



To: Plan Commission/ZBA
From: Maura A. Rigoni, AICP, Interim Planner
Date: July 19, 2023
Re: Borio Storage Special Use

Project Details

Project	Borio Storage
Request	SU Self Storage Facility
Location	SWC Borio and Renwick

Site Details

Lot Size:	N/A
Existing Zoning	B3

Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Business	Business	B3
North	Unincorporated		
South	Detention Pond	Residential	R3
East	Detention Pond	Residential	R1
West	ComEd	N/A	N/A

Attachments

Aerials, Supporting Documents prepared by the applicant.

Project Summary

A&D Storage has filed an application for a special use for the property located at the southwest corner of Renwick Road and Borio Drive. The requested special use is for a self-storage facility.

Analysis

In consideration of the request, the points of discussion and details are as follows.

- The property is currently zoned B-3. The 3.939-acre parcel is currently vacant. ComEd right-of-way is on the west side of the property, with detention ponds on the south and east sides.
- There are a total of eight buildings that run north and south. No overhead doors face Renwick or Borio Drive.
- Twenty-four-foot drive aisles are provided around the buildings for vehicular access. These will be constructed concrete.
- Secured vehicular access is provided along Borio Drive. No other access is provided to the site. The applicant has indicated that 5-9 cars are expected daily until the facility is at capacity. After capacity is reached, a total of 2-5 cars are expected daily.
- As proposed, the development meets the bulk requirements of the B-3 District.

- The proposed development meets or exceeds the required landscape/greenspace along the perimeter of the development. As proposed, the greenspace along Renwick ranges from 10' to 20'; 10' is provided on the west, 20' on the south, and 35' on the east.
- The applicant is providing a total of three parking spaces at the entrance of the development. Most vehicles entering the facility will park at the rental unit.

Landscaping/Screening

- Per Section 8.2-14 of the Zoning Ordinance, all storage facilities must be completely enclosed by landscaping and fencing. A 6' faux wrought iron fence is proposed along the west, north, and east property lines. Landscaping is provided along Borio Drive and Renwick Road for additional screening. An 8' solid vinyl fence is provided along the south property line, and landscaping to provide screening from the residential properties to the south.
 - It is noted the ordinance allows for a maximum height of 4' for fences in the front and corner side yards. As stated, the fencing along Renwick Road and Borio Drive is 6' in height. This height is proposed for security purposes. As part of the special use the PC may consider the additional height for security purposes and compliance with Section 8.2-14 of the Zoning Ordinance.
- The proposed landscape plan has been reviewed for compliance with the requirements outlined in the municipal code. As currently proposed, the landscape plan is deficient in the required number of plant material. Additional landscaping will be required to satisfy the requirements of the ordinance. Areas in which landscape can be provided include, along the west property line, at the entryway to the development, and along the northern property line. ***It is recommended that the PC condition any recommendation on final landscaping.***
 - The applicant proposes 8' evergreens (6' is required by ordinance).
 - The ordinance requires screening with landscaping and or fencing when adjacent to residential. As noted above, this requirement is being met with the installation of landscaping and fencing along the south property line.
 - It is noted that detention ponds separate the proposed facility from the residential properties.

Buildings

- There are a total of eight buildings proposed on this site. No overhead doors will face the public right-of-way.
- The total height of the proposed buildings is 8'6", below the maximum height established by the Zoning Ordinance.
- The north and south side of the buildings have a 3'6" stone kneel wall, with overhead doors on the east and west sides.
- The easternmost building runs parallel to Borio Drive and has a 3'6" stone kneel wall running the length of the building.
- The top portion of the buildings is metal panels with a standing seam roof.
- The stone on the buildings is proposed address the masonry requirement of the Zoning Ordinance and as well provide for architectural detail on the storage units. Due to the nature of these buildings and the number of overhead doors, meeting the strict interpretation of the building materials ordinance may be difficult. However, it is noted that 40% of all facades that face public right of way have masonry.
- The Plan Commission may consider requiring additional landscaping along the west property line to further screen the overhead doors from the west, along with additional landscaping on the north

and east to further screen the buildings and break up the expansion of the building parallel to Borio Road.

Miscellaneous Items:

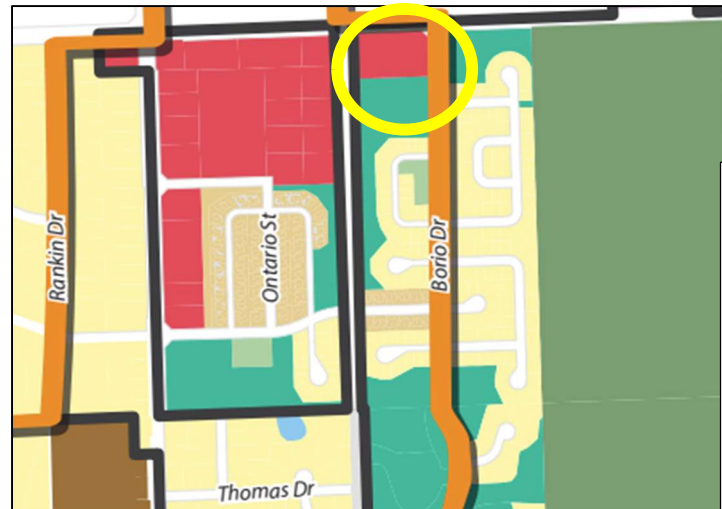
- A photometric plan has not been provided for review. ***It is recommended that the PC condition any recommendation on final photometric plan.***
- The Fire Department has reviewed the plans and provided the applicant with comments, which will be addressed during final engineering and building permit.
- Security cameras are proposed for safety and monitoring. ***It is recommended that the PC condition any recommendation on the police department's review of the security plan.***
- Stormwater detention for this site is provided in the detention area to the south. ***It is recommended that the PC condition any recommendation final engineering review and approval.***
- A signage plan has not been provided, therefore, ***it is recommended that the PC condition any recommendation final signage plan.***
- The applicant has provided a narrative, which is included for your review.
- The Plan Commission should consider and review the Standards of Special Use before making a recommendation. Those standards are attached to this report.

Items for discussion are as follows:

- Proposed use
- Screening (landscape/fencing)
- Security

Please contact me at 815-412-2721 or mrigoni@reltd.com with any questions or concerns.

FUTURE LAND USE MAP-COMP PLAN 2014

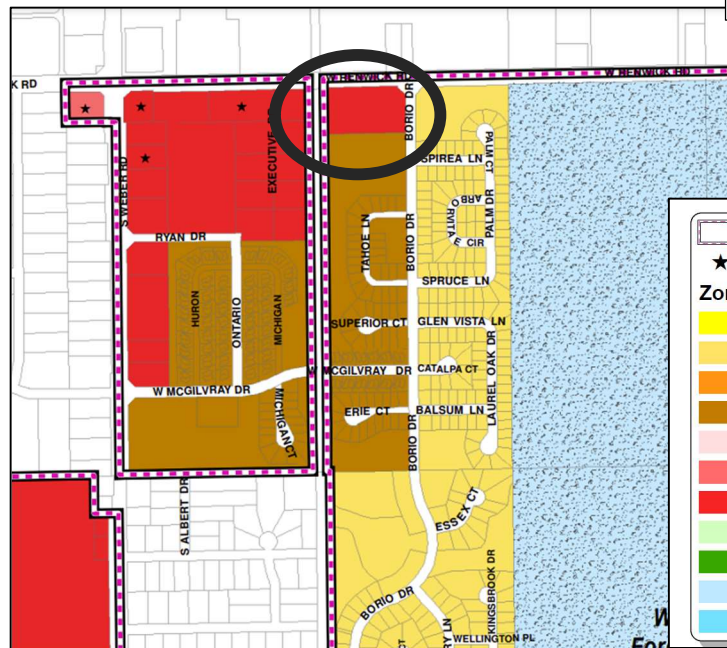


FUTURE LAND USE

LEGEND

- Single-Family Detached
- Single-Family Attached
- Multi-Family Residential
- Local Commercial
- Regional Commercial
- Office
- Mixed-Use/Flex
- Light Industrial
- Heavy Industrial
- Community Facilities
- Recreation
- Detention
- Natural/Preserve Areas
- Stateville Correctional Center
- Utilities/Transportation
- Subarea Boundaries

