Facility at 1260 Kowalski Road.

ATTACHMENTS: Development Agree and Site Plan.