



To: Council of Community Board

From: Resident Meeting Committee of Council of Community Board  
Resident Meeting Committee of Council of Community Board

Date: March 2020

Re: D District Community Board Resident Meeting Committee of Council of Community Board  
Resident Meeting Committee of Council of Community Board

**Project Details**

Council of Community Board  
Resident Meeting Committee of Council of Community Board  
Resident Meeting Committee of Council of Community Board

**Land Use and Zoning Summary**

	Council of Community Board		
Resident Meeting Committee of Council of Community Board	Resident Meeting Committee of Council of Community Board	Resident Meeting Committee of Council of Community Board	Resident Meeting Committee of Council of Community Board
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**Site Details**

Board of  
Site  
Site

**PROJECT SUMMARY**

D District Council (the “Council”) is seeking to develop a package for the City’s potential development of the District. The Council is seeking to develop a package for the City’s potential development of the District. The Council is seeking to develop a package for the City’s potential development of the District.

**Historical Project Timeline**

In 2018, the Council of Community Board was formed to represent the residents of the District. The Council has been working to address the needs of the community and has been successful in many of its efforts. The Council is committed to continuing its work and to ensuring that the District is a safe, healthy, and vibrant community.

C.B. R.  
 Mr.  
 D. C.

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

**Zoning Ordinance Regulations** – T... ..  
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**Off Street Parking** - ... ..  
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**Zoning Bulk Regulations for B-3 Business Services District**

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City of Crest Hill  
Mayor  
City of Crest Hill

The City of Crest Hill is a city in Illinois. The City of Crest Hill is a city in Illinois.

**Fencing Regulations** – The City of Crest Hill has a fence ordinance that regulates the height and type of fences that can be placed in residential areas. The ordinance is found in the City Code, Title 10, Chapter 10-1. The ordinance states that fences in residential areas must be no more than six feet high and must be made of a certain type of material. There are some exceptions to these rules, such as for fences around swimming pools or for fences that are part of a security system.

**Crest Hill City Code** – The City of Crest Hill has a city code that contains all of the rules and regulations that apply to the city. The city code is found in the City Code, Title 10, Chapter 10-1.

**Live Planting Requirement Section** – The City of Crest Hill has a live planting requirement that requires property owners to plant a certain number of trees and shrubs on their property. The requirement is found in the City Code, Title 10, Chapter 10-1.

**Masonry Requirement Section** – The City of Crest Hill has a masonry requirement that requires property owners to use certain types of masonry materials for certain types of construction. The requirement is found in the City Code, Title 10, Chapter 10-1.

**Comprehensive Plan** – The City of Crest Hill has a comprehensive plan that outlines the city's long-term goals and objectives. The comprehensive plan is found in the City Code, Title 10, Chapter 10-1.

The City's 2014 Comprehensive Plan assigns this property as Local Commercial. The City's 2014 Comprehensive Plan assigns this property as Local Commercial. The City's 2014 Comprehensive Plan assigns this property as Local Commercial.

The City of Crest Hill is a city in Illinois. The City of Crest Hill is a city in Illinois. The City of Crest Hill is a city in Illinois.

**C.B. R. Mr. D. R. C.**



The applicant is requesting a variance from the zoning ordinance regarding the proposed project. The project involves the construction of a new building on the subject site. The applicant is requesting a variance from the zoning ordinance regarding the proposed project. The project involves the construction of a new building on the subject site.

**STAFF RECOMMENDATION**

The staff recommends that the proposed project be approved subject to the following conditions. The staff recommends that the proposed project be approved subject to the following conditions. The staff recommends that the proposed project be approved subject to the following conditions.

**Conditions of Approval:**

- The applicant shall provide a site plan showing the proposed project location and setbacks.
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**Condition B - Record**

**Map of Easement**

**D - Recordation of C - Easement**

... shall be recorded in the Public Records Office of the County of ... with a copy of the recorded Plat of Easement ... to the Clerk's Office as required ...

The Contractor shall be responsible for the recording of the ... map of the easement ...

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A copy of the recorded Plat of Easement shall be submitted to the Clerk's Office as required ...

The Contractor shall be responsible for the recording of the ... map of the easement ...

