

## Exhibit A - Applicant's Brief

Carbondale Planning Commission

As per the requirements of the Special Use Application, please find a brief justifying the request for a Special Use Permit.

The subject property includes three parcels, 15-23-176-001, 002 and 013 located at 101 South Giant City Road. The property is currently under contract with a scheduled closing of January 7, 2017. Purchase contract provisions outline that the contract is subject to approval by the City of Carbondale for the intended use as outlined in this application.

Parcel number 15-23-176-013 will fall under "Mini Warehousing." This parcel would be a site for a "Cook Crates" storage and distribution center and will secure 71 to 105 "Cook Crates" ranging in size from 8' X 8' to 8' X 12'. "Cook Crates" are similar to the well know "PODS" brand used for moving and storage. Please find the attached brochure that provides specs and business model details for "Cook Crates", a wholly owned subsidiary of Cook Portable Warehouses. The business model will include three different storage and moving scenarios. Customers will have the option to have the Crate delivered to their site where once loaded it can be left for on site storage, moved to a new location within a 30 mile radius of Carbondale or brought back to the Giant City Road location for off site storage.

The site will be asphalted, fenced, gated and lighted for security. A sales representative will be on hand 6 days per week to manage and oversee the location.

A second business is being proposed on the remainder parcels of 15-23-176-001 and 002 under the category of "Automobile Wash." Please find the attached preliminary site plan and architectural concept drawings.

The car wash will be a state of the art facility and will include two automatic friction/touch-less systems, two hand wash bays, three covered interior cleaning bays for complete interior cleaning such as vacuuming, carpet shampooing and vehicle drying devices. The attached managers office will extend off of the south end of the carwash and will be the management office for the Crates and the Carwash. The wash site will also include complete vehicle detailing in a 16 X 32 shop as detailed in the proposed site plan.

Thank you for your consideration.

Greg Cook



Manager

JGC Wash Investments LLC

# COOK CRATES®

WHEN YOU NEED TO MOVE YOUR STUFF®



**SHORT TERM  
ON-SITE STORAGE**

**SHORT TERM  
OFF-SITE STORAGE**

**SHORT DISTANCE  
MOVING SERVICE**

**COOKCRATES.COM**



## WHEN YOU NEED TO MOVE YOUR STUFF®

We provide flexible storage solutions to meet your needs. Now you can have storage where you need it, when you need it, and for as long as you need it. Cook Crates combines secure storage containers with competitive pricing and the unbeatable customer service you've come to expect from the Cook name.

Our Cook Crates come in 8' x 8' or 8' x 12' sizes and can be rented in monthly increments. We will deliver the weatherproof crate to your property within 30 miles of our nearest Cook Crates retail center. Then, it can stay on your property or be kept at our secure off-site storage facility as long as you need a little extra storage. Or we can move it to your new location within 30 miles.

With durable, secure storage crates built from our high quality materials you know your stuff is safe. Cook Crates are the best short-term storage or moving solution for individuals and businesses with flexible rental terms and low monthly fees.

We bring superior convenience with containers brought right to you, greater flexibility with our delivery and pick-up times and renting options and added security with high quality materials and components.

### COOK CRATES ARE PERFECT FOR:

- Temporary storage for families, students or military personnel.
- Seasonal storage.
- Home staging during the selling or moving process.
- Businesses in need of more inventory space.
- Home or business remodelings.
- Personal storage for high priced items.
- On-site storage for construction sites.
- Storage during disaster recovery.
- Short distance moves.

### WHY CHOOSE COOK CRATES?

- The added convenience of having one of our crates right outside your door when you need your stuff.
- Every Cook Crate meets our high construction standards seen in every one of our Cook sheds.
- Our crates are secure and strong with locking weatherproof doors, interior tie-down points, tamper-proof hardware and durable steel thresholds.
- Our ventilated wooden boxes are made of treated wood components that don't sweat like metal boxes, keeping the contents dry and undamaged.
- Our Swap Up program allows customers to return their crate for one of our portable warehouses, if their storage needs change.
- We can deliver your crate whenever you need it and will pick it up whenever you are done using it. Or let us store at our secure facility. No long term contracts with vague, constantly changing expectations.

