



Meeting Date: June 15, 2026

Submitter: Daniel Ritter, AICP, Community Development Director
Atefa Ghaznawi, AICP, LEED AP, City Planner

Department: Community Development

Agenda Item: Approval of an Ordinance approving application of Bernardino Estrada for a Special Use permit for a Self-Service Storage Facility (Case # SU-26-6-5-2) with respect to real property located at 103 Elsie Avenue in Crest Hill, Illinois

Summary:

Bernardino Estrada (the “Applicant”) is the owner of the Subject Property located at 103 Elsie Avenue, Crest Hill. The Applicant has requested approval of a Special Use permit for a Self-Service Storage Facility. No variations have been requested as part of this application, and no exterior site improvements have been proposed. As such, the existing legal non-confirming physical attributes of the Subject Property will remain unchanged. The existing entrance on Elsie Ave will remain the main site entrance, and the proposed hours of operation will be Monday to Sunday, 9:00 A.M. - 9:00 P.M.

Overall, A Self-Storage Facility is a low-impact, service-oriented use that operates primarily within an enclosed building and generates minimal external activity. It does not create significant traffic demand, noise, or outdoor operational impacts that would interfere with the development potential or improvement of the adjacent properties. While the Subject Property has limited parking, the operational characteristics of a Self-Storage Facility typically require only a small number of parking spaces for short-term customer visits and on-site management, and do not generate sustained parking demand. The site access will utilize the existing driveway and the designated loading/unloading dock that connects to the adjacent public roadway network in a safe and controlled manner. The site configuration will allow efficient movement of passenger vehicles and small trucks without creating queuing or congestion that extends into the public streets.

Additionally, the reuse of the existing vacant commercial property supports, rather than hinders, the stability and continued investment in the area by eliminating vacancy and maintaining occupancy of the building in a manner consistent with the surrounding development patterns. This helps prevent deterioration and contributes to the overall vitality of the neighborhood. Surrounding properties remain fully available for development or redevelopment in accordance with the permitted uses, and the proposed Self-Service Storage Facility does not introduce conditions that would restrict or discourage such investment. Accordingly, the proposed Special Use will not impede the orderly development of neighboring properties and is consistent with the continued investment and improvement within the neighborhood.

Figure 1: Location Map of 103 Elsie Avenue (the Subject Property)



The Plan Commission conducted the required public hearing for this application at its May 21, 2026, meeting and unanimously recommended conditional approval of the requested Special Use permit for a Self-Service Storage Facility, subject to the two (2) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

At the June 8, 2026 City Council Work Session, the application was presented and a discussion took place about the application. No alterations were requested to the draft Ordinance that was attached to the packet. As such, the attached Ordinance and Exhibits are the same as the packet presented at the Work Session.

Council Action Requested: Community Development Staff recommend that the City Council approve the Ordinance pertaining to a Special Use Permit for a Self-Service Storage Facility with respect to real property located at 103 Elsie Avenue in Crest Hill, IL.

Attachments:

- Attachment A – May 21, 2026, Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving a Special Use Permit for a Self-Service Storage Facility with Respect to Certain Real Property Located at 103 Elsie Avenue in Crest Hill, Illinois - Application of Bernardino Estrada (with associated Exhibits)