



<b>Meeting Date:</b>	July 31, 2023
<b>Submitter:</b>	Maura Rigoni, AICP, Interim Planner
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Self Storage Facility Borio-SWC of Borio Drive and Renwick Road

**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. The proposal includes eight storage buildings with an access point on Borio Drive.

The application appeared before the PCZBA on July 19, 2023, at which time the special use request received a favorable recommendation.

During the public hearing the PCZBA discussed the following:

- Screening from both the west and north property lines, conditioning approval on additional landscaping in these areas.
- The increase in allowable fence height for the proposed fence along Renwick Road and Borio Drive. Ordinance limits the height of fencing in the front yard to 4'. The applicant proposes a decorative 6' fence along Renwick and portions of Borio, and requests consideration of the additional height under the special use for security purposes.
- The Zoning Ordinance stipulates building materials requirements for the B3 District. The Ordinance prohibits the use of metal as a building material in the B3 District and also outlines masonry requirements. Attached is the associated section of the Zoning Ordinance.
  - The applicant is proposing to provide full masonry on the north, south and east side of the building adjacent to Borio Drive. This building is the most visible from the right-of-way. The applicant is proposing a 3.6' stone kneel wall on the north end of the buildings, parallel to Renwick Road. No masonry is proposed on the south side of the buildings.
  - The remaining portions of the building are metal. It is noted the B-3 District does not allow for metal as a building material. The applicant has requested consideration under the special use for the use of metal. The applicant has indicated metal is typically used in storage facilities, noting maintenance.
  - Attached are pictures of the existing storage facility on Larkin Avenue.

The recommendation from the Plan Commission included the following six (6) 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 be in compliance with Section 8.2-14 of the Zoning ordinance.
2. Recommendation is conditional on the 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 conditional on approval of the final site plan, final photometric and signage plan and final engineering review and approval.
4. Recommendation is conditional on the City of Crest Hill Police Department's review and approval of the security plan.
5. The hours of business will be from 7:00a.m. to 9:00p.m. and the access keycode will be timed out from 9:00p.m. to 7:00a.m. to prevent entry.
6. Increase in the fence height and deviation from the required building materials is considered under the approval of the special use.

Recommended Council Action: If the Mayor and City Council are amenable to the proposed special use, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance and supporting documents to approve the request subject to the Findings of Fact and the conditions as outlined in the PC recommendation.

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Attachments:**

- Plan Commission Report, associated plans and documents

## Self Storage on Larkin Avenue



- 8.5-16 Day Care Homes must comply with regulations established in Section 8.2-2 of this Ordinance.

## **8.6 EXEMPTIONS OF THIS ORDINANCE**

### **8.6-1 PUBLIC UTILITY EXEMPTION**

The type or location of any poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves or other distributing equipment of a public utility are exempt from the requirements of this Ordinance. Electric distribution centers, gas regulating centers, public pumping stations and water towers, or storage facilities owned by the public utility are allowed in any use zone. All utilities owned and operated by the City of Crest Hill are exempt from requirements of this ordinance.

### **8.6 -2 UNDERGROUND INSTALLATIONS EXEMPTION**

Pipe lines and other underground installations, to the extent that the same are completely buried beneath the surface of the soil, are exempt from the requirements of this Ordinance, provided that any incidental or associated structures, installations or equipment, except markers, used in connection with such pipe lines or other underground installations, and which protrude or are extended above the surface of the soil, shall, to the extent of such protrusion or extension, be subject to all of the applicable provisions thereof.

## **8.7 DEVELOPMENT STANDARDS**

### **8.7-1 PURPOSE**

In addition to use and bulk regulations found within this Ordinance, all property and buildings must comply with the regulations found within this Section.

### **8.7-2 BUILDING FAÇADE**

All residential and nonresidential structures must comply with the building façade regulations outlined below. Building elevations shall be submitted as required by Section 9 and 12.5 of this Ordinance.

#### **1. Single Family Residential**

- a. The areas of the front facade of single family homes shall be a minimum of 80 percent of masonry. For purposes of computing said 80 percent, the total area occupied by windows and doors is not included.
- b. Any additional wall facade facing a public or private street shall be of a minimum area of 10 percent masonry. For purposes of computing said 10 percent the total area occupied by windows and doors is not included.
- c. The area of masonry may be reduced by up to 30 percent on any one elevation of a wall facade provided that an equal amount of masonry area is added to one or more other wall facades of the same building.

#### **2. Multiple Family Residential, Business, Office, Manufacturing and Industrial**

- a. A minimum of 20 percent of the total area exterior building wall facades for R-2, R-3, T-1, B-1, B-2, B-3, M-I and M-2 construction shall be of masonry. For

purposes of computing said 20 percent, the total area occupied by windows and doors is not included.

b. A minimum of one wall facade per building shall include a minimum of 80 percent or masonry. For purpose of computing said 80 percent, the total area occupied by windows and doors is not included.

c. Any wall facade facing a public or private street shall be of a minimum area of 10 percent or masonry. For purposes of computing said 10 percent, the total area occupied by windows and doors is not included.

d. The area of or masonry may be reduced by 100 percent on any wall facade not facing a public or private street provided that the total of 20 percent of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with or masonry.

### 3. Variations from Building Façade Requirements

Architectural glass, clapboard, wood shingle siding and other architectural facade treatments may be considered as alternatives to masonry. Metal facades shall be disapproved unless a variance is granted by the City Council and in accordance with Section 12 of this Ordinance, except for M-1 and M-2 facades. For M-1 and M-2 facades, any portion of a structure that is to be used as office space shall comply with the same requirements applicable to R-3, T-1, B-1, B-2 and B-3 structures. Any portion of a structure devