

**ORDINANCE NO. \_\_\_\_\_**

**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

	Aye	Nay	Absent	Abstain
Alderman John Vershay	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

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Christine Vershay-Hall, City Clerk

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

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Raymond R. Soliman, Mayor

ATTEST:

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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	_____	_____	_____	_____
Commissioner John Stanton	_____	_____	_____	_____
Commissioner Ken Carroll	_____	_____	_____	_____
Commissioner Jan Plettau	_____	_____	_____	_____
Commissioner Bill Thomas	_____	_____	_____	_____
Commissioner Jeff Thomas	_____	_____	_____	_____
Commissioner Angelo Deserio	_____	_____	_____	_____

Approved:

\_\_\_\_\_  
Bill Thomas, Chairperson

Attest:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk