



**To:** Plan Commission/ZBA

Patrick Ainsworth, AICP, Community and Economic Development Director

**From:** Ronald Mentzer, Community & Economic Development Consultant

**Date:** March 27, 2025

**Re:** A&D Storage Seeking Approval of Revised Special Use Permit for a New Self Service Storage Facility – Crest Hill Plan Commission Case # SU-25-1-3-1

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***Project Details***

Project	Storage Facility
Request	Special Use for Self-Storage Facility
Location	Southwest corner of Renwick Road and Borio Drive

***Site Details***

Building Sizes	N/A
Site Area	3.96 Acres

***Land Use and Zoning Summary***

	Land Use	Comp Plan	Zoning
Subject Parcel	Business	Business	B-3
North	Unincorporated	Will County	A-1
South	Detention Pond	Residential	R-3
East	Detention Pond	Residential	R-1
West	ComEd Easement	N/A	N/A

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**PROJECT SUMMARY**

A & D Storage LLC (the “Applicant”) has submitted an application package for the City’s potential approval of a Special Use Permit for the construction and operation of a single-story, Self-Service Self-Storage Facility (see Attachment A for the Application). The Applicant has selected the southwest corner of Borio Drive and Renwick Road, which is currently zoned, B-3, Business Service District. Since the property is less than five acres in size, a Planned Unit Development is not required.

**Historical Project Timeline**

In June 2023, the Applicant applied for a Special Use for a Self-Storage Facility and received a positive recommendation from the Plan Commission at the July 19, 2023, meeting and approval from City Council via Ordinance 1959 on August 7, 2023. In 2024, as the Special Use Ordinance was coming to the end of the one-year period to obtain a building permit in order to construct the Self-Storage Facility, the Applicant requested a one-year extension and received approval from City Council on that request as well.

Earlier this year, the Applicant identified a new potential buyer and builder for the subject project; however, the prospective buyer was desirous to construct the interior drive aisle material with asphalt. In Exhibit C of Ordinance 1959, the material identified for this portion of the project was concrete (see Attachment C for reference of proposed site materials). Since there is no current provision in the Crest Hill Zoning Code to allow for a modification to an approved ordinance, and the one-year extension that was granted in 2024 is coming to an end, the Applicant was required to apply for a new Special Use Application in order to both make the requested material change from concrete to asphalt and to give this project a new time parameter.

Additionally, on February 24, 2025, an update was provided to City Council by the Applicant during a City Council Work Session meeting to let them know that there was going to be a new application submitted for this project. The City Council asked about paving materials used in the other Self-Storage Facilities located throughout the City of Crest Hill. All other similar facilities were constructed with asphalt for their respective property. As such, there were no major concerns regarding the proposed pavement material change from concrete to asphalt.

The application attached to this staff report contains the updated submittals with the drive aisle material change (see Attachment B for the updated project details and related drawings). There are some drawings that have been updated since the 2023 submittals such as the landscape plan and elevation drawings. Should this application be approved by Plan Commission, the request will go to City Council for consideration as a new Ordinance.

**Planning, Zoning, and City Code Analysis**

**Zoning Ordinance Regulations** – The following subsections assess the submittals in relation to the Crest Hill Zoning Ordinance. There are several components of the project to review in comparison to this document, hence there are multiple attributes of this project that will be assessed in detail below.

**Off Street Parking** - Section 11.8-4 Requires 1 parking space per employee plus 1 parking space for each business-related vehicle. Since this business is a self-service business, the applicant showed four parking spaces with one being ADA accessible on two of the submitted drawings.

The landscape island at the western edge of the parking row that is shown on the Autoturn Exhibit complies with Zoning Ordinance Section 11.6-2. However, this landscape parking island was inadvertently removed in the latest Site Plan and the Landscape Plan. As such, a condition has been added to this staff report to add this landscape island back into the Site Plan and Landscape Plan to comply with this provision. This will reduce the number of parking spaces down to three spaces, but this was the amount of parking shown in the 2023 Special Use Application (Ordinance 1959).

**Zoning Bulk Regulations for B-3 Business Services District**

Minimum Lot Area	1 Acre Required	3.96 Acres Proposed
Building Height	45 Foot Max Allowed Height	13.5 Feet Proposed
Front Yard Setback	30 Feet Required	35.91 Feet Proposed
Corner Side Yard Setback	30 Feet Required	48.1 Feet Proposed
Interior Side Yard Setback	15 Feet Required	45 Feet Proposed
Rear Yard Setback	20 Feet Required	37.23 Feet Proposed
Lot Coverage	85% Max Allowed	80.7% Presented

As shown in the table above, all bulk regulations are in compliance between the proposed project and the Crest Hill Zoning Ordinance.

**Fencing Regulations** – As identified in the original July 19, 2023, staff report for this project, Section 8.2-14 of the Zoning Ordinance requires all storage facilities to be enclosed by fencing and landscaping. There is a six-foot tall faux wrought iron fence being proposed along the front and corner side yards of this property where four-foot fences are allowed. The Plan Commission and City Council approved the six-foot fencing option in 2023 as part of the approved drawings to assist with securing the property. The same fencing details are attached to this application and the Plan Commission and City Council should consider these fencing details are part of the application approval.

**Crest Hill City Code** - There are additional notable regulations within the Crest Hill City Code that also apply to this proposed project. Those two project attributes are discussed in more detail below.

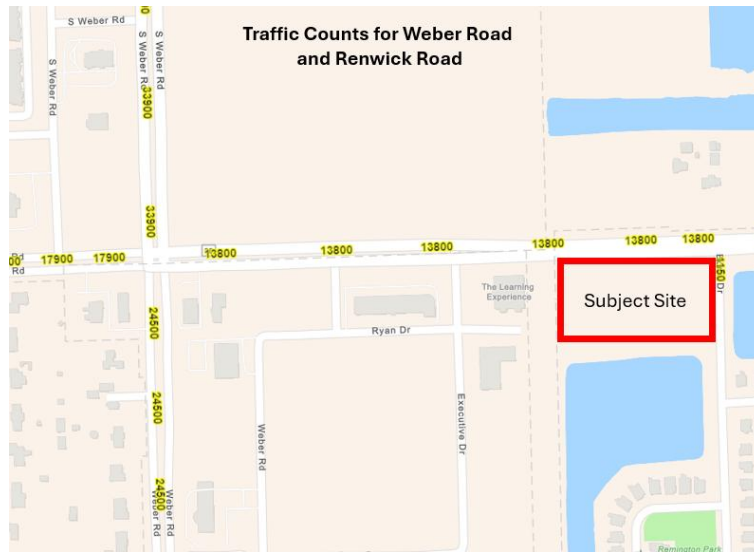
**Live Planting Requirement Section** – City Code Section 15.04.040(I)(2)(b)(2) states that 1 approved planting per 725 square feet of gross land area is required which results in a minimum of 237 plantings required for this site. The proposed landscape plan shows that 339 plantings will be provided.

**Masonry Requirement Section** - City Code Section 15.04.040(I)(1)(b)(1-4) discusses masonry requirements. Given the nature of the self-storage facility and the previous approvals of Ordinance 1959, the emphasis of masonry materials are being proposed on the eastern-most building and a 3.5-foot stone knee wall is proposed on the north and south sides of the remaining buildings.

**Comprehensive Plan** – The 2014 Crest Hill Comprehensive Plan is a land use guide to ensure logical and orderly growth of the community. With this notion, this document was reviewed in comparison to this project to ensure that this guide is being followed. That analysis is discussed below in more detail.

The City's 2014 Comprehensive Plan assigns this property as Local Commercial on the Future Land Use Map. The Comprehensive Plan explains Local Commercial in further detail, "Local Commercial uses cater to everyday retail and service needs. They generally include retail, shops, restaurants, and professional services. Local commercial uses are often stand-alone or are part of a small multi-tenant commercial center".

This land use designation is fitting for this property given the notion that this parcel is not fronting Weber Road and Renwick Road witnesses approximately 13,800 vehicles per day on this roadway. Roadways with less traffic compared to more regional arterials, such as Weber Road which witnesses 25,000 to 30,000 vehicles per day, are more suitable for local commercial uses, including service uses such as storage facilities compared to regional commercial. See the illustration below identifying the traffic counts for this intersection.



1 - Source - Illinois Department of Transportation

Additionally, Local Commercial contains a reduced land use intensity compared to Regional Commercial in an attempt to help transition commercial uses to nearby or abutting residential uses. Since the proposed self-storage facility is heavily screened and landscaped, and the amount of anticipated vehicles entering and leaving the property is nominal, the use is generally compatible with the surrounding properties.

### **STAFF RECOMMENDATION**

Since this property previously received approval from City Council in 2023 for a Self-Storage facility per Ordinance 1959 and the submittals have not substantially changed compared to the current application content, staff recommends that the Plan Commission approve of the requested Special Use. Should the Plan Commission recommend approval to the City Council, then the following conditions shall be considered as part of the recommendation:

#### **Conditions of Approval:**

1. That the drawings submitted for building permit shall be in substantial compliance with the drawings approved by City Council and identified below, unless otherwise noted in the remaining conditions.
  - Site Plan, Sheet SP1 prepared by Advantage Consulting Engineers last dated 2/17/2025
  - Final Landscape Plan, Sheets 0-2, prepared by Gary R. Weber Associates Inc. with a last revision date of 2/20/2025
  - Preliminary Building Elevations, Sheet A-2, prepared by Schmidt Design and last dated 2/19/2025
  - Masonry Exhibit from Ledgestone/Preliminary Site Plan, Sheet SP1, prepared by Advantage Consulting containing updated notations with buildings A through H
  - Autoturn Exhibit, Sheet V1 prepared by Advantage Consulting Engineers and dated 6/7/2023

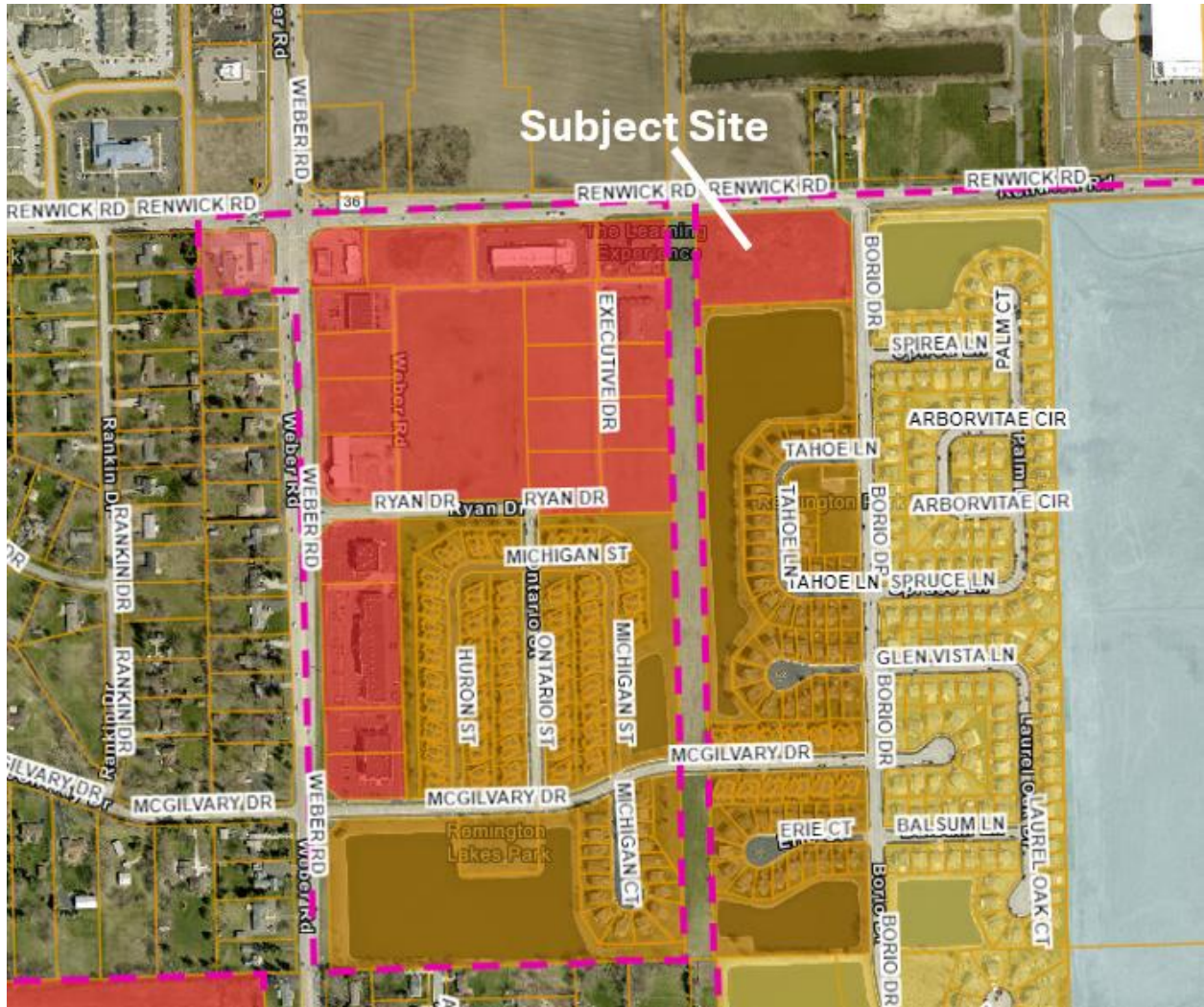


2. A landscape island shall be added to the western edge of the parking row and the Site Plan prepared by Advantage Consulting Engineers and the Landscape Plan prepared by Gary R. Weber Associates Inc. shall be updated at time of building permit submittal to comply with this condition.
3. The Crest Hill Police Department shall receive, review, and approve a security plan from the Applicant as part of the building permit process.
4. The hours of business operations shall be from 7:00 AM to 9:00 PM every day and the access keycode system will be timed out from 9:00 PM to 7:00 PM to prevent entry.
5. The Applicant or future buyer shall supply an executed contract for trash refuse service for the subject property at time of building permit. On call trash refuse service will be acceptable compared to scheduled service.
6. A Photometric Plan shall be provided at time of submitting for a building permit to ensure compliance with applicable codes and regulations.
7. All required final design drawings and related supporting project information be submitted for final engineering review and approval in conjunction with the formal building permit application submitted for this project.
8. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six feet and a minimum of 2.5" caliber at time of planting.
9. A Final Signage Plan shall be submitted at time of building permit application to ensure compliance with all applicable codes and regulations.
10. A separate Plat of Easement for the existing subdivision entrance sign for the neighborhood to the south shall be submitted to the Community Development Department for review and approval. A copy of the recorded Plat of Easement shall be submitted to the Clerk's Office as part of the record for this Special Use Ordinance. This Plat of Easement shall be recorded prior to issuing a Final Certificate of Occupancy.
11. A private sidewalk connection to the public walkway within the Borio Drive public right-of-way shall be provided in this project. This improvement shall be shown in the drawings submitted as part of the formal building permit application.
12. All conditions made with this Ordinance shall be transferred to any new property owner.

**Attachments:**

- Attachment A – Special Use Application
- Attachment B – Application Submittals and Drawings
- Attachment C – Ordinance 1959 from 2023 with Exhibit C Site Plan Details

**EXHIBIT A – AERIAL PHOTO OF SUBJECT PROPERTY LOCATION**



**Application for Development**

For Office Use Only: Case Number:

Project Name: A&D STORAGE  
 Owner: A&D STORAGE, LLC Correspondence To: SAME  
 Street No: 9962 E. FOWLER RD Street No: SAME  
 City, State, Zip: ROCHELLE, IL 61068 City, State, Zip: SAME  
 Phone: 618 559-2260 Phone: SAME  
 Email or fax: rdixon@regional-ls.com Email or fax: SAME

<b>Property Address:</b>	<b>Property Information:</b>
Street No. <u>SW corner of Renwick Rd &amp; Borio Rd</u>	Lot Width: <u>545'</u>
City, State, Zip: <u>Crest Hill, IL 60403</u>	Lot Depth: <u>310'</u>
PIN: <u>04-20-100-015</u>	Total Area: <u>3.939 acres</u>

- \* Attach a copy of the legal description of the property and applicable fees.
- \* Submit electronic version of the legal description to:  
[mdeharo@cityofcresthill.com](mailto:mdeharo@cityofcresthill.com) and [lthrasher@cityofcresthill.com](mailto:lthrasher@cityofcresthill.com).

Existing Zoning: B3 Existing Land Use: VACANT  
 Requested Zoning: B3 Proposed Land Use: SELF STORAGE

**Adjoining Properties Zoning and Uses:**

North of Property: N/A  
 South of Property: R3-Multiple Family Residence District  
 East of Property: R1-Single Family Residence District  
 West of Property: B3-Business Service District  
 Purpose Statement (intended use and approval sought): Special Use Permit for Self-Storage

Development Request: Please check all that apply and describe:

Rezoning:

\*Please attach written responses to items listed in Section 12.8-5 of the Zoning Ordinance.

Special Use: SELF STORAGE FACILITY

\* Please attach written responses to items listed in Section 12.7-6 of the Zoning Ordinance.

Variance:

\* Please attach written responses to items listed in Section 12.6-2 of the Zoning Ordinance.

Planned Unit Development:

\* Please attach written responses to items listed in Sections 10.0-4 & 10.5 of the Zoning Ordinance.

Annexation:

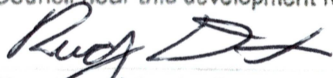
Plat:

Other:

Contact Information -- if not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.


<input checked="" type="checkbox"/> Civil Engineer	Bill Zalewski	Phone Number	630 520-2467
	Company Advantage Consulting Engineers	Email Address	billz@aceng.us
<input checked="" type="checkbox"/> Contractor	Jordan Cater	Phone Number	312 846-6161
	Company MLCO Construction Inc.	Email Address	jcater@mlcoconstruction.com
<input checked="" type="checkbox"/> Architect	Richard Schmidt	Phone Number	708 524-5404
	Company Schmidt Design Incorporated	Email Address	rick@schmidt-design.com
<input checked="" type="checkbox"/> Builder	Pete McDaniel	Phone Number	832 264-7636
	Company Hearthfire Holding	Email Address	peter.mcdaniel@hfireholdings.com

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

  
Signature of the Applicant

2/17/2025  
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

  
Signature of the Owner

2/17/2025  
Date



# Attachment B

## A&D STORAGE, LLC PROPOSED STORAGE FACILITY AT RENWICK & BORIO STORAGE FACILITY

### HIGHLIGHTS

1. THE PROPOSED STORAGE FACILITY ON RENWICK & BORIO FALLS WITHIN THE B3 ZONING DISTRICT
2. B3 ZONING ALLOWS STORAGE FACILITIES WITH A SPECIAL USE PERMIT.
3. THE SITE IS TOO FAR OFF OF WEBER ROAD FOR RETAIL AND IS TOO SMALL FOR A HOUSING PROJECT MAKING IT IDEAL FOR STORAGE
4. THE SITE HAS BEEN VACANT FOR MANY YEARS
5. THE STORAGE FACILITY WILL BRING HIGHER PROPERTY TAXES TO THE VILLAGE.
6. INCREASE TAX TO THE SCHOOL DISTRICTS WITHOUT ADDING ANY BURDEN TO THE DISTRICTS.
7. LESS TRAFFIC ON TO BORIO THAN A RESTAURANT, MEDICAL FACILITY OR SHOPPING CENTER.
8. THE STORAGE FACILITY IS A NEED FOR THE PEOPLE OF CREST HILL AND THE SURROUNDING MUNICIPALITIES.

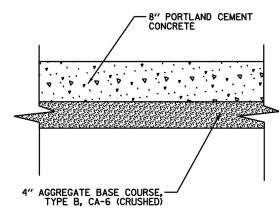
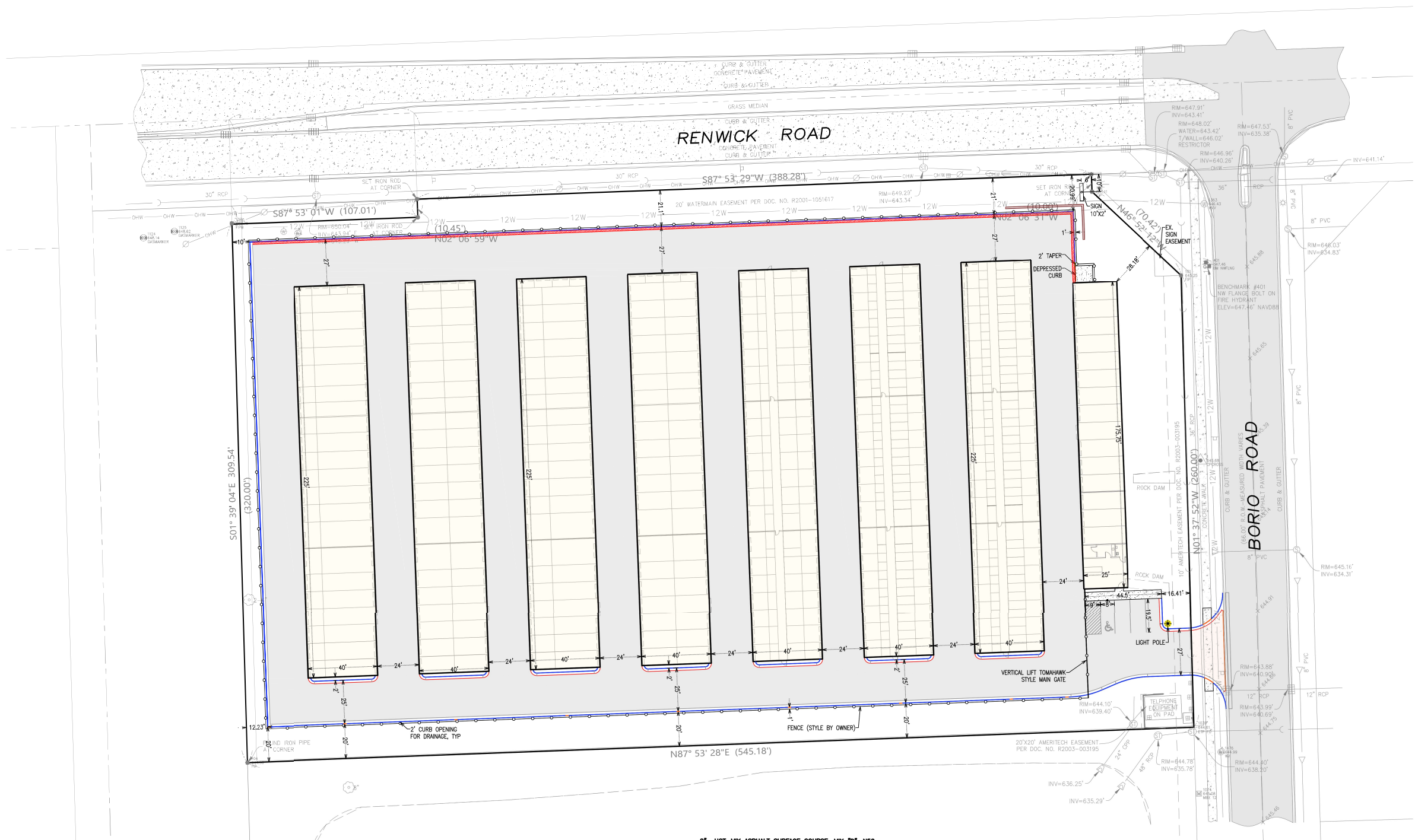
### DETAILS OF OUR SITE

1. WE ARE REQUESTING ASPHALT TRUCK PAVEMENT INSTEAD OF CONCRETE. ASPHALT HAS CLEAN APPEARANCE. ASPHALT CAN BE SEALCOATED TO KEEP APPEARANCE LOOKING NEW. ASPHALT IS DURABLE AND CAN BE EASILY REPAIRED BY PATCHING. ASPHALT IS THE TYPICAL PAVEMENT USED FOR STORAGE FACILITIES IN CREST HILL. THERE IS NO CODE PROHIBITING ASPHALT PAVEMENT. THE CITY STANDARD DETAIL FOR ASPHALT TRUCK PAVEMENT WILL BE FOLLOWED.
2. THE MASONRY OF THE CURRENT PLAN IS CONSISTENT WITH THE MASONRY APPROVED UNDER SPECIAL USE ORDINANCE #1959
3. FULL MASONRY FAÇADE ON THE NORTH, EAST AND SOUTH SIDES OF THE EAST BUILDING ADJACENT TO BORIO PER THE MASONRY EXHIBIT PROVIDED. CITY COUNCIL ACCEPTED A LESS MASONRY FAÇADE LOOK ON THE WEST SEVEN BUILDINGS IN FAVOR OF HAVING FULL MASONRY ON THE THREE SIDES VISIBLE TO THE PUBLIC FROM BORIO. METAL SIDING TO COVER THE REMAINING AREAS. METAL SIDING IS CONSISTENT WITH OTHER STORAGE FACILITIES IN CREST HILL.
4. STORAGE FACILITY TRAFFIC – 5-9 CARS PER DAY UNTIL AT CAPACITY.
5. 2 - 5 CARS PER DAY AFTER THE SITE IS AT CAPACITY
6. 6 FOOT BLACK FAUX WROUGHT IRON FENCE ON THE NORTH, WEST AND EAST EXCEPT WHERE BUILDING BORDERS BORIO DRIVE
7. 8-FOOT VINYL FENCE ON THE SOUTH.
8. TREES WILL BE PLANTED IN LINE WITH THE DRIVE AISLE.
9. HIRING LOCAL LANDSCAPING AND MAINTENANCE CONTRACTORS TO KEEP THE SITE CLEAN AND FREE OF TRASH.
10. KEYPAD ENTRY GATE FOR ACCESS.
11. LED BOX LIGHTING WILL BE LOCATED ON THE BUILDINGS OF EACH DRIVE AISLE.
12. SECURITY CAMERAS FOR SAFETY AND MONITORING
13. A TRASH ENCLOSURE WAS ADDED PER CITY STAFF REVIEW.
14. 8 TOTAL BUILDINGS WITH AN OPTION FOR AN OFFICE AT THE SOUTH END OF THE EAST BUILDING.
15. 3.5 FEET TALL MASONRY FAÇADE ON THE NORTH SIDE OF THE WEST SEVEN BUILDINGS.

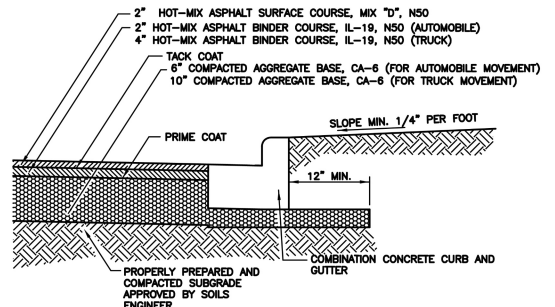
### ENGINEERING SITE TOPICS

1. ASPHALT TRUCK PAVEMENT PER THE CITY DETAIL FOR ALL DRIVE AISLES OF THE STORAGE FACILITY.
2. NO BERM IS PROVIDED ON THE SOUTH SIDE OF THE SITE DUE TO THE DRAINAGE OF THE SITE FLOWING TOWARDS THE POND.
3. WE ADDED 8-FOOT VINYL FENCE FOR SOLID SCREENING.

4. THE DITCH ALONG THE EAST SIDE OF THE SITE HAS TO STAY IN ORDER TO KEEP THE CURRENT DRAINAGE PATTERN COMING OFF BORIO AND RENWICK.
5. A PIPE CULVERT HAS BEEN ADDED UNDER THE PARKING LOT TO CONVEY THE WATER FROM THE DRAINAGE DITCH TO THE POND.
6. SIGN EASEMENT GRANTED TO THE SUBDIVISION TO THE SOUTH FOR A SUBDIVISION SIGN (LOCATED AT BORIO AND RENWICK).



**DUMPSTER PAD**



**GENERAL NOTES:**

- DIMENSIONS SHOWN ARE MINIMUM VALUES. SOIL ANALYSIS AND TRAFFIC COUNTS SHALL BE USED FOR VERIFYING REQUIRED PAVEMENT SECTION.
- INTEGRAL CURB AND GUTTER SHALL NOT BE PERMITTED WITH RIGID OR COMPOSITE PAVEMENTS.
- THE FOLLOWING MATERIALS ARE ACCEPTABLE AS BASE COURSE ALTERNATIVES: BITUMINOUS BASE COURSE AND P.C. CONCRETE.
- LIME MODIFICATION (OR EQUIVALENT) MAYBE USED TO REDUCE AGGREGATE BASE THICKNESS AS APPROVED BY THE CITY ENGINEER.

**TYPICAL PARKING LOT PAVEMENT**

**CURB LEGEND (COLOR CODED):**

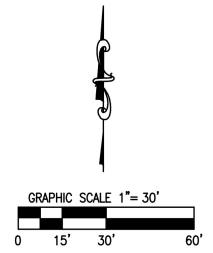
- B6.12 CURB & GUTTER
- DEPRESSED C & G OR CURB OPENING
- EOP LINE ● REGULAR PITCH GUTTER
- EOP LINE ● REVERSE PITCH GUTTER

**NOTES:**

- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL PAVEMENT MARKINGS SHALL BE PAINT UNLESS NOTED OTHERWISE.