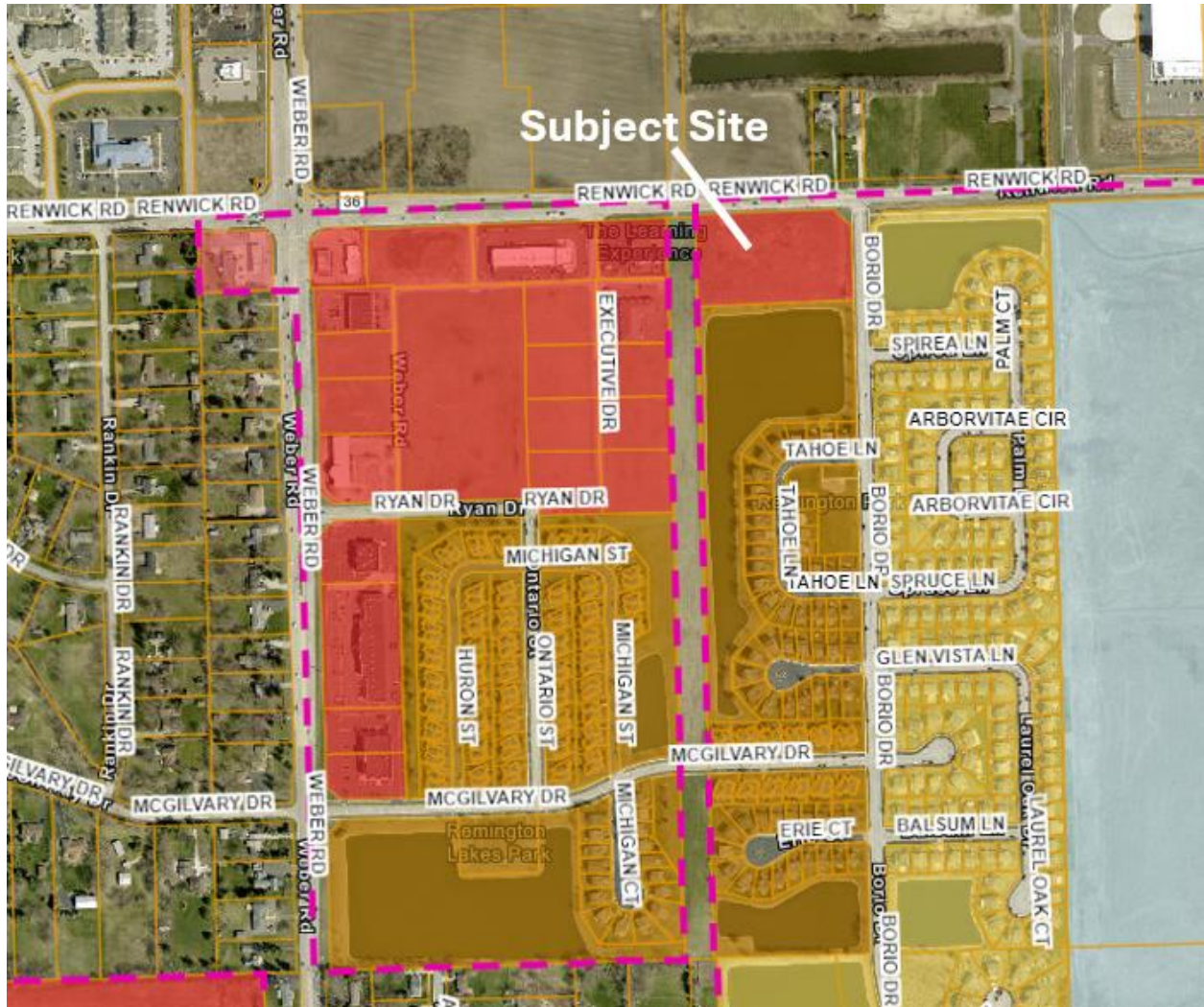
... shall be recorded in the Public Records Office of the County of ... with a copy of the recorded Plat of Easement ...

**Attachments:**

- ...
- B - ...
- C - ...

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



MINUTES OF THE  
CREST HILL PLAN COMMISSION

The March 27, 2025, Special Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Angelo Deserio, Commissioner Jeff Peterson, Commissioner Marty Flynn, Commissioner John Stanton.

Also present were: Community Development Consultant Ron Mentzer, City Attorney Mike Stiff, Administrative Clerk Samantha Tilley.

Absent were: Commissioner Cheryl Slabozeski, Community & Economic Development Director Patrick Ainsworth.

APPROVAL OF MINUTES: There were no minutes needing approval.

PUBLIC HEARING: Chairman Bill Thomas presented case number SU-25-1-3-1, of A&D Storage seeking Approval of a Revised B-3 Special Use for a Self-Service Storage Facility, located at the Southwest Corner of Renwick Road & Borio Drive in Crest Hill, Illinois.

Chairman Thomas asked if the paperwork is in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number SU-25-1-3-1.

(#1) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing on case number SU-25-1-3-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Flynn, Stanton, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:02 p.m.

Chairman Thomas asked the Community and Economic Development Consultant Ron Mentzer to present the specifics on this case.

Consultant Ron Mentzer commented that this project was approved in the summer of 2023 and the current property owner and entity that originally received the special approval is marketing the

property and project and there is a new developer experienced in operating these new types of facilities and they are interested in purchasing the facility. The new developer has identified that the original approved plans and specifications for this project stated that the entire drive aisle system for the self-storage facility would need to be constructed out of concrete pavement and the new developer would like to construct the drive aisle system out of asphalt pavement, which is more cost effective and consistent with what you see in these types of facilities.

Since the original approved plans and specifications had a condition stating it must be concrete pavement, there will need to be an amendment to allow the change of the pavement material, and the City Zoning Ordinance does not have provisions to allow that change to be approved by staff. Since this cannot be approved by staff, there was a need to come back to the public hearing process and have a new special use permit approved to accommodate that change on the pavement.

The applicant understands that there are original conditions of approval that were imposed in 2023 and there are a series of conditions that the staff is recommending that are attached to any recommendation to approve the revised special use permit.

Chairman Thomas asked the representative of A&D Storage to approach the podium. Steve Gulden, the consultant for A&D Storage, approached the podium and was sworn in.

Mr. Gulden commented that the only change requested was to switch from concrete to asphalt, and everything else will remain the same. They will change the landscape island and put that back in and meet all conditions that are in the staff report. This will be a first-class facility.

Chairman Thomas asked the commissioners if anyone had a comment or question.

Commissioner Stanton asked if there was lighting for this facility? Mr. Gulden commented that there will be appropriate lighting, and they already have a condition for a photometric plan, which would outline the spread of the lighting throughout the facility, and they will meet the requirements of the Crest Hill ordinance.

Commissioner Stanton then asked how tall the trees will be? Mr. Gulden commented that the Crest Hill requirement is a minimum requirement of six feet at the time of planting and that will be followed.

Commissioner Stanton also asked if there is a warranty on the fence being installed. Mr. Gulden commented that it will be vinyl fencing and they will last longer and have less maintenance and would come with a warranty of some sort. Community Development Consultant Ron Mentzer commented that the fencing details are on the landscape plan. It was then commented that the fence requirement is six feet tall, but the applicant agreed to eight feet tall.

Mr. Gulden thanked everyone for having the special meeting since they are under some time constraints and stated that they really appreciate that and all the hard work pushing this forward.

Chairman Thomas asked if anyone would like to make a public comment.



Tom Dewall, a resident, approached the podium and was sworn in. He then asked if the drainage would be looked into since they are going from concrete to asphalt regarding the two ponds? Mr. Gulden came back to the podium and commented that the impervious surface is impervious surface if it is asphalt or concrete, so the drainage coefficients will not change. Consultant Ron Mentzer commented from an engineering design standard concrete and asphalt are considered impervious and the city engineer has confirmed that the existing detention facility adjacent to this site is sized properly to accommodate the storm water run off from this site and the final engineering design will have to show that they are collecting all the storm water from the site making sure it is collected and directed in that existing detention pond and not flowing into off-site properties.

Mr. Dewall then asked how bright or how many lumens each light is with the lighting system. Mr. Gulden commented that they will have to meet the Crest Hill ordinance. Mr. Dewall then asked if there is an ordinance that states the number of lumens that are required? Consultant Ron Mentzer commented that there are limitations on the amount of light that can be spilling over on adjacent properties that are zoned residential, and they will have to comply with that. Mr. Dewall then commented that he is more concerned about the ends not having enough lighting and wants to make sure it is lit up properly.

There were no more questions or comments.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case Number SU-25-1-3-1.

(#2) Motion by Commissioner Peterson seconded by Commissioner Flynn, to close the public hearing on case number SU-25-1-3-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Stanton, Carroll, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:16 p.m.

Chairman Thomas commented that this property is currently zoned B-3, as a business service district, which means equipment rental store, 24/7 convenient store, a laundry mat, health fitness club, animal hospital, or packaged liquor store could go into that neighborhood and this storage facility seems like the most wonderful thing you can do to keep the neighborhood looking good as it does.

Chairman Thomas asked for a motion to grant the request of A&D Storage for approval of a revised B-3 Special Use for a new self-storage facility located at the southwest corner of Renwick Road and Borio Drive, based on the previously discussed twelve (12) conditions that will be attached to the minutes.

(#3) Motion by Commissioner Deserio seconded by Commissioner Carroll, to recommend to the City Council approval of A&D Storage for approval of a revised B-3 Special Use for a new self-

storage facility located at the southwest corner of Renwick Road and Borio Drive, based on the previously discussed twelve (12) conditions below:

1. That the drawings submitted for the building permit shall be in substantial compliance with the drawings approved by the 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
  - Auto turn 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 the 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 AM 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 in time of submitting 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 the 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 should 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.

On roll call, the vote was:

AYES: Commissioners Deserio, Carroll, Stanton, Flynn, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear about the case and have an official vote.

Chairman Thomas reminded the Council that there is no meeting on April 10, 2025, but there will be a special meeting on April 24, 2025, and at that time they will be approving the Plan Commission By-Laws.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#4) Motion by Commissioner Peterson seconded by Commissioner Deserio, to adjourn the March 27, 2025, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Deserio, Carroll, Stanton, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 7:21 p.m.

As approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

As presented \_\_\_\_\_

As amended \_\_\_\_\_

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BILL THOMAS, COMMISSION CHAIRMAN

CREST HILL PLAN COMMISSION

MARCH 27, 2025

REPORT OF PROCEEDINGS had in the  
above-entitled matter, at 20600 City Center Boulevard,  
Crest Hill, Illinois, commencing at 7:00 o'clock p.m.  
on the 27th day of March, 2025.

BEFORE:

- Ron Mentzer, Community/Economic Development Consultant
- Samantha Tilley, Administrative Clerk
- Mike Stiff, City Attorney
- Bill Thomas, Chairman
- John Stanton, Commissioner
- Marty Flynn, Commissioner
- Angelo DeSerio, Commissioner
- Jeff Peterson, Commissioner
- Ken Carroll, Commissioner

PRESENT:

Steve Gulden

\* \* \* \* \*

1           CHAIRMAN THOMAS: Okay. Let me call the  
2 March 27th special Plan Commission Meeting to  
3 order at 7:00.

4           If you're able, please stand for the  
5 Pledge of Allegiance.

6           (Pledge of Allegiance.)

7           CHAIRMAN THOMAS: Thank you.

8           Roll call, please.

9           SAMANTHA TILLEY: Bill Thomas?

10          CHAIRMAN THOMAS: Yes.

11          SAMANTHA TILLEY: Ken Carroll?

12          COMMISSIONER CARROLL: Yes. Here.

13          SAMANTHA TILLEY: Cheryl Slabozeski?

14          (No response.)

15          SAMANTHA TILLEY: Angelo DeSerio?

16          COMMISSIONER DESERIO: Here.

17          SAMANTHA TILLEY: Jeff Peterson?

18          COMMISSIONER PETERSON: Here.

19          SAMANTHA TILLEY: Marty Flynn?

20          COMMISSIONER FLYNN: Here.

21          SAMANTHA TILLEY: John Stanton?

22          COMMISSIONER STANTON: Here.

23          CHAIRMAN THOMAS: Okay. Thank you.

24          We have no minutes to approve tonight, so

1 we'll move right to the new business section. We  
2 have one case on the agenda, a public hearing and  
3 consideration of Case Number SU-25-1-3-1, a  
4 request of A&D Storage seeking approval of a  
5 revised B-3 special use for a new self-service  
6 storage facility located at the southwest corner  
7 of Renwick Road and Borio Drive in Crest Hill.

8 Samantha, is the paperwork in order?

9 SAMANTHA TILLEY: The paperwork is in  
10 order.

11 CHAIRMAN THOMAS: Okay. Then I would  
12 like to have a motion to open the public hearing.

13 COMMISSIONER CARROLL: So moved.

14 COMMISSIONER PETERSON: Second.

15 CHAIRMAN THOMAS: Motion by Commissioner  
16 Carroll. Second by Commissioner Peterson.

17 Roll call, please.

18 SAMANTHA TILLEY: Ken Carroll?

19 COMMISSIONER CARROLL: Yes.

20 SAMANTHA TILLEY: Jeff Peterson?

21 COMMISSIONER PETERSON: Yes.

22 SAMANTHA TILLEY: Marty Flynn?

23 COMMISSIONER FLYNN: Yes.

24 SAMANTHA TILLEY: John Stanton?

1 COMMISSIONER STANTON: Yes.

2 SAMANTHA TILLEY: Angelo DeSerio?

3 COMMISSIONER DESERIO: Yes.

4 SAMANTHA TILLEY: And Bill Thomas?

5 CHAIRMAN THOMAS: Yes.

6 SAMANTHA TILLEY: Motion carried.

7 CHAIRMAN THOMAS: Okay. Again, the  
8 subject of this hearing is to discuss Case  
9 SU-25-1-3-1, and I would now like to ask our  
10 community and economic development consultant, Ron  
11 Mentzer, to present the specifics of this case.  
12 Ron?

13 RON MENTZER: Thank you, Chairman.

14 Okay. Thank you, Chairman and good  
15 evening to the Plan Commission. This is a pretty  
16 straightforward case so I will be short and  
17 direct. This project was -- this special use for  
18 the project was approved originally in the summer  
19 of 2023. The current property owner and entity  
20 that originally received the special use approval  
21 is marketing the property and project and there is  
22 a new developer that is experienced in developing  
23 and operating these types of facilities that's  
24 interested in purchasing the facility, and one of

1 the items that they identified as part of their  
2 process was that the original approved plans and  
3 specifications for this project called out that  
4 the entire drive aisle system for the self-storage  
5 facility would be constructed out of concrete  
6 pavement, and they want to construct it on asphalt  
7 pavement, which is more cost effective, obviously,  
8 and it's consistent with generally what you see  
9 used in these types of facilities, both in Crest  
10 Hill and throughout the country for that matter.

