



## City Council Agenda Memo

Crest Hill, IL

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<b>Meeting Date:</b>	October 23, 2023
<b>Submitter:</b>	Maura Rigoni, AICP, Interim Planner
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Concept Review Renwick/Borio Self Storage

**Summary:** Springfield Development Partners has filed an application for a special use for a self-storage facility at the southwest corner of Borio and Renwick.

The property is approximately 3.96 acres and is zoned B3. Self-storage is a special use, with regulations as outlined in Section 8.2-14, which states the facility must comply with the State self-storage act, and that fencing and landscaping shall be provided to screen view.

In August of 2023, the City Council approved a special use for A& D Storage LLC to construct a self-storage facility on this parcel at the southwest corner of Borio and Renwick. There were a number of conditions placed on the approval (Ordinance attached for your consideration).

Under the new application of Springfield Development Partners, the proposal is for self-storage facility with a different configuration. The most notable change in the proposed site plan is the replacement of the fencing material along the north, west and south property lines with storage units. As proposed, the applicant would like to utilize the back side of the buildings as the screening material, rather than the fence.

Since there is a change in the configuration of the plan, a new applicant for a special use must appear before the Plan Commission and City Council for consideration of a new special use with the new layout. Below outlines the proposed changes and a summary of the project.

- The applicant has received a copy of the approved ordinance, and the City is encouraged to apply the same conditions which included items such as approval of final engineering, security plan.
- The applicant indicated there would be similar daily traffic counts as the approved development.

- The previous application included concrete driveways. Under the new proposal, the applicant is proposing asphalt.
- Below is a table comparing the setbacks of the approved plan vs the proposed plan:

Site Data	Approved Plan	Proposed Plan
North Property Line Green Space Provided	10' to 20'	30'
North Property Line Building Setback Provided	35' to 45'	30'
South Property Line Green Space Provided	20'	+/-19'
South Property Line Building Setback Provided	40'	+/-19'
East Property Line Green Space Provided	35'	34'
East Property Line Building Setback Provided	35'	34'
West Property Line Green Space Provided	10'	10'
West Property Line Building Setback Provided	+/-35	10'
Total Building Square Footage	67,250	67,550
Total Number of Buildings	8	12

- Under the current layout, the applicant would need a setback variance to permit the buildings along the perimeter of the lot.
  - It is noted the previous application did meet all setback requirements. The previous application did receive approval of the following deviations from the Zoning Code:
    - Use of metal as a building material
    - Height of the fence in the front yard
- The proposal includes 12 buildings with various sizes of storage units (four along the perimeter and 7 interior). As similar to the approved plan, no overhead doors will front Renwick or the residential property to the south.
- The applicant has indicated they will be proposing to mirror the most recently reviewed landscape plan under the previous application, with modifications to location of the plant material to accommodate the new building locations.
- The approved building materials for the storage units included a mix of steel and masonry (stone). The north façade of the storage units included metal with a masonry (stone) knee wall, with the east façade of the building entirely masonry. The applicant has provided photos of the building material they are considering to use at this location.
  - The City Council is encouraged to discuss the building materials and design as this is a commercially zoned property at the entryway to a residential development. The City Council is also encouraged to discuss the opportunities to introduce a variety of quality building materials and opportunities to provide breaks in the build facade to provide architectural interest.

City Council  
October 23, 2023

A comprehensive review of the plans has not been completed at this time. However, preliminary discussions have been added with both engineering and the fire department.

Because of the changes to the plan the applicant elected to appear before the City Council for initial feedback on the proposed special use. The applicant also requested to appear before the Plan Commission at the November 9<sup>th</sup> meeting.

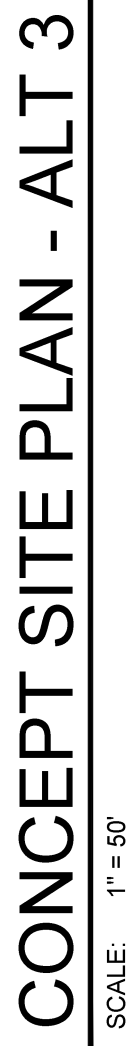
Recommended Council Action: If the Mayor and City Council are amenable to the land use and revisions to the plan, I would ask that you authorize to work with the petitioner to move forward to prepare a site plan and associated documents for the future public hearing.



**Example of Building Materials**



FLOOR AREAS		
	PROPOSED FLOOR AREAS	PREVIOUSLY APPROVED FLOOR AREAS
Building 1	4250	4250
Building 2	7800	9000
Building 3	7800	9000
Building 4	7800	9000
Building 5	7800	9000
Building 6	7800	9000
Building 7	7400	9000
Building 8	5550	9000
Building 9	4300	0
Building 10	2400	0
Building 11	1300	0
Building 12	3350	0
Total Floor Areas (gross sf)	67550	67250



769 Heartland Drive, Unit A Sugar Grove, Illinois  
Phone: 630-466-8740 Fax: 630-466-8760

**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: 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.

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PASSED THIS 7th DAY OF AUGUST, 2023


	Aye	Nay	Absent	Abstain
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	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner John Stanton	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Ken Carroll	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Jan Plettau	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Bill Thomas	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Jeff Thomas	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Angelo Deserio	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>

Approved:



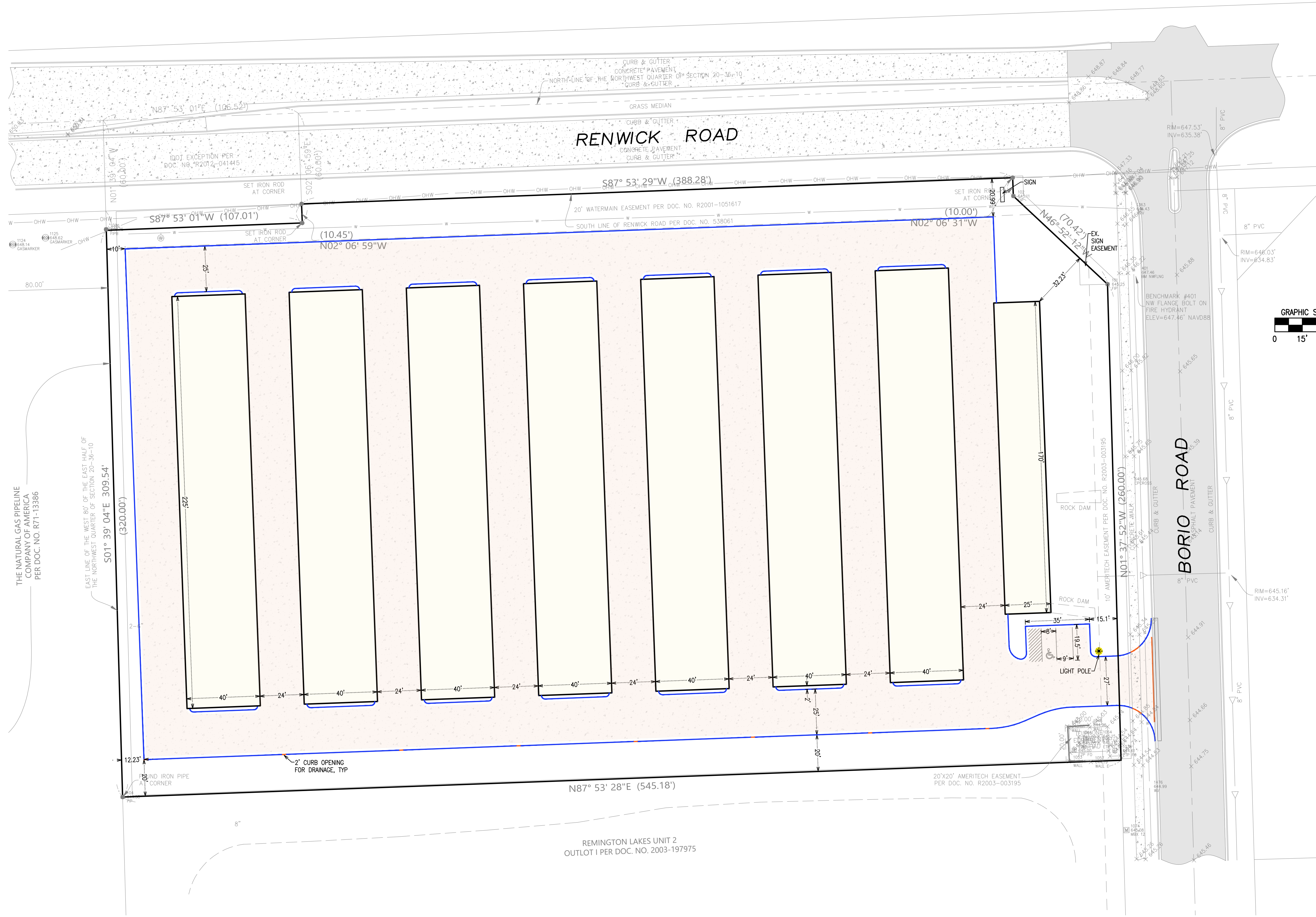
Bill Thomas, Chairperson

Attest:



Christine Vershay-Hall, City Clerk





PROPOSED IMPERVIOUS AREA SUMMARY (S.F.)	
DESCRIPTION	
BUILDING AREA	67,250
PAVEMENT AREA	70,333
TOTAL	137,583
COVERAGE	
LOT AREA	171604
IMPERVIOUS COVERAGE	80.17%
BUILDING COVERAGE	39.19%

PRELIMINARY SITE PLAN

CREST HILL STORAGE  
CREST HILL, IL

ADVANTAGE  
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
630-520-2467  
WWW.ACEENGINEERS.COM

CREST HILL STORAGE  
CREST HILL, IL

MAY 30, 2023  
JOB: 23-015  
SHEET:  
SP1  
1 OF 2

NO.	DATE	REMARKS



Preliminary Landscape Plan

RENWICK SELF-STORAGE

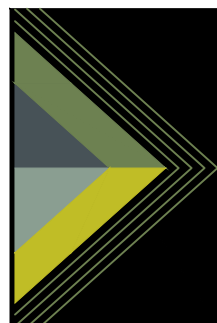
Crest Hill, Illinois

June 19, 2023

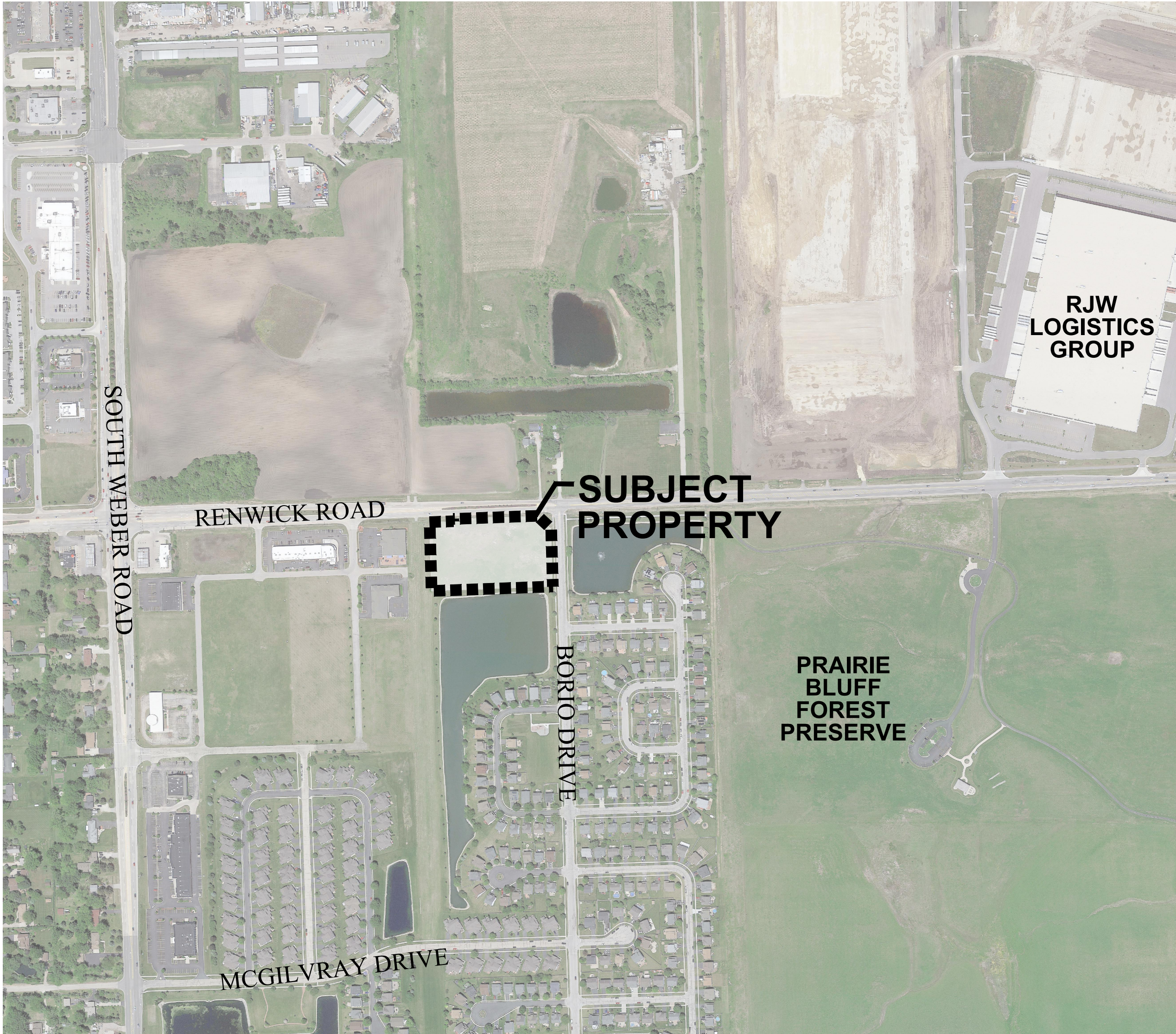
CONSULTANTS:



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


SHEET NO.	DESCRIPTION
0	COVER SHEET
1	PRELIMINARY LANDSCAPE PLAN





REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	

	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem

	EVERGREEN TREES		
	Abies concolor WHITE FIR	8' Ht.	
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	Picea amara SERBIAN SPRUCE	8' Ht.	
	Pinus strobus EASTERN WHITE PINE	8' Ht.	

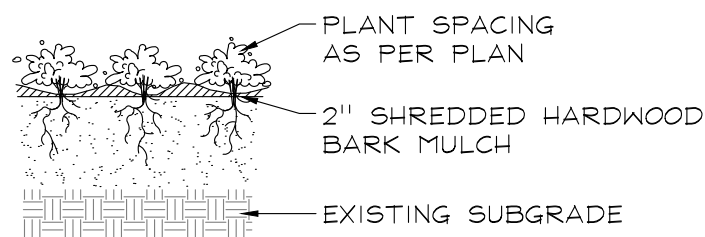
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPICE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Syringa meyeri 'Paladin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.

	EVERGREEN SHRUBS		
	Juniperus chinensis 'Kallaya Compact' KALLAYA'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.

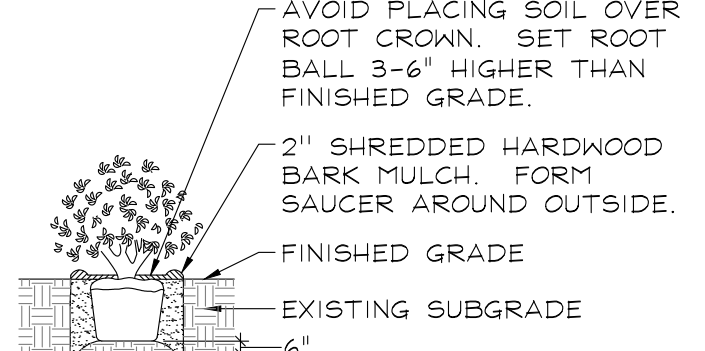
	PERENNIALS ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.

	ORNAMENTAL GRASSES		
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSIED	#1	24" O.C.

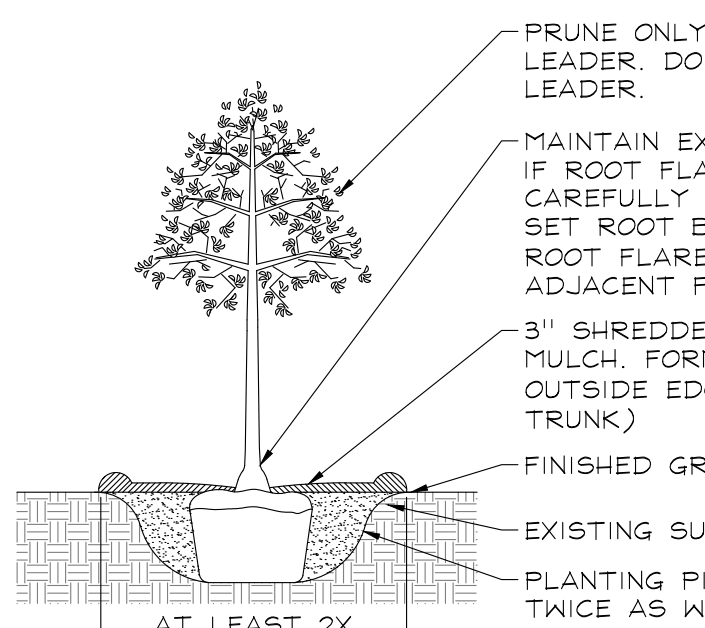
PLANTING DETAILS



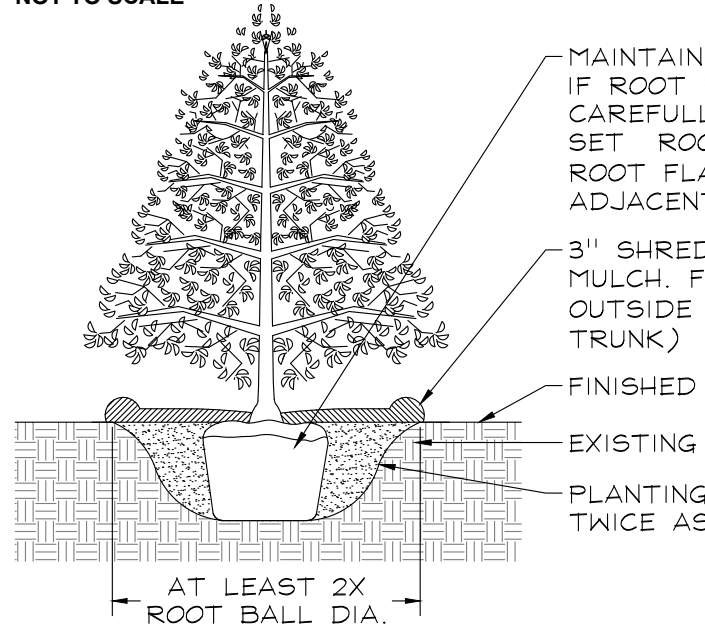
PERENNIALS AND GROUNDCOVERS



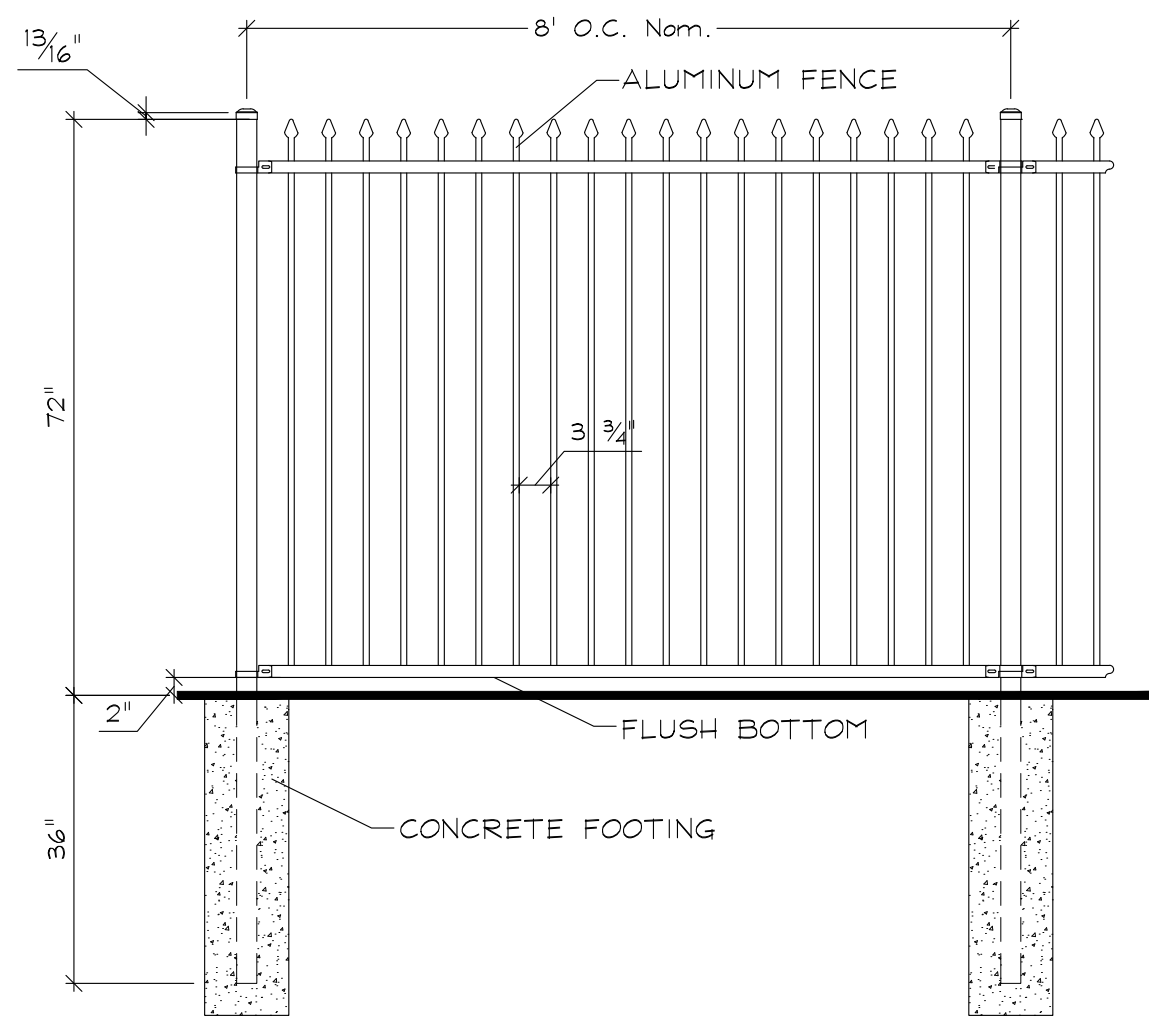
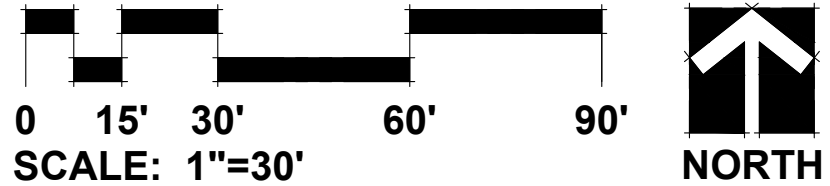
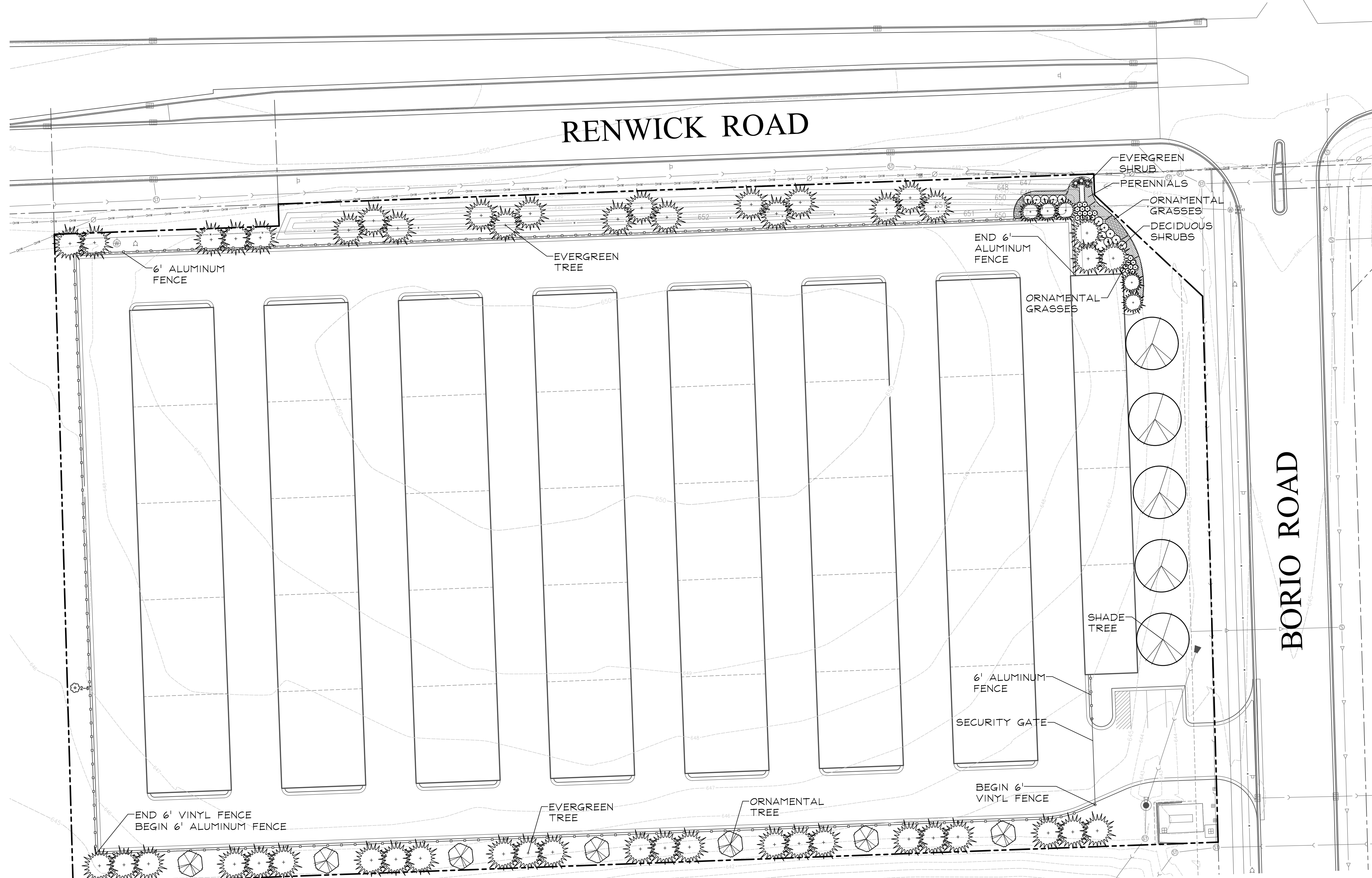
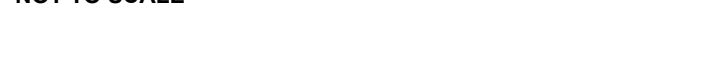
DECIDUOUS AND EVERGREEN SHRUBS



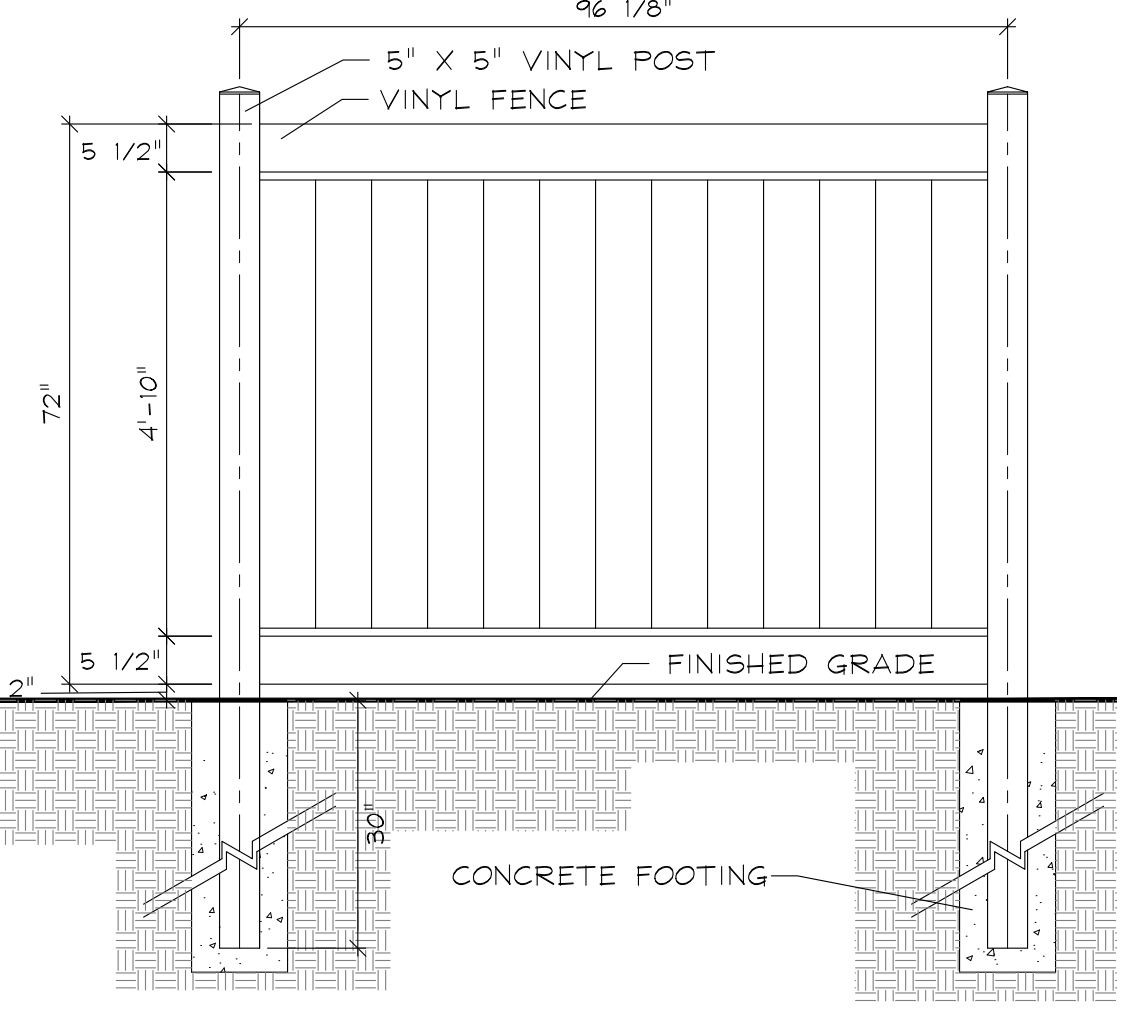
DECIDUOUS TREES



EVERGREEN TREES



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.

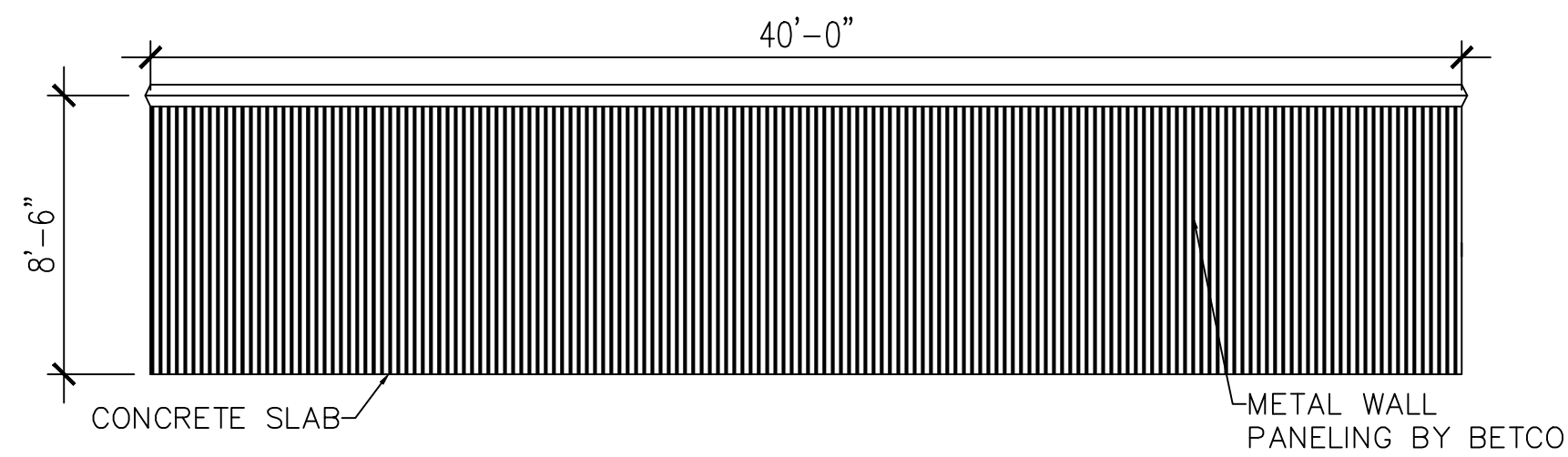
GRWA

GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
www.grwainc.com

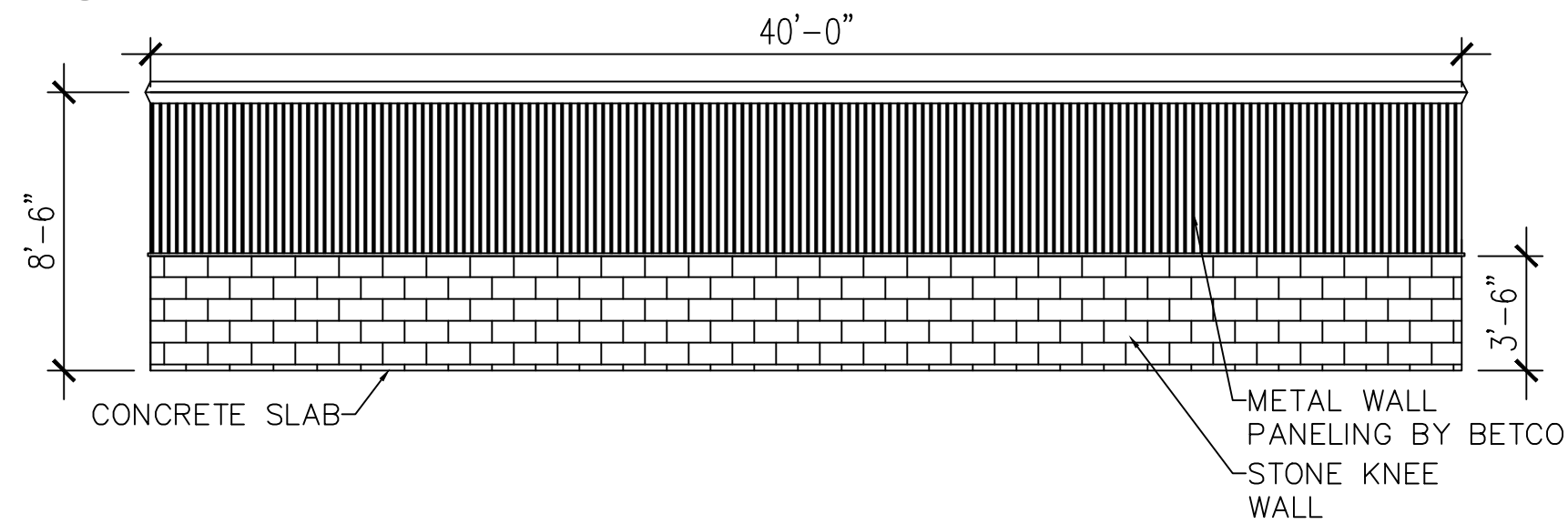
ADVANTAGE CONSULTING  
ENGINEERS  
80 MAIN STREET, SUITE 17  
LEMONT, IL 60439

RENEWICK SELF-STORAGE  
CREST HILL, ILLINOIS  
LANDSCAPE PLAN

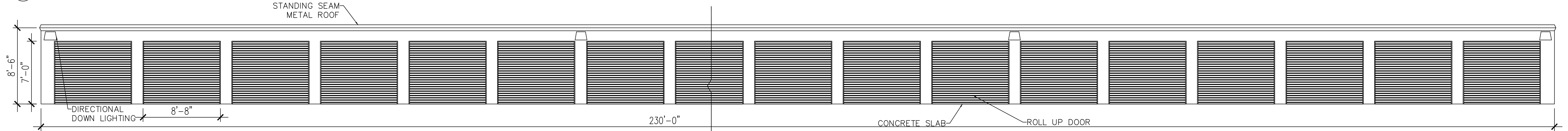
REVISIONS	
DATE	06.19.2023
PROJECT NO.	AC23124
DRAWN	MNW
CHECKED	DHS
SHEET NO.	