**SIGN LEGEND:**

- ① HANDICAP PARKING W/ \$350 FINE SIGN



NO.	DATE	REMARKS

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-550-2267  
WWW.AECORP.US

**SITE PLAN**  
**CREST HILL STORAGE FACILITY**  
**CREST HILL, IL**

**A & D STORAGE, LLC**  
9954 E. FOWLER RD.  
ROCHELLE, IL 61068  
PH: 618 559-2260

FEBRUARY 17, 2025  
JOB: 23-015

SHEET:  
**SP1**  
1 OF 1



# Final Landscape Plan

# RENWICK SELF-STORAGE

Crest Hill, Illinois

February 20, 2025

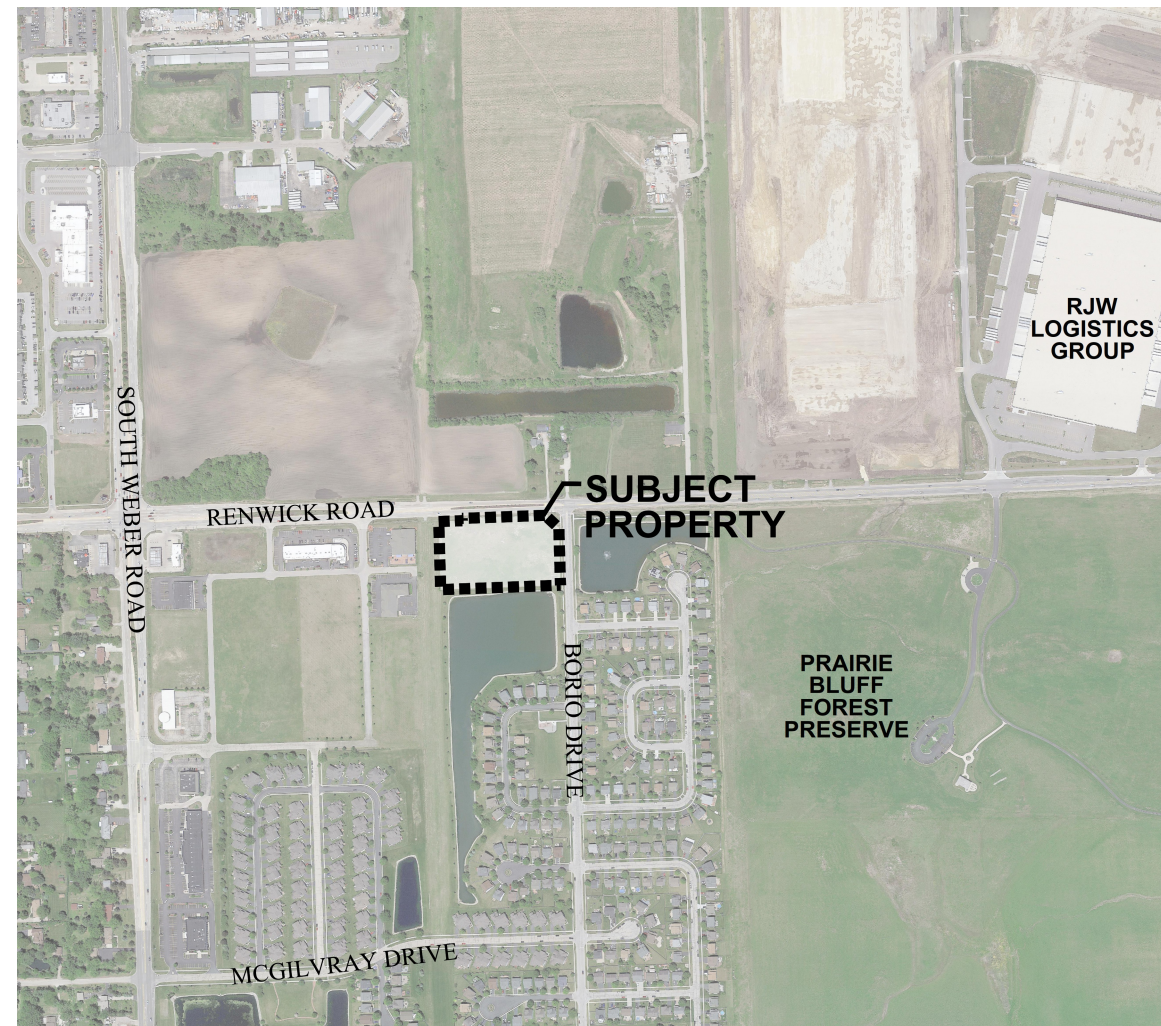
## CONSULTANTS:



LANDSCAPE ARCHITECT:  
GARY R. WEBER ASSOCIATES, INC  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187



CONSULTANT:  
ADVANTAGE CONSULTING ENGINEERS  
80 MAIN STREET, SUITE 17  
LEMONT, IL 60439



LOCATION MAP  
SCALE: 1"=400'

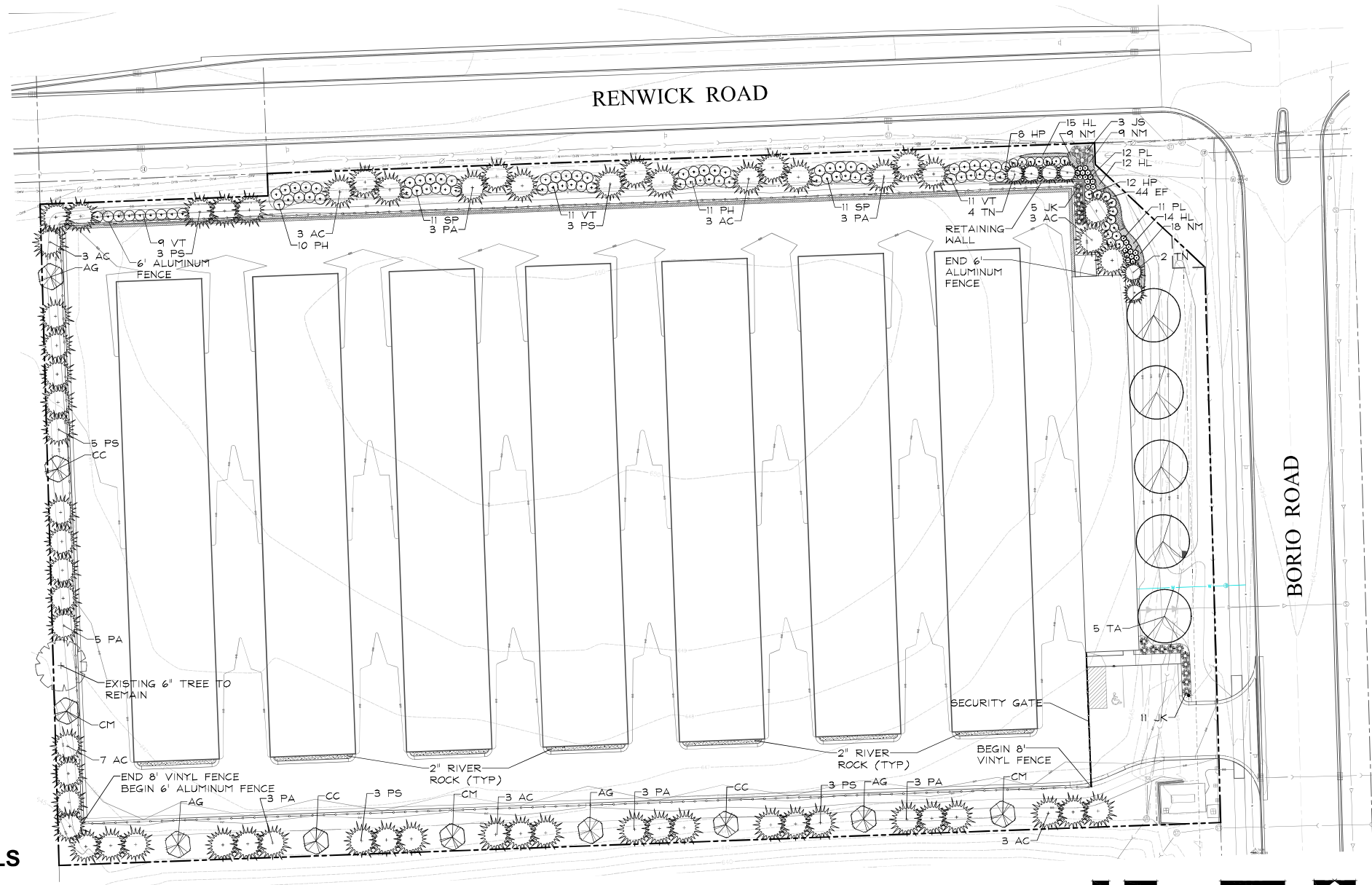
## INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
0	COVER SHEET
1	FINAL LANDSCAPE PLAN
2	LANDSCAPE SPECIFICATIONS

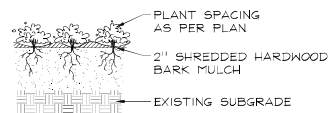


# PLANT LIST

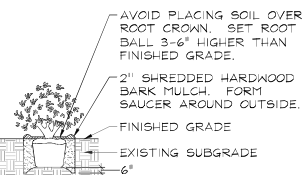
Key	Qty	Botanical/Common Name	Size	Remarks
<b>SHADE TREES</b>				
TA	5	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2' Cal.	
<b>ORNAMENTAL TREES</b>				
AG	4	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
CC	3	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	3	Cornus mas CORNELIAN CHERRY DOGWOOD	6' Ht.	Clump Form
<b>EVERGREEN TREES</b>				
AC	25	Abies concolor WHITE FIR	8' Ht.	
PA	20	Picea abies NORWAY SPRUCE	8' Ht.	
PS	17	Pinus strobus EASTERN WHITE PINE	8' Ht.	
TN	6	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	8' Ht.	
<b>DECIDUOUS SHRUBS</b>				
HP	20	Hydrangea paniculata 'SMIPLUP' LITTLE QUICK FIRE HYDRANGEA	24' Tall	3' O.C.
PH	21	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30' Tall	4' O.C.
SP	22	Syringa patula 'Miss Kim' MISS KIM LILAC	24' Tall	4' O.C.
VT	31	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36' Tall	5' O.C.
<b>EVERGREEN SHRUBS</b>				
JK	16	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24' Wide	4' O.C.
JS	3	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24' Wide	5' O.C.
<b>ORNAMENTAL GRASSES</b>				
PL	23	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24' O.C.
<b>PERENNIALS</b>				
HL	41	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18' O.C.
NM	36	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18' O.C.
<b>GROUNDCOVERS</b>				
EF	44	Euonymus fortunei var. 'Coloratus' PURPLE WINTERGREENER	#SP4	12' O.C.
<b>MISC. MATERIALS</b>				
44		SHREDDED HARDWOOD MULCH	C.Y.	
96		TURF SEED & EROSION CONTROL BLANKET	AC.	
474		VINYL FENCE	L.F.	
810		ALUMINUM FENCE	L.F.	
5		2" RIVER ROCK	C.Y.	



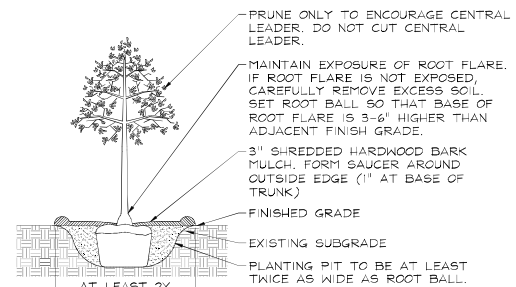
## PLANTING DETAILS



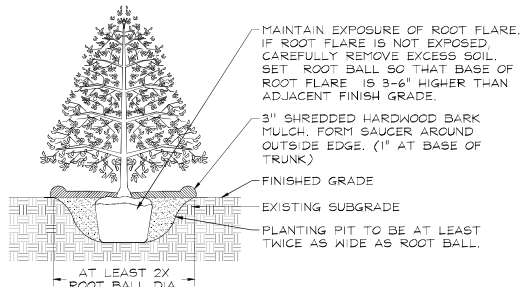
**PERENNIALS AND GROUNDCOVERS**  
NOT TO SCALE



