



Meeting Date:	April 7, 2025
Submitter:	Patrick Ainsworth, AICP Community and Economic Development Director
Department:	Community & Economic Development
Agenda Item:	Self-Storage Facility -SWC of Borio Drive and Renwick Road

Summary:

A&D Storage (the Applicant) appeared before the Plan Commission (PCZBA) on March 27, 2025, requesting a Special Use Permit for the construction and operation of a self-storage facility for the property located at the southwest corner of Renwick Road and Borio Drive. The Applicant previously received Special Use Permit approval from City Council for this project in 2023 and the approval was extended for a year in 2024. However, the project has not commenced and the Applicant is desirous to amend the exterior surface material from concrete to asphalt. Since this change represented a material change to the project design approved in the 2023 Special Use Permit, the Applicant submitted a new application requesting a new Special Use Permit approval for the project.

The project includes eight storage buildings with an access point on Borio Drive and significant landscaping to assist with buffering the proposed land use to the neighboring land uses. After the Applicant presented the case to the PCZBA at the March 27, 2025, Special Plan Commission Meeting, the PCZBA made a favorable recommendation on the new Special Use Permit request.

The Applicant appeared before the City Council at a work session on February 24, 2025, notifying the City Council of the material change and their upcoming Plan Commission case. Please click on the following link to see the packet item regarding the project update and the 2023 Special Use Permit/Ordinance - <https://mccmeetings.blob.core.usgovcloudapi.net/cresthill-pubu/MEET-Packet-bb19d1d07b8a433cac279bfbf2df04f4.pdf>. At that meeting, there was a request for this item to go straight to a regular City Council meeting agenda since the current application is essentially the same project that was approved in 2023. The City Council was amenable to this request. As such, the item on the April 7, 2025 Agenda is the consideration to vote on the draft Ordinance that would conditionally approve a Special Use Permit for the construction and operation of the proposed self-storage facility.

The recommendation from the Plan Commission included the following 12 (twelve) conditions:

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.
 - o Site Plan, Sheet SP1 prepared by Advantage Consulting Engineers last dated 2/17/2025
 - o Final Landscape Plan, Sheets 0-2, prepared by Gary R. Weber Associates Inc. with a last revision date of 2/20/2025
 - o Preliminary Building Elevations, Sheet A-2, prepared by Schmidt Design and last dated 2/19/2025

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- 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.

Recommended Council Action: To approve the ordinance for the special use request from A&D Storage for self-storage facility, at the southwest corner of Borio Drive and Renwick Road subject to the Findings of Fact and the conditions as outlined in the Ordinance.

Attachments:

- Attachment A - Special Use Application and Accompanying Staff Report
- Attachment B - DRAFT Minutes from the March 27, 2025 Special Plan Commission Meeting and the March 25, 2025 Special Plan Commission Meeting Transcript
- Attachment C - Special Use Ordinance (with Legal Description, Findings of Fact, and Application Drawings and Details)