11 So because the original approved plans  
12 and specifications for the project called out  
13 concrete, they would need to -- there needed to be  
14 some type of amendment approved to allow for the  
15 change of pavement material. Unfortunately, the  
16 City Zoning Ordinance does not have any provisions  
17 that allow for that type of change to be approved  
18 administratively by staff, so what that triggered  
19 is the need to come back through the public  
20 hearing process and have the Plan Commission  
21 approve a new special use permit that would  
22 accommodate that change. So that's what you have  
23 before you tonight.

24 As part of this process we did request,



1 and the applicant did comply, by updating all  
2 their design drawings and, for the most part, they  
3 addressed all the original conditions of approval  
4 that were imposed back a couple of years ago.  
5 There is a series of conditions that staff is  
6 recommending that the Plan Commission attach to  
7 any recommendations to approve this special use  
8 permit and staff is in support of approving the  
9 special use permit -- revised special use permit  
10 for this project.

11 With that, I would address any questions  
12 you might have.

13 CHAIRMAN THOMAS: Okay. I think, you  
14 know, we were looking at the drawings, and, as you  
15 say, they were updated from two years ago, and I  
16 think the only thing they missed was that one  
17 landscape parking island which is now one of the  
18 conditions, that that be added to the drawing so  
19 that's taken care of.

20 Anybody have any questions for Ron?

21 Okay. So -- wow, it's like there you  
22 are.

23 STEVEN GULDEN: Cubs game tonight, right?

24 CHAIRMAN THOMAS: Would you introduce

1 yourself and raise your right hand, please?

2 STEVE GULDEN: Sure. Steve Gulden. I  
3 represent A&D Storage. I'm entitlement  
4 consultant.

5 (Steve Gulden duly sworn.)

6 CHAIRMAN THOMAS: Okay.

7 STEVE GULDEN: So just to acquiesce what  
8 Ron said. Very short and sweet. The only changes  
9 we're requesting is to go from concrete to  
10 asphalt. Everything else will be exactly the same  
11 and we will change the landscape island, put it  
12 back in, we'll meet all the conditions that were  
13 set forth in the staff report, and we're looking  
14 forward to closing on the property and new  
15 developers coming in and building a very  
16 first-class facility for Crest Hill.

17 Again, the only change is from asphalt to  
18 concrete and -- excuse me -- concrete to asphalt  
19 and that is it.

20 CHAIRMAN THOMAS: Any questions?

21 COMMISSIONER STANTON: Are there any  
22 lighting for this?

23 STEVE GULDEN: I'm sorry?

24 COMMISSIONER STANTON: Lighting?

1           STEVE GULDEN: Yes. There will be  
2 appropriate lighting. We will meet all the  
3 ordinances. As a matter of fact, one to the  
4 conditions I believe is a photometric plan which  
5 outlines the lighting spread throughout the  
6 facility and they will meet the ordinances as per  
7 Crest Hill --

8           COMMISSIONER STANTON: Yeah, because it's  
9 missing through this set. I was wondering  
10 if they're doing that.

11           STEVE GULDEN: Yeah, I believe they're  
12 going to be all wall packs.

13           Is that --

14           UNIDENTIFIED SPEAKER: Yes.

15           STEVE GULDEN: Yeah, they're going to be  
16 wall pack lighting so it's not going to be, like,  
17 poles around, they're all going to be wall packs.  
18 Yes. And we'll meet the photometric requirements  
19 of the Crest Hill ordinance.

20           COMMISSIONER STANTON: The trees you're  
21 putting in, how tall are they when they're  
22 planted?

23           STEVE GULDEN: Yeah. You know, I'm not  
24 good at the heights. I do know that I believe

1 Crest Hill has a three and a half inch  
2 requirement; is that correct, Ron, in the  
3 diameter?

4 COMMISSIONER CAROLL: Two and a half, I  
5 think.

6 STEVE GULDEN: Two and a half.

7 CHAIRMAN THOMAS: Of the 12 conditions  
8 that we'll talk about in a little bit,  
9 Condition No. 8 is planted with a minimum height  
10 of six feet, minimum 2.5-inch caliber at time of  
11 planting.

12 STEVE GULDEN: We will follow that, then.

13 CHAIRMAN THOMAS: And to John's question,  
14 Condition No. 6, is it you're working on the  
15 photometric plan that will be submitted, so --

16 STEVE GULDEN: That is correct.

17 COMMISSIONER STANTON: And the fencing, I  
18 know they're PVC and aluminum, is there, like, a  
19 warranty on these, how long they last?

20 STEVE GULDEN: Well I believe it's going  
21 to be the vinyl fencing, correct? It's going to  
22 be vinyl fencing. They last a lot longer. I  
23 don't know what the requirement is, I just know  
24 from the previous place that I used to work at we

1 required vinyl fencing because they last a lot  
2 longer, doesn't need the maintenance, power  
3 washing, so, you know, I don't know what the --  
4 each manufacturer will have a different warranty,  
5 but I'm sure there will be a warranty on it, but I  
6 know that staff back in 2023 wanted a -- Maura  
7 Rigoni wanted the vinyl because it looks nicer and  
8 it stays nicer much longer without the  
9 maintenance.