## SERVICE OPTIONS

We offer three different service offerings to fit any short-term storage or local moving needs.

**1. Short Term On-Site Storage**

Our professional fleet of drivers will bring the crate right to your location. You keep it as long as you need it and we will pick it up whenever you are done.

**2. Short Term Off-Site Storage**

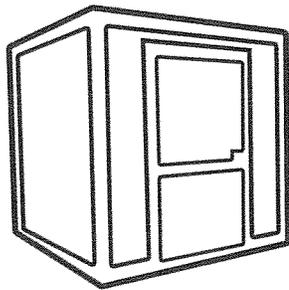
Our professional fleet of drivers will bring the crate right to your location. You load it with whatever you want to store. Then, we will return it to our facility for storage.

**3. Short Distance Moving**

We deliver the crate to your property, you load it and we take it to your new place within a 30-mile radius of our location.

The customer is solely responsible for properly loading, packing and securing the storage unit.

## COOK CRATE SIZES



**8' x 8' Crate**

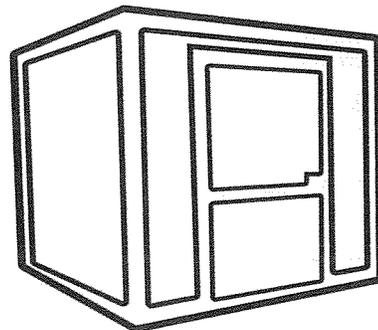
Storage Space: 1-2 Rooms

Outside Dimensions: 8' wide x 8' long x 8' 6" tall

Inside Dimensions: 7' 4" wide x 7' 3" long x 7' 3" tall

Door Opening: 46 3/4" wide x 6' 8" tall

Weight Capacity: 2,500 pounds



**8' x 12' Crate**

Storage Space: 2-3 Rooms

Outside Dimensions: 8' wide x 12' long x 8' 6" tall

Inside Dimensions: 7' 4" wide x 11' 3" long x 7' 3" tall

Door Opening: 46 3/4" wide x 6' 8" tall

Weight Capacity: 2,500 pounds

## DELIVERY INFORMATION

Delivery should be scheduled no less than 10 working days prior to the desired delivery date.

To deliver your Cook Crate there must be clear access at the location. Our drivers need enough room to maneuver a truck and 30-foot trailer, so a height and width of 10 feet is required.

If we have clear access to the delivery location, our professional fleet of drivers will ensure every Cook Crate is set up to the customer's complete satisfaction.

## **HISTORY OF COOK CRATES**

Cook Sales, Inc. was founded in 1984 as a family owned business. The company began by brokering deals for materials between rail companies and selling rail supplies. Then, after purchasing a large number of crossties, Cook started using the lumber to build portable buildings. We are now a multi-million dollar corporation.

Cook was the first company to build portable buildings using pressure treated lumber. Following our success in the portable building industry, we have decided to expand into portable storage containers or Cook Crates.

We opened our first location in Herrin, Illinois and hope to continue expanding across the country.

We use this high quality lumber for both our storage buildings and our storage crates. With our high quality construction principles we build our storage boxes to the same standards as our sheds but with features that gear the containers toward temporary storage.

The same quality you know from Cook buildings in a more portable form. We think everyone should have secure room for their stuff for long-term or short-term storage needs.

We are truly proud to be an American company that employs hard working Americans. To learn more about Cook Portable Warehouses, visit our website at [CookPortableWarehouses.com](http://CookPortableWarehouses.com)

**Toll Free: 1-800-772-7883**

**Local: 618-893-2114**

**Email: [Info@CookCrates.com](mailto:Info@CookCrates.com)**

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**COOKCRATES.COM**