**DECIDUOUS AND EVERGREEN SHRUBS**  
NOT TO SCALE



**DECIDUOUS TREES**  
NOT TO SCALE

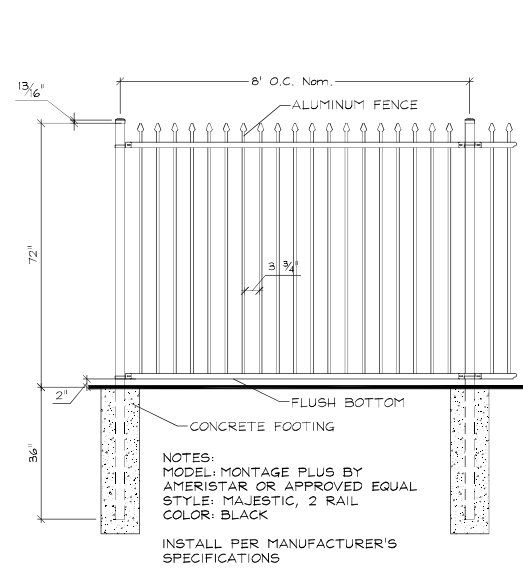


**EVERGREEN TREES**  
NOT TO SCALE

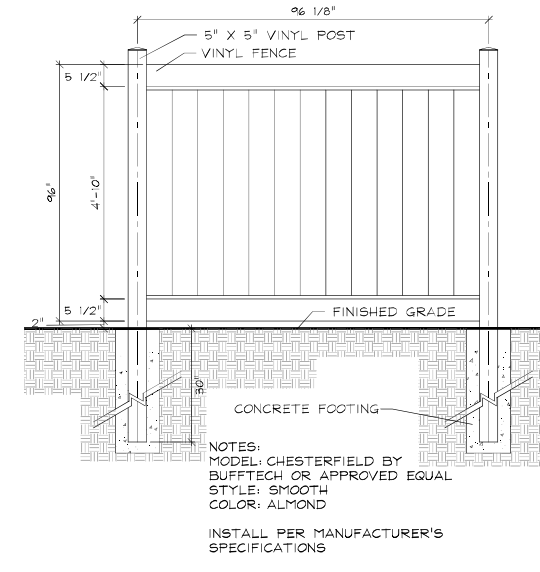
## LANDSCAPE REQUIREMENTS

(1 APPROVED PLANTING PER 725 S.F. GROSS LOT AREA)

GROSS LOT AREA:	171,604 S.F.
LANDSCAPING REQUIRED:	237 PLANT UNITS
EXISTING LANDSCAPE:	1 SHADE TREE
PROPOSED LANDSCAPE:	5 SHADE TREES 69 EVERGREEN TREES 10 ORNAMENTAL TREES 92 DECIDUOUS SHRUBS 14 EVERGREEN SHRUBS 32 ORNAMENTAL GRASSES 116 PERENNIALS & GROUND COVER
	339 TOTAL PLANT UNITS



**6' ALUMINUM FENCE DETAIL**  
NOT TO SCALE



**6' VINYL FENCE DETAIL**  
NOT TO SCALE

## GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

GARY R. WEBER ASSOCIATES, INC.  
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ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
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OUR ENGINEER  
**ADVANTAGE CONSULTING ENGINEERS**  
80 MAIN STREET, SUITE 17  
LEMONT, IL 60439

# RENWICK SELF-STORAGE

CREST HILL, ILLINOIS

# FINAL LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
3	02.20.2025	
2	01.10.2025	
1	08.04.2023	

DATE	06.19.2023
PROJECT NO.	AC23124
DRAWN	MNV
CHECKED	DHS
SHEET NO.	

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
  1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
  2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
  3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
 

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
 

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
  - 50% Kentucky Bluegrass (98/85)
  - 15% Cutter Perennial Ryegrass
  - 10% Spartan Hard Fescue
  - 10% Edge Perennial Ryegrass
  - 10% Express Perennial Ryegrass
  - 5% Pennlawn Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
  - 40% Kentucky Bluegrass (98/85)
  - 40% Perennial Ryegrass
  - 20% Annual Ryegrass

2.2 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.3 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.4 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.5 EROSION CONTROL

Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

2.6 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Seeding New Lawns
  1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
  4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
  5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
  6. Sow not less than specified rate.
  7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
  8. After the seeding operation is completed, spray a wood fiber mulch (Conueb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.
- B. Groundcover and Perennial Beds
 

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.
  - C. Trees and Shrubs
    1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
    2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
    3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
    4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
    5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
    6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

- 3.3 INITIAL MAINTENANCE
  - A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
  - B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- 3.4 CLEAN UP AND PROTECTION
  - A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
  - B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.
- 3.5 INSPECTION AND ACCEPTANCE
  - A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
  - B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
  - C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
  - D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



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**RENWICK SELF-STORAGE**  
 CREST HILL, ILLINOIS  
**LANDSCAPE SPECIFICATIONS**

3	02.20.2025
2	01.10.2025
1	08.04.2023

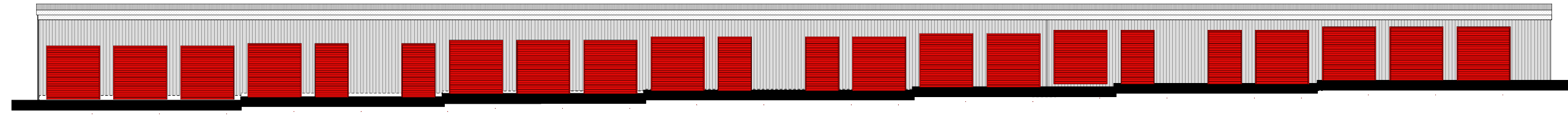
REVISIONS

DATE 06.19.2023  
PROJECT NO. AC23124  
DRAWN MNW  
CHECKED DHS  
SHEET NO.

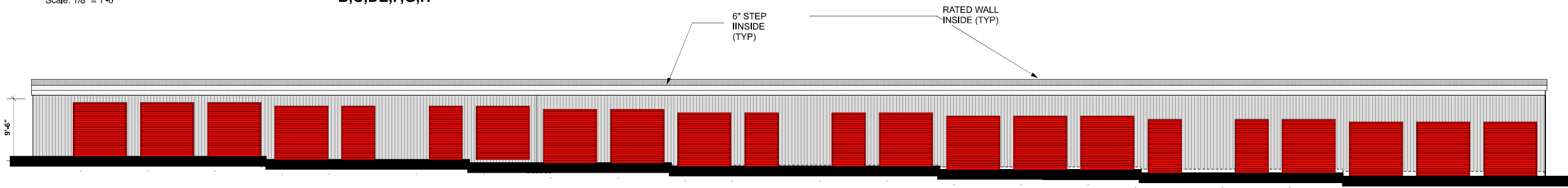


Know what's below.  
Call before you dig.

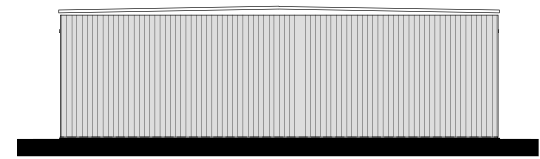
GENERAL NOTES



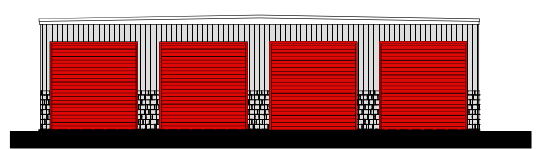
4 EAST ELEVATION - BUILDING BLDGS B,C,DE,F,G,H  
Scale: 1/8" = 1'-0"



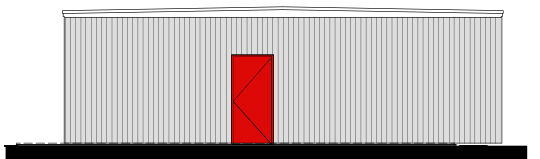
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Scale: 1/8" = 1'-0"



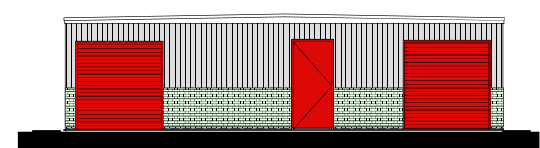
1 SOUTH ELEVATION BLDGS E,F,G,H  
Scale: 1/8" = 1'-0"



6 NORTH ELEVATION BLDGS E,F,G,H  
Scale: 1/8" = 1'-0"



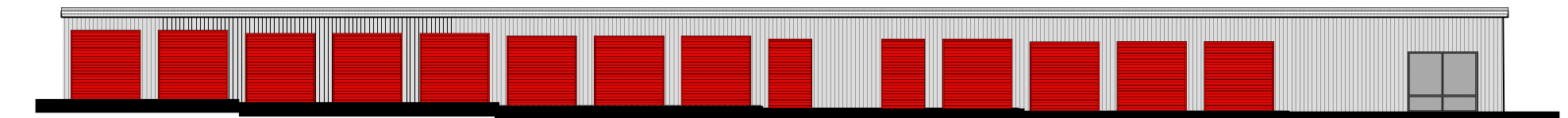
9 SOUTH ELEVATION BLDG B,C,D  
Scale: 1/8" = 1'-0"



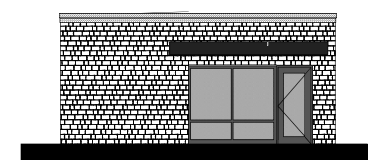
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Scale: 1/8" = 1'-0"

RENWICK RD ELEVATION  
4 BUILDINGS

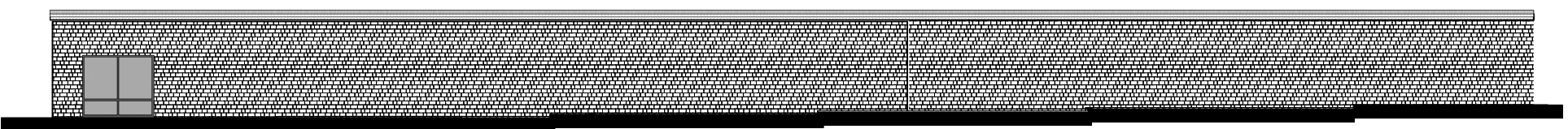
RENWICK RD ELEVATION  
3 BUILDINGS



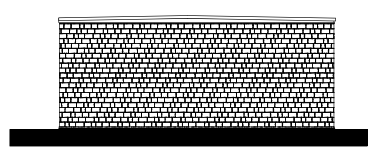
5 WEST ELEVATION - BUILDING C  
Scale: 1/8" = 1'-0"



8 SOUTH ELEVATION BLDG A  
Scale: 1/8" = 1'-0"



11 EAST ELEVATION - BUILDING A  
BORIO RD ELEVATION  
1 BUILDING



7 NORTH ELEVATION BLDG A  
RENWICK RD ELEVATION  
1 BUILDING

SELF STORAGE FACILITY

for  
HEARTHFIRE HOLDINGS

RENWICK RD  
and  
BOBRICK DRIVE  
Crest Hill,  
Illinois

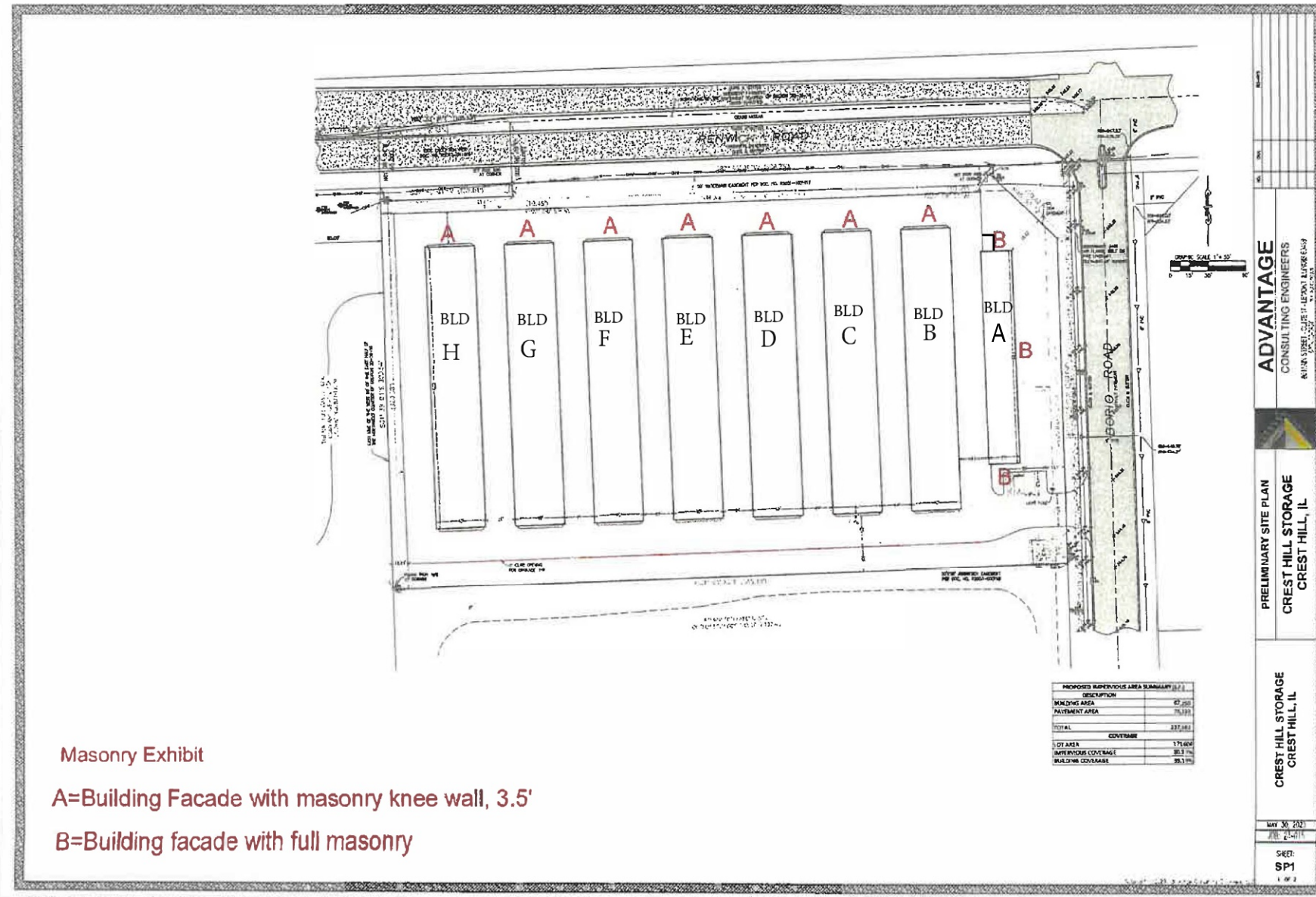
PRELIMINARY BUILDING ELEVATIONS

A-2

1	Issued For Review	2/19/25
1	Issued For Review	1/10/25
REV	DESCRIPTION	DATE

SDI # 24-232





Masonry Exhibit

A=Building Facade with masonry knee wall, 3.5'

B=Building facade with full masonry

ADVANTAGE  
CONSULTING ENGINEERS  
1000 WEST ALBERT STREET, SUITE 200  
CHICAGO, IL 60642

PRELIMINARY SITE PLAN  
CREST HILL STORAGE  
CREST HILL, IL

CREST HILL STORAGE  
CREST HILL, IL

DATE: 2-11-11  
SHEET:  
SP1  
1 OF 2

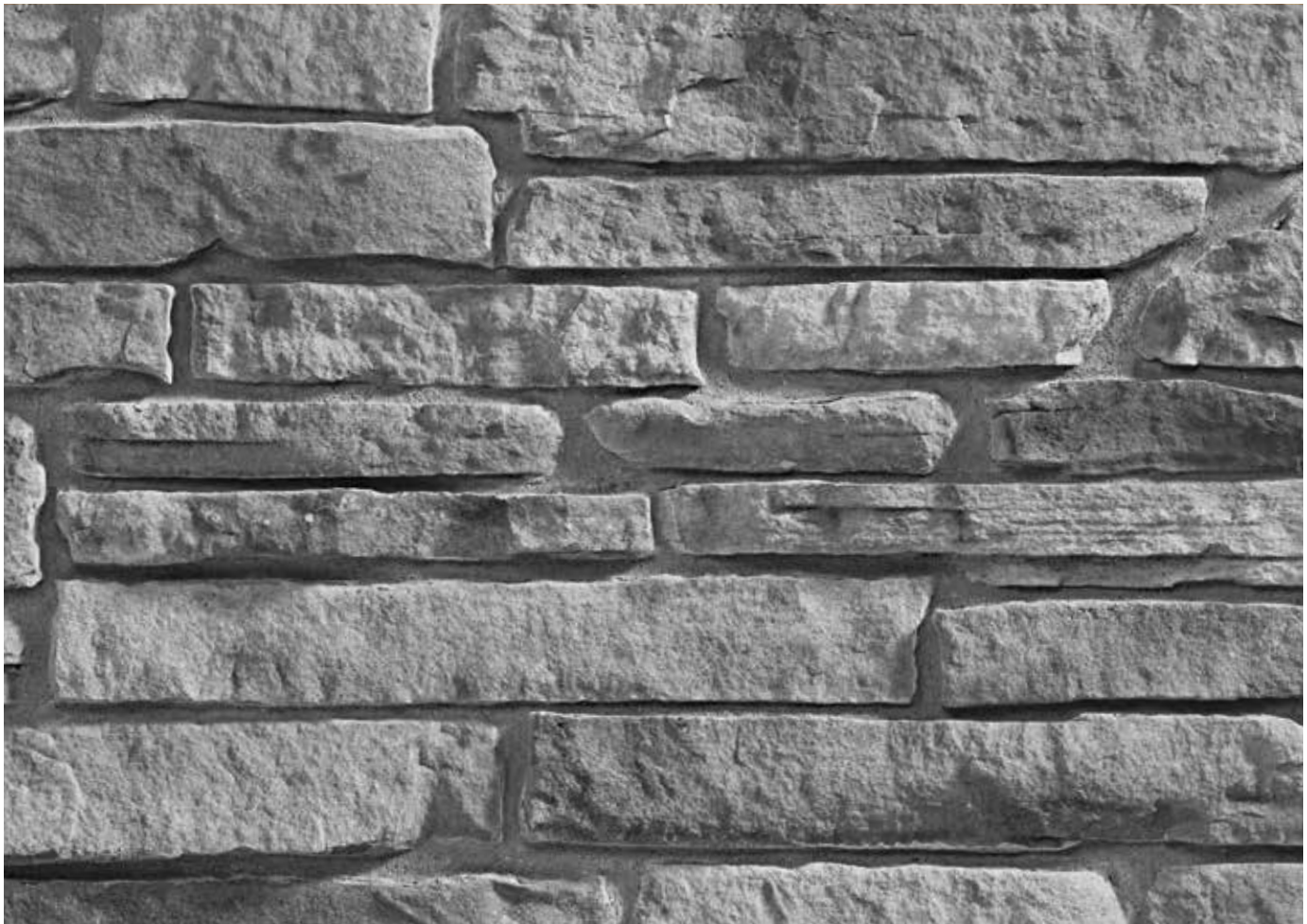
# Technical Data

## LEDGESTONE

	Product Dimensions	Coverage	Packaging	Weight
Flats	Width: 6" - 21½"	10 sq. ft. based on ½" minimum grout joints	Box	90 lbs
	Height: 1¼" - 6½"		Pallet (24 boxes)	2,210 lbs*
90° Corners	Depth: 1" - 2¼"	6 linear ft. based on ½" minimum grout joints	Box	70 lbs
	Long Tails: 6½" - 10"		Pallet (24 boxes)	1,730 lbs*
	Medium Tails: 5½" - 7"			
	Short Tails: 1½" - 2¼"			

\*50 lbs added for pallet weight

*These are all nominal dimensions and ranges. Actual dimensions may vary.*



A&D STORAGE MASONRY COMPLIANCE CHART

FEBRUARY 20TH, 2025

NOTE: DOORS AND WINDOWS ARE NOT INCLUDED IN THE TOTAL SURFACE AREA

BUILDING	TOTAL EXTERIOR SURFACE AREA (S.F.)	ACTUAL SURFACE AREA OF FACADE (S.F)	SURFACE AREA REQUIRED (20 % FACADE)	ACTUAL % FACADE
A	4160	2268	832	54.52%
B	3363	74	672.6	2.20%
C	3363	74	672.6	2.20%
D	3363	74	672.6	2.20%
E	3288	28	657.6	0.85%
F	3288	28	657.6	0.85%
G	3288	28	657.6	0.85%
H	3288	28	657.6	0.85%





## Crest Hill Application for Special Use

### Response for Section 12.7-6

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

The proposed storage facility will bring added storage to the surrounding neighborhoods with very little added traffic and noise to its surroundings.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Landscaping and screening is going to be placed to blend the storage development into the environment.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The storage facility will add a community need. The property has been vacant forever and would be useful to the community as storage facility.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Stormwater Detention is provided for the development on the adjacent property to the south. There is access to water, sanitary, electric and fiber optics at the site.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Once the facility is stabilized, only 2-5 cars per day will be accessing the facility. Access off Borio will provide a safe entrance to the facility.

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission

We will follow the City Standards and Engineering details to build the facility. We also conform to the special use permit issued by the City.



ORDINANCE NO. 1959

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH RESPECT TO  
CERTAIN REAL PROPERTY LOCATED WITHIN THE CORPORATE BOUNDARIES  
OF THE CITY OF CREST HILL  
[APPLICATION OF A&D STORAGE, LLC]**

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-3.1.1 (the “Code”) authorizes the corporate authorities of any municipality to enact ordinances to provide for the classification of special uses, including, but not limited to, public and quasi-public uses affected with the public interest, uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and planned developments; and

**WHEREAS**, the Code states that a special use shall be permitted only upon evidence that such use meets standards, established for such classification in the ordinances, and the granting of permission may be subject to conditions reasonably necessary to meet such standards; and

**WHEREAS**, the City of Crest Hill (“City”) has enacted said ordinance in Section 12.7 of the Crest Hill Zoning Ordinance, specifying the requirements for special use permits; and

**WHEREAS**, A&D Storage, LLC (“Applicant”), has properly filed and presented before the Crest Hill Plan Commission an application seeking the granting of a special use permit for a self-storage facility (the “Application”) for certain property within the city limits of the City of Crest Hill, Will County, Illinois, and located the southwest corner of Borio Drive and Renwick Road, Crest Hill, Illinois, PIN: 11-04-20-100-015-0000 (the “Property”), as legally described in Exhibit “A” with proper notice thereof given; and

**WHEREAS**, said Property is zoned B-3 under the Crest Hill Zoning Ordinance and the Applicant has requested that the zoning be changed to a B-3 special use permit; and

**WHEREAS**, the Crest Hill Plan Commission, by formal vote taken July 19, 2023, recommended approval of the special use permit sought in the Application, with conditions, after holding a Public Hearing, with proper notice thereof given; and

**WHEREAS**, the City Council has examined the July 19, 2023, Findings and Decision of the Plan Commission hereto attached as Exhibit “B” and has considered the presentations and arguments of the Applicant in a regularly scheduled open meeting; and

**WHEREAS**, the City Council finds that it is in the best interest of the City that the Recommendation of the Plan Commission be accepted, and the Application be granted.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

**SECTION 1:** The Preambles of this Ordinance are incorporated herein by reference.

**SECTION 2:** That the City Council hereby accepts, adopts, and ratifies the Findings and Decision of the Plan Commission, attached hereto as “Exhibit B”, and incorporated by reference herein, as the Findings and Decision of the City Council in relation to the Application for a special use permit.

**SECTION 3:** That a special use permit is hereby granted to A&D Storage, LLC to allow a B-3 special use to permit a self-storage facility for the property at the southwest corner of Borio Drive and Renwick Road, Crest Hill, Illinois PIN: PIN: 11-04-20-100-015-0000, (the “Property”), as legally described in Exhibit “A”, and in accordance with reviewed plans (attached hereto as Exhibit “C”) and the definitions of the zoning classifications currently in use in the Crest Hill Zoning Ordinance, hereinafter described and subject to the following conditions:

1. The fencing along Renwick Road and Borio Drive will be 6’ in height on the east, north, and west sides for security purposes and 8’ in height on the south side and must comply with section 8.2-14 of the Zoning Ordinance.
2. Recommendation is conditioned on the City’s approval of a final landscaping plan, which will include additional landscaping along the west property line to further screen the overhead doors from the west, on the north to further screen the buildings, and the use of full masonry on the east side to further screen those buildings.
3. Recommendation is conditioned on approval of the final site plan, final photometric and signage plan and final engineering review and approval by the City.
4. Recommendation is conditioned on the City of Crest Hill Police Department’s review and approval of the security plan.
5. The hours of business will be from 7:00 a.m. to 9:00 p.m. and the access keycode will be timed out from 9:00 p.m. to 7:00 a.m. to prevent entry.
6. The increase in fence height and deviation from the required building materials is considered under the approval of the special use as it applies to the specific nature of a self-storage use of the property.

Territory Described. See attached legal description “Exhibit A.”

**SECTION 4:** This Ordinance shall take effect upon its passage and publication according to law.

*[Left Intentionally Blank]*

PASSED THIS 7th DAY OF AUGUST, 2023

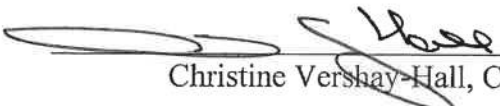
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Alderman John Vershay	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Scott Dyke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderwoman Claudia Gazal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Darrell Jefferson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderperson Tina Oberlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Mark Cipiti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Nate Albert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Joe Kubal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Raymond R. Soliman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

  
Christine Vershay-Hall, City Clerk

APPROVED THIS 7<sup>TH</sup> DAY OF AUGUST, 2023

  
Raymond R. Soliman, Mayor

ATTEST:

  
Christine Vershay-Hall, City Clerk

“Exhibit A”

LEGAL DESCRIPTION

PIN:11-04-20-100-015-0000

Legal Description

That part of the Northwest quarter of Section 20, Township 36 North, Range 10 East of the Third Principal Meridian, described as follows: commencing at the intersection of the East Line of the Natural Gas Pipeline Company of America Right of Way as per document R71-13386 with the South Line of Said Quarter Section; thence North 01 degrees 39 minutes 04 seconds West, 2269.39 feet along said East line to the point of beginning; thence North 87 degrees 53 minutes 28 seconds East, 545.18 feet along a line that is 320 feet Southerly and parallel with the South Line of Renwick road as dedicated per document 538061 (said parallel line being coincident with the North Line of Remington lakes-unit 2) to the West Line of Borio drive as dedicated per document 2002095121; thence North 01 degrees 37 minutes 52 seconds West, 260.00 feet along said West Line to an angle point in said line; thence North 46 degrees 52 minutes 12 seconds West, 70.42 feet along said West Line to angle point in said line; thence North 02 degrees 06 minutes 31 seconds West, 10.00 feet along said West Line to the aforementioned South Line of Renwick Road; thence South 87 degrees 53 minutes 29 seconds West, 495.21 feet along said South Line to the East line of Said Natural Gas Pipeline Company of America right of way; thence South 01 degrees 39 minutes 04 seconds East, 320.00 feet along said East line to the point of beginning, in Will County, Illinois.

Except that portion conveyed to the Illinois Dept. Of transportation by order recorded as document number R2012041415 described as follows:

that part of the North 60.00 feet of the East Half of the Northwest Quarter of Section 20, except the West 80.00 feet thereof, Township 36 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: beginning at the point intersection of the South Line of North 60.00 feet of said Northwest Quarter with the East Line of the West 80.00 feet of the East half of Said Northwest Quarter; thence North 00 degrees 00 minutes 42 seconds West, on an assumed bearing along the East Line of the West 80.00 feet of the East Half of Said Northwest Quarter, a distance of 60.00 feet to the North Line of the Northwest Quarter of Said Section 20; thence North 89 degrees 31 minutes 14 seconds East, along said North Line, 106.52 feet; thence South 0 degrees 28 minutes 46 seconds East, perpendicular to the North Line of said Northwest Quarter, 60.00 feet to a point of intersection with a line 60.00 feet South from and parallel with the North Line of said Northwest Quarter when measured perpendicular thereto; thence South 89 degrees 31 minutes 14 seconds West, along said parallel line, perpendicular to the last described course, 107.01 feet to the point of beginning. All situated in Will County, Illinois.

“Exhibit B”

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE: )  
 )  
The application A&D Storage, LLC ) No. SU-23-4-6-1  
 )  
 )  
For a special use permit. )

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. SU-23-4-6-1  
THE APPLICATION OF A&D STORAGE, LLC  
FOR A SPECIAL USE AT THE SOUTHWEST CORNER OF  
BORIO DRIVE AND RENWICK ROAD**

THIS APPLICATION, coming before for a decision by the Plan Commission, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on July 19, 2023, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

- A. That the applicant, A&D Storage, LLC is the occupant of the real estate, upon approval of the special use, as described in the application. The property owner has signed off on the application.
- B. That the application seeks a B-3 special use for the property described in the application, the southwest corner of Borio Drive and Renwick Road, Crest Hill, Illinois, PIN: 11-04-20-100-015-0000 (the “Property”), as legally described in Exhibit “A”
- C. That the Property is currently zoned B-3;
- D. That the application seeks approval of a special use to allow a self-storage facility on the property;
- E. That the proposed use is not allowed on the property as currently zoned;
- F. That the property described in the application is currently zoned as a commercial use, with residential uses adjacent thereto;
- G. That the application for the special use was properly submitted and notice of the application and the Public Hearing were properly published;
- H. That no interested parties filed their appearances herein;

I. That the public hearing was called to order, the applicant presented evidence and arguments in support of his application, and the public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

J. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

K. That the proposed special use, as considered under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6).

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill, Illinois zoning ordinance for the granting of special uses, as follows:

1. That the application of A&D Storage, LLC to allow a B-3 special use for a self-storage facility in accordance with the reviewed plans on the property at the southwest corner of Borio Drive and Renwick Drive Crest Hill, Illinois, PIN: 11-04-20-100-015-0000 (the "Property"), as legally described in Exhibit "A", in a B-3 zoning district is recommended to be approved and is supported by the evidence adduced;
2. The following conditions were placed on the special use permit:
  - a. The fencing along Renwick Road and Borio Drive will be 6' in height on the east, north, and west sides for security purposes and 8' in height on the south side and must comply with section 8.2-14 of the Zoning Ordinance.
  - b. Recommendation is conditioned on the City's approval of a final landscaping plan, which will include additional landscaping along the west property line to further screen the overhead doors from the west, on the north to further screen the buildings, and the use of full masonry on the east side to further screen those buildings.
  - c. Recommendation is conditioned on approval of the final site plan, final photometric and signage plan and final engineering review and approval by the City.
  - d. Recommendation is conditioned on the City of Crest Hill Police Department's review and approval of the security plan.
  - e. The hours of business will be from 7:00 a.m. to 9:00 p.m. and the access keycode will be timed out from 9:00 p.m. to 7:00 a.m. to prevent entry.
  - f. The increase in fence height and deviation from the required building materials is considered under the approval of the special use as it applies to the specific nature of a self-storage use of the property.
3. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special use be granted upon the specified conditions.

*[Left Intentionally Blank]*

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 19<sup>th</sup> Day of June 2023 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Carol Slabozeski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner John Stanton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ken Carroll	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jan Plettau	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Bill Thomas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Jeff Thomas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Angelo Deserio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approved:



Bill Thomas, Chairperson

Attest:



Christine Vershay-Hall, City Clerk

**EXHIBIT C**

**SPECIAL USE**

**& REVIEWED**

**PLANS**



## CREST HILL PLAN COMMISSION MEETING – RENWICK & BORIO STORAGE FACILITY

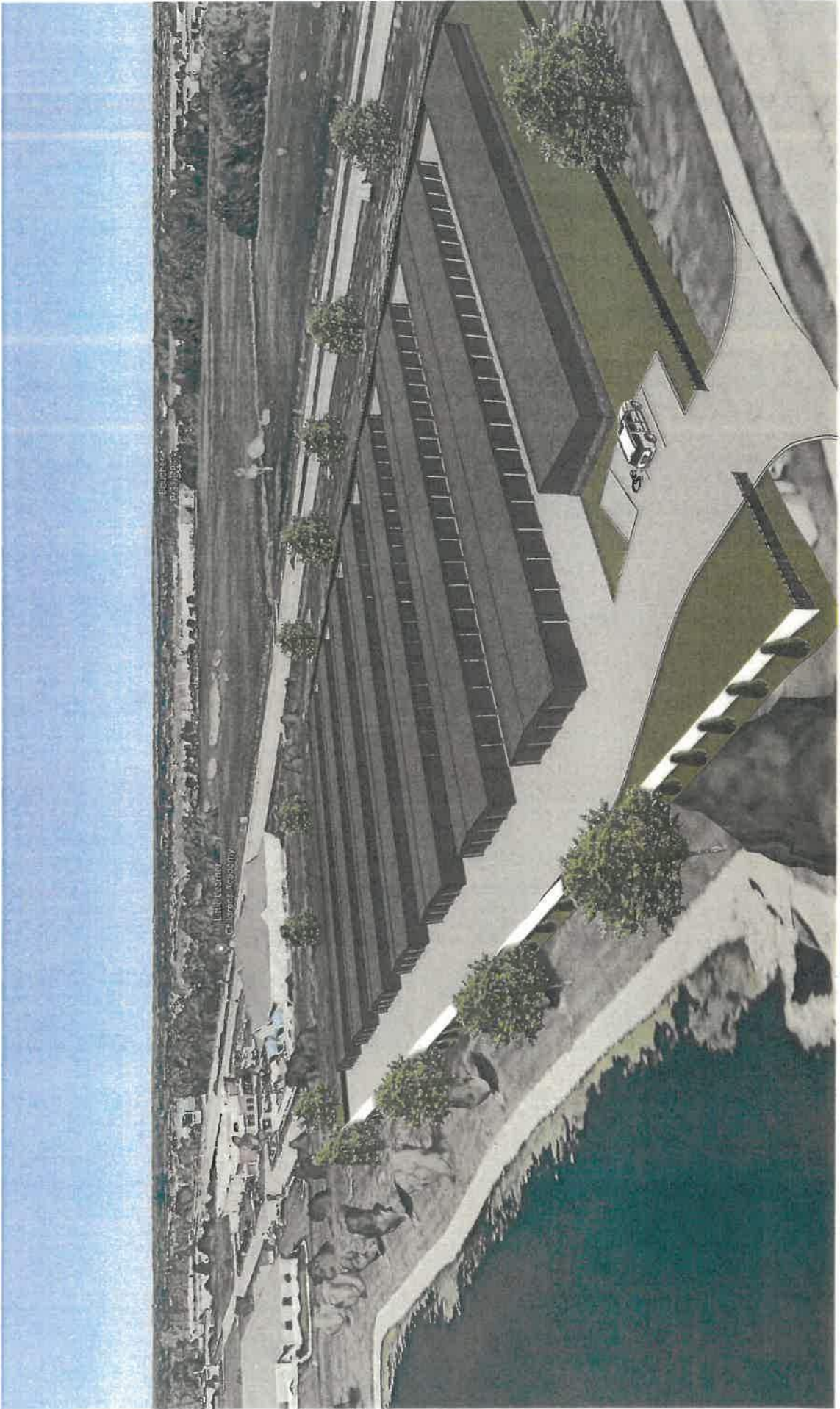
1. THE PROPOSED STORAGE FACILITY ON RENWICK & BORIO FALLS WITHIN THE B3 ZONING DISTRICT
2. B3 ZONING ALLOWS STORAGE FACILITIES WITH A SPECIAL USE PERMIT.
3. THE SITE IS TOO FAR OFF OF WEBER ROAD FOR RETAIL AND IS TOO SMALL FOR A HOUSING PROJECT MAKING IT IDEAL FOR STORAGE
4. THE SITE HAS BEEN VACANT FOR MANY YEARS
5. THE STORAGE FACILITY WILL BRING HIGHER PROPERTY TAXES TO THE VILLAGE.
6. INCREASE TAX TO THE SCHOOL DISTRICTS WITHOUT ADDING ANY BURDEN TO THE DISTRICTS.
7. LESS TRAFFIC ON TO BORIO THAN A RESTAURANT, MEDICAL FACILITY OR SHOPPING CENTER.
8. THE STORAGE FACILITY IS A NEED FOR THE PEOPLE OF CREST HILL AND THE SURROUNDING MUNICIPALITIES.

### DETAILS OF OUR SITE

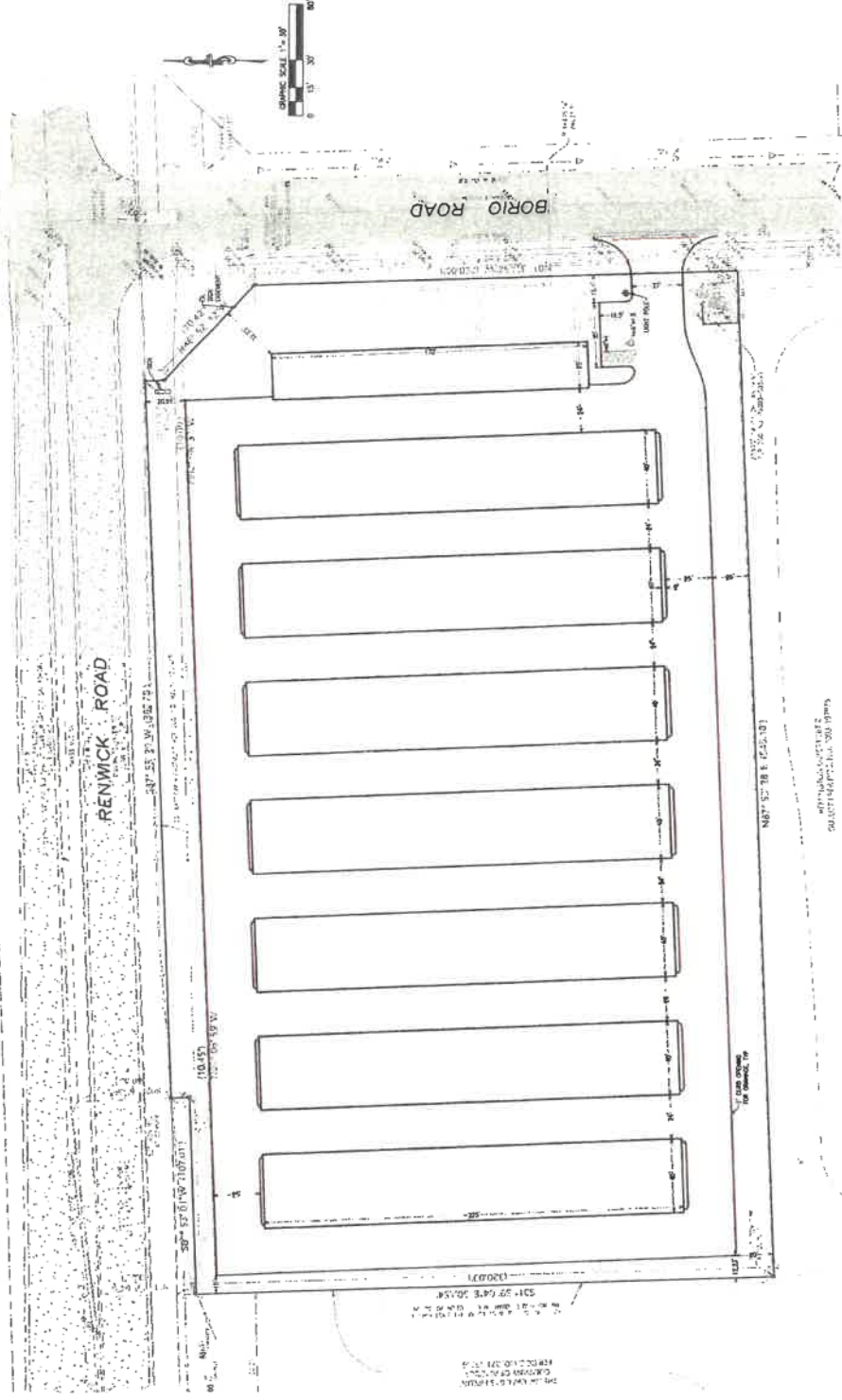
1. STORAGE FACILITY TRAFFIC – 5-9 CARS PER DAY UNTIL AT CAPACITY.
2. 2 - 5 CARS PER DAY AFTER THE SITE IS AT CAPACITY
3. ALL CONCRETE PAVEMENT FOR A CLEANER MORE DESIRABLE LOOK
4. LESS PAVEMENT MAINTENANCE AND MORE DURABLE WITH CONCRETE
5. 6 FOOT BLACK FAUX WROUGHT IRON FENCE ON THE NORTH, WEST AND EAST EXCEPT WHERE BUILDING BORDERS BORIO DRIVE
6. 6-FOOT VINYL FENCE ON THE SOUTH.
7. TREES WILL BE PLANTED IN LINE WITH THE DRIVE AISLE.
8. HIRING LOCAL LANDSCAPING AND MAINTENANCE CONTRACTORS TO KEEP THE SITE CLEAN AND FREE OF TRASH.
9. KEYLESS ENTRY GATE FOR ACCESS.
10. LED BOX LIGHTING WILL BE LOCATED ON THE BUILDINGS OF EACH DRIVE AISLE.
11. LIGHT POLE LOCATED AT THE FACILITY ENTRANCE FOR THE ESTABLISHED PARKING STALLS
12. SECURITY CAMERAS FOR SAFETY AND MONITORING

### ENGINEERING SITE PLAN TOPICS

1. NO BERM IS PROVIDED ON THE SOUTH SIDE OF THE SITE DUE TO THE DRAINAGE OF THE SITE FLOWING TOWARDS THE POND.
2. WE ADDED 6-FOOT VINYL FENCE FOR SOLID SCREENING ALONG WITH LANDSCAPING ON THE SOUTH SIDE.
3. A SMALL BERM CONSTRUCTED ON THE NORTH SIDE OF THE SITE.
4. THE DITCH ALONG THE EAST SIDE OF THE SITE HAS TO STAY IN ORDER TO KEEP THE CURRENT DRAINAGE PATTERN COMING OFF BORIO AND RENWICK.
5. A PIPE CULVERT HAS BEEN ADDED UNDER THE PARKING LOT TO CONVEY THE WATER FROM THE DRAINAGE DITCH TO THE POND.
6. SIGN EASEMENT GRANTED TO THE SUBDIVISION TO THE SOUTH FOR A SUBDIVISION SIGN (LOCATED AT BORIO AND RENWICK).



PROPOSED IMPERVIOUS AREA SUMMARY (S.F.)	
DESCRIPTION	
BUILDING AREA	67,550
PAVEMENT AREA	70,893
TOTAL	137,583
COVERAGE	
LOT AREA	171,024
IMPERVIOUS COVERAGE	81.1%
PAVING COVERAGE	47.5%



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