10 COMMISSIONER STANTON: Thank you.

11 STEVE GULDEN: Sure.

12 CHAIRMAN THOMAS: I'm looking where that  
13 is because in the staff report we're talking  
14 about -- it talks about wrought iron fencing,  
15 six-foot tall.

16 RON MENTZER: The would be on the front.  
17 The fencing details are on the landscape plan --

18 CHAIRMAN THOMAS: Okay.

19 RON MENTZER: Sheet 1 of 2.

20 COMMISSIONER DESERIO: And if you look at  
21 Attachment B, details of the site, Item Number 7,  
22 it says an eight-foot vinyl fence.

23 STEVE GULDEN: That's is correct.

24 COMMISSIONER CARROLL: Just on the south

1 side.

2 COMMISSIONER DESERIO: South side.

3 STEVE GULDEN: That is correct.

4 CHAIRMAN THOMAS: Even though the minimum  
5 was six --

6 STEVE GULDEN: We agreed to eight,  
7 correct.

8 CHAIRMAN THOMAS: Yeah, I see it.

9 When you were here two years ago -- it  
10 seems like yesterday.

11 STEVE GULDEN: Yeah, it does.

12 CHAIRMAN THOMAS: We were talking about  
13 the storage facilities in Crest Hill, and I still  
14 remember a comment that you made that they were  
15 almost all at capacity. Is that business still  
16 thriving like that?

17 STEVE GULDEN: It is. I mean, there is a  
18 huge need for storage, especially as the economy  
19 grows to a lot of apartments, so you see a lot of  
20 apartment complexes being built in Romeoville,  
21 Bolingbrook, and I'm sure eventually some time it  
22 will be in Crest Hill, they don't have the  
23 storage, right? They're transient. A lot of 28,  
24 29, 30 year olds are looking to get out of the

1 house and whatever and go in to apartments, and  
2 they store. So it's still a very viable, economic  
3 use for a lot of people.

4 CHAIRMAN THOMAS: Okay. Any more  
5 questions of Mr. Golden?

6 Staff is okay?

7 RON MENTZER: Yes.

8 CHAIRMAN THOMAS: Okay. Thank you, sir.

9 STEVE GULDEN: I just want to thank you  
10 for having a special meeting. We had some time  
11 constraints with this, so I really want to thank  
12 you for coming out here on a Thursday on a special  
13 meeting. We really appreciate that. We also want  
14 to thank Ron and Patrick Answorth and Mike Stiff  
15 for their hard work and pushing this forward,  
16 again, knowing the time constraints. So we're  
17 extremely thankful to all of you that helped push  
18 this forward for us.

19 CHAIRMAN THOMAS: You're quite welcome.

20 STEVE GULDEN: Thank you.

21 CHAIRMAN THOMAS: Is there anyone in the  
22 audience that wants to come to the podium and make  
23 any remarks?

24 If so, please state your name and then

1 raise your right hand.

2 TOM DEWALL: Tom Dewall. (Phonetic.)

3 (Tom Dewall duly sworn.)

4 TOM DEWALL: I have a question.

5 So since you're going from concrete to  
6 asphalt, what kind of -- did you look into the  
7 drainage, how that's going to change with regards  
8 to the two pods?

9 STEVE GULDEN: I can answer that for you,  
10 sir.

11 So impervious surface is impervious  
12 surface if it's asphalt or if it's concrete. Even  
13 sometimes compressed stone is considered  
14 impervious surface, so the drainage coefficients  
15 will not change. They will be exactly the same.  
16 And we have to follow ordinance anyway from a  
17 drainage perspective, so we will do that and  
18 whatever staff says from an engineering  
19 perspective we will follow.

20 TOM DEWALL: So even though asphalt is  
21 more porous than concrete, more water can go  
22 through it which would build up, so I would think  
23 you would need a better drainage system for the  
24 asphalt versus the concrete because more water can



1 go through the concrete that's less porous.

2 STEVE GULDEN: From my experience, that's  
3 not correct. That's just from my experience.

4 Ron, is that a fair statement?

5 RON MENTZER: Yeah. From an engineering  
6 design standard concrete and asphalt are  
7 considered impervious 100 percent, so --

8 TOM DEWALL: (Simultaneous crosstalk.)

9 STEVE GULDEN: (Simultaneous crosstalk.)

10 RON MENTZER: (Simultaneous crosstalk.)

11 (Multiple speakers at once.)

12 STEVE GULDEN: Yeah. No, absolutely.

13 RON MENTZER: And I just want to say for  
14 the record that the City engineers confirmed that,  
15 you know, it's his belief that the existing  
16 detention facility adjacent to the site is sized  
17 properly to accommodate all the storm water runoff  
18 from the site. It was built with the thought  
19 that -- or the knowledge that it would satisfy the  
20 retention storm water requirements for this  
21 particular property, and the final and engineering  
22 design will have to show that they're collecting  
23 all that storm water from on-site and making sure  
24 that it gets collected and directed into that

1 existing detention pond, it doesn't flow off into  
2 off-site properties.