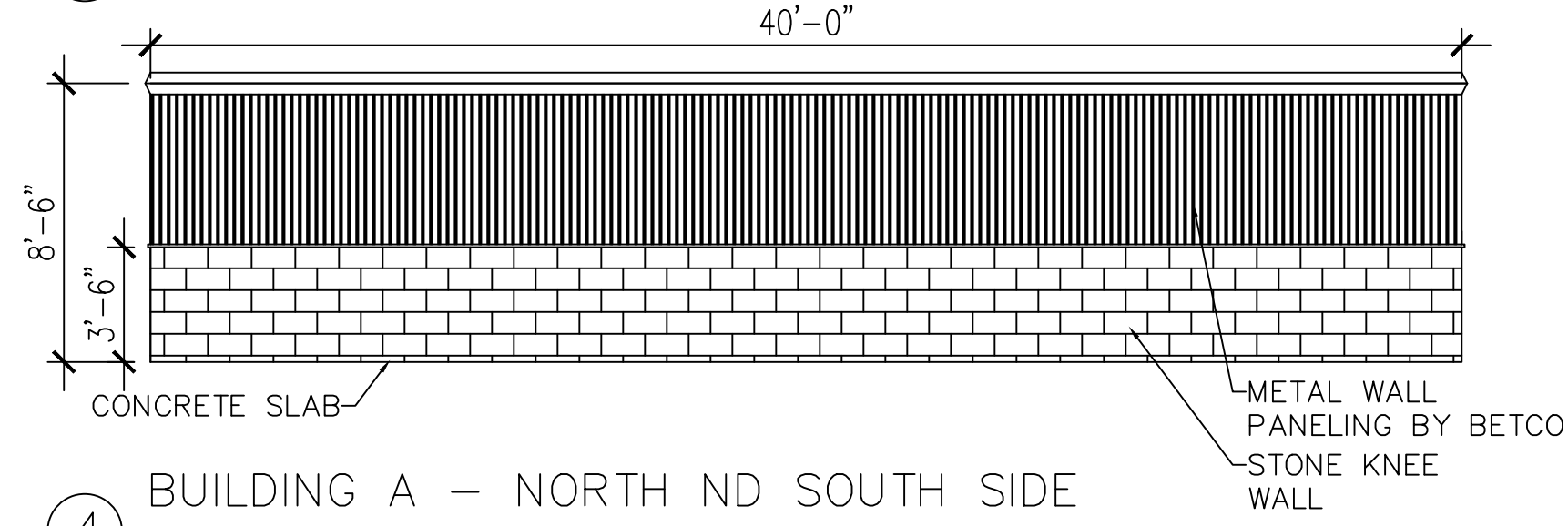
1 BUILDING B THROUGH H – SOUTH SIDE



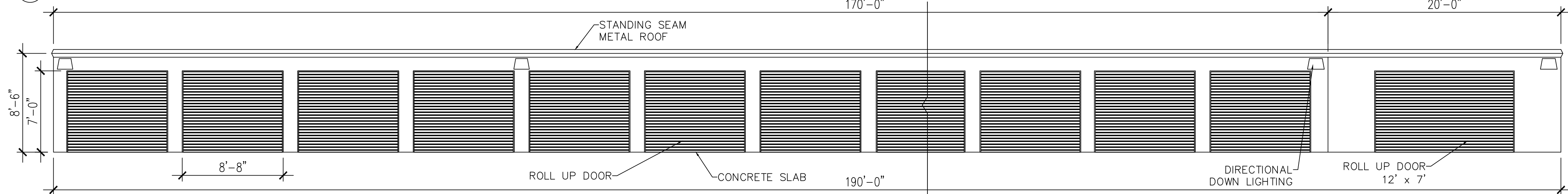
2 BUILDING B THROUGH H – NORTH SIDE



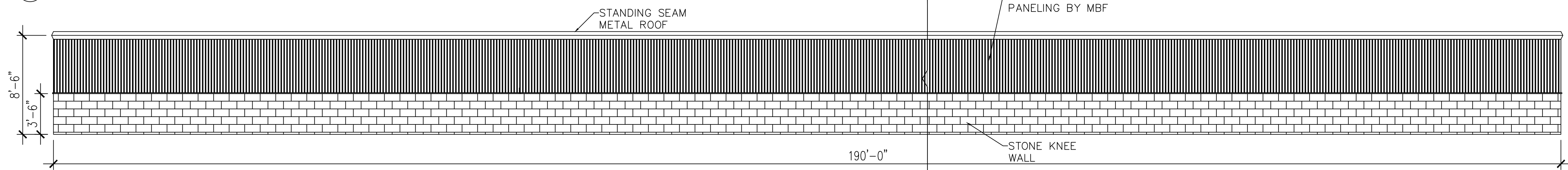
3 BUILDING B THROUGH H – EAST AND WEST SIDE



4 BUILDING A – NORTH AND SOUTH SIDE



5 BUILDING A – EAST SIDE



6 BUILDING A – WEST SIDE

CONCEPTUAL ONLY  
NOT FOR CONSTRUCTION

## 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).



Masonry Exhibit

A=Building Facade with masonry knee wall, 3.5'

B=Building facade with full masonry

CREST HILL STORAGE  
CREST HILL, IL

PRELIMINARY SITE PLAN  
CREST HILL STORAGE  
CREST HILL, IL

ADVANTAGE  
CONSULTING ENGINEERS  
830-520-2467  
WWW.AVCONSULT.COM  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

DATE: 03-20-2023
JOB: 23-015
SHEET: SP1
1 OF 2

PROPOSED IMPERVIOUS AREA SUMMARY (SF.)	
DESCRIPTION	
BUILDING AREA	67,250
PAVEMENT AREA	70,333
TOTAL	137,583
LOT AREA	171,604
IMPERVIOUS COVERAGE	80.17%
BUILDING COVERAGE	39.19%