ZONING MAP



Crest Hill City Limits

★ - Special Use




Zoning Codes

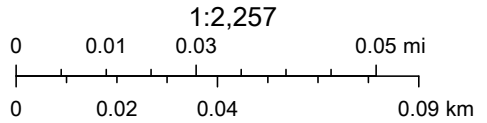
- R-1A - SINGLE-FAMILY RESIDENCE DISTRICT
- R-1 - SINGLE-FAMILY RESIDENCE DISTRICT
- R-2 - TWO-FAMILY RESIDENCE DISTRICT
- R-3 - MULTIPLE-FAMILY RESIDENCE DISTRICT
- B-1 - LIMITED BUSINESS DISTRICT
- B-2 - GENERAL BUSINESS DISTRICT
- B-3 - BUSINESS SERVICE DISTRICT
- T-1 - TRANSITIONAL OFFICE DISTRICT
- O-R - OFFICE RESEARCH DISTRICT
- M-1 - LIMITED MANUFACTURING DISTRICT
- M-2 - GENERAL MANUFACTURING DISTRICT

Self Storage-Borio an Renwick



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 City Limits  Parcels
 Street Labels



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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).

or benefits with respect to their impact upon neighboring property, public facilities, or the City as a whole.

12.7-2 INITIATION OF SPECIAL USES

Any person owning or having an interest in the subject property may file an application to use such land for one or more of the special uses provided for in the Ordinance in the zoning district in which the land is situated.

12.7-3 APPLICATION FOR SPECIAL USES

An application for a special use shall be filed with the Zoning Officer upon a form prescribed by the City (refer to the City of Crest Hill Development Handbook). The application shall be accompanied by such plans and/or data required as required by Section 9 of this Ordinance and the City of Crest Hill Development Handbook.

12.7-4 HEARING ON APPLICATION

Upon receipt, in proper form, of the application, the Plan Commission shall determine a reasonable time and place for the public hearing, published at least once, not more than thirty (30) days, and not less than fifteen (15) days before the hearing, in one or more newspapers published in the City, or if no newspaper is published therein, then in one or more newspapers with a general circulation within the City. The published notice may be supplemented by such additional form of notice as the Plan Commission, by rule, may require.

The applicant shall notify surrounding property owners within 300' no more than 30 days, no later than 15 days prior to the public hearing. At the applicant's expense, the City will post appropriate signage on the property for notification of the Public Hearing. Notification procedures shall follow those outlined the City of Crest Hill Development Handbook.

12.7-5 AUTHORIZATION

For each application for a special use, the Plan Commission shall report to the City Council its findings and recommendations, including the stipulations of additional conditions, and guarantees that such conditions will be complied with when they are necessary for the protection of the public interest within sixty (60) days of the public hearing. Upon receipt of the findings of fact and recommendations of the Plan Commission, the City Council shall act upon the proposed application for special use within sixty (60) days. The decision reached by the City Council shall take into account the submitted findings of fact and recommendations. If a special use is granted by the City, said special use shall be included in an ordinance passed by said City Council. If the special use is granted in said ordinance, the Zoning Officer shall issue a special use permit to the applicant subject to all applicable rules, regulations and conditions.

12.7-6 STANDARDS

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

12.7-7 CONDITIONS AND GUARANTEES

Prior to the granting of any special use, the Plan Commission may recommend and the City Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein. In all cases in which special uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be, complied with.

12.7-8 EFFECT OF DENIAL OF A SPECIAL USE

No application for a special use which has been denied wholly or in part by the City Council shall be resubmitted for a period of one (1) year from the date of said order of denial, except on the grounds of new evidence or proof of changed conditions found to be valid by the City Council.

12.7-9 REVOCATION

A special use shall be revoked if the testimony upon which the special use was granted was falsely given.

A special use will automatically be revoked if there is a discontinuance of the use for a period of twelve (12) consecutive months.

In any case where a special use has been granted, and where no special use development has taken place within one (1) year of granting thereof, then without