3 TOM DEWALL: And then one more question.

4 STEVE GULDEN: Yes, sir?

5 TOM DEWALL: So talking about the  
6 lighting. You said you're putting -- you're not  
7 doing light poles, spotlighting, you're putting,  
8 like, I guess, sconces?

9 STEVE GULDEN: Yeah, wall packs they call  
10 them. Yes.

11 TOM DEWALL: Do you know how bright or  
12 how many lumens each light is?

13 STEVE GULDEN: I do not know the lumens.  
14 The lumens will have to meet the Crest Hill  
15 ordinance.

16 TOM DEWALL: Is there an ordinance in  
17 Crest Hill for the number of lumens that are  
18 required for lights like this?

19 RON MENTZER: There's limitations on the  
20 amount of light that can be spewing over on  
21 adjacent properties that are zoned residential and  
22 they have to comply with that. We haven't seen a  
23 plan yet, but standard stuff for -- most  
24 municipalities have those types of rules just to

1 prevent light -- unnecessary light motion.

2 TOM DEWALL: Okay.

3 STEVE GULDEN: The good part about this  
4 is the wall packs generally push down, are a  
5 downward lighting, and you got fencing on one  
6 side, and the building is kind of acting as  
7 fencing surrounding the facility, so I would say  
8 90 percent of lights would be all internal and  
9 it's not going -- there's no poles so the light  
10 doesn't spill out on to adjacent properties.

11 TOM DEWALL: Yeah. There's not really  
12 that many properties, I'm just more concerned  
13 about, like, not inside the aisles, but around  
14 being not too dark because obviously, like, just  
15 looking at the plans, I feel like you're not going  
16 to have access on the two, I guess, out -- I don't  
17 want to say "outside," but the two ends, they're  
18 going to be more on the inside, so just being dark  
19 out there. I'm just making sure it's lit up  
20 properly.

21 STEVE GULDEN: Right. And I'm sure that  
22 Crest Hill will look at that and make sure that  
23 that still covers that area.

24 TOM DEWALL: All right. That's all the

1 questions I had. Thank you.

2 CHAIRMAN THOMAS: All right. Well, thank  
3 you for them.

4 Anyone else want to come to the podium?

5 Okay. Since that appears to be all the  
6 questions, could I get a motion to close the  
7 public hearing?

8 COMMISSIONER PETERSON: I'll make that.

9 CHAIRMAN THOMAS: Motion by Commissioner  
10 Peterson.

11 COMMISSIONER FLYNN: Second.

12 CHAIRMAN THOMAS: Second by -- was that  
13 you?

14 COMMISSIONER CARROLL: Marty.

15 CHAIRMAN THOMAS: Marty. All right.  
16 Roll call, please.

17 SAMANTHA TILLEY: Jeff Peterson?

18 COMMISSIONER PETERSON: Yes.

19 SAMANTHA TILLEY: Marty Flynn?

20 COMMISSIONER FLYNN: Yes.

21 SAMANTHA TILLEY: John Stanton?

22 COMMISSIONER STANTON: Yes.

23 SAMANTHA TILLEY: Ken Carroll?

24 COMMISSIONER CARROLL: Yes.

1 SAMANTHA TILLEY: Angelo DeSerio?

2 COMMISSIONER DESERIO: Yes.

3 SAMANTHA TILLEY: And Bill Thomas?

4 CHAIRMAN THOMAS: Yes.

5 SAMANTHA TILLEY: Motion carried.

6 CHAIRMAN THOMAS: Okay. So I made these  
7 statements two years ago and I think they're still  
8 appropriate to keep in mind what we're talking  
9 about here. This property, as we heard, is  
10 currently zoned B-3 a business service district.  
11 To give you an idea of what that means, that means  
12 the following businesses could move in without  
13 needing any further permission from the City of  
14 Crest Hill; a small equipment rental store, a 24/7  
15 convenient store, a laundry mat, a health fitness  
16 club, an animal hospital, veterinarian clinic,  
17 animal shelter, kennel, or even a packaged liquor  
18 store. When you consider what could go in there  
19 or in that beautiful neighborhood, this storage  
20 facility seems like the most wonderful thing you  
21 could do to keep that neighborhood looking as good  
22 as it looks now.

23 So, again, I commend you for the way you  
24 have made this look. I was going to make another

1 comment that when we were talking about the  
2 cement -- the asphalt idea, I think several of us  
3 have looked at every other storage facility in the  
4 City of Crest Hill and they all have an asphalt  
5 roadway with a cement pad just like this one, so  
6 this one was going to be unique in the concrete  
7 for really no reason at all. So obviously that's  
8 not going to be a problem.

9 So anybody else want to make any comment  
10 before we have a vote? If not, then I would like  
11 to have a motion to grant the request from A&D  
12 Storage for approval of a revised B-3 special use  
13 for a new self-storage facility located at the  
14 southwest corner of Renwick Road and Borio Drive  
15 based on the previously discussed 12 conditions  
16 that will be attached to the minutes.

17 Can I have a motion?

18 COMMISSIONER DESERIO: So moved.

19 COMMISSIONER CARROLL: Second.

20 CHAIRMAN THOMAS: Motion by Commissioner  
21 DeSerio. Second by Commissioner Carroll.

22 Can I have a roll call, please?

23 SAMANTHA TILLEY: Angelo DeSerio?

24 COMMISSIONER DESERIO: Yes.

1 SAMANTHA TILLEY: Ken Carroll?

2 COMMISSIONER CARROLL: Yes.

3 SAMANTHA TILLEY: John Stanton?

4 COMMISSIONER STANTON: Yes.

5 SAMANTHA TILLEY: Marty Flynn?

6 COMMISSIONER FLYNN: Yes.

7 SAMANTHA TILLEY: Jeff Peterson?

8 COMMISSIONER PETERSON: Yes.

9 SAMANTHA TILLEY: And Bill Thomas?

10 CHAIRMAN THOMAS: Yes.

11 SAMANTHA TILLEY: Motion carried.

12 CHAIRMAN THOMAS: Okay. So Plan

13 Commission has approved your request for the  
14 revised B-3 special use for the new self-service  
15 storage facility. Our recommendations will be  
16 forwarded to the City Council keeping in mind that  
17 the Plan Commission is a recommendation body only,  
18 and I believe the City Council is going to hear  
19 this -- is it on Monday already or --

20 RON MENTZER: No. This will be going  
21 directly to a city council meeting for  
22 consideration.

23 CHAIRMAN THOMAS: Oh, Monday is the  
24 workshop. Okay. So that will be a week from

1 Monday?

2 RON MENTZER: Yeah. Mm-hmm.

3 CHAIRMAN THOMAS: Okay. Congratulations.  
4 You're going to get this done.

5 STEVE GULDEN: Thank you.

6 CHAIRMAN THOMAS: Any other business that  
7 anyone has?

8 Let me remind you that we do not have a  
9 Plan Commission meeting on April 10th. It is  
10 going to be a special meeting on April 24th. At  
11 that time we will also be approving finally the  
12 Plan Commission Bylaws that we sort of put  
13 together last fall and haven't had a meeting to  
14 approve them yet, so they will be on the next  
15 docket.

16 Okay. Is there anybody in the audience  
17 that wants to make a comment about any Plan  
18 Commission-related thing except for the case we  
19 just talked about?

20 Seeing none, and the fact that there's a  
21 Cubs game tonight, can I have a motion to adjourn?

22 COMMISSIONER PETERSON: I'll make that  
23 motion.

24 CHAIRMAN THOMAS: Commissioner Peterson



1 makes the motion to adjourn. Is there a second?

2 COMMISSIONER DESERIO: I'll second.

3 CHAIRMAN THOMAS: Second Commissioner  
4 DeSerio.

5 Roll call, please.

6 SAMANTHA TILLEY: Jeff Peterson?

7 COMMISSIONER PETERSON: Yes.

8 SAMANTHA TILLEY: Angelo DeSerio?

9 COMMISSIONER DESERIO: Yes.

10 SAMANTHA TILLEY: Ken Carroll?

11 COMMISSIONER CARROLL: Yes.

12 SAMANTHA TILLEY: John Stanton?

13 COMMISSIONER STANTON: Yes.

14 SAMANTHA TILLEY: Marty Flynn?

15 COMMISSIONER FLYNN: Yes.

16 SAMANTHA TILLEY: And Bill Thomas?

17 CHAIRMAN THOMAS: Yes.

18 SAMANTHA TILLEY: Motion carried.

19 CHAIRMAN THOMAS: Okay. Meeting

20 adjourned 7:21. Thank you, guys.

21 (The meeting was adjourned at 7:21 p.m.  
22 on March 27th, 2025.)

23

24

1 STATE OF ILLINOIS)  
 ) SS:  
 2 COUNTY OF WILL )  
 3

4 Hailey Schoot, CSR, RPR, being first duly  
 5 sworn, on oath says that she is a court  
 6 reporter doing business in the State of  
 7 Illinois; and that she reported in shorthand  
 8 the proceedings of said meeting and that the  
 9 foregoing is a true and correct transcript of  
 10 her shorthand notes so taken as aforesaid, and  
 11 contains the proceedings given at said  
 12 meeting.  
 13

14 *Hailey Schoot*  
 15

16  
 17 Hailey Schoot, CSR, RPR  
 18 Illinois CSR License 084-004897  
 19  
 20  
 21  
 22  
 23  
 24

A		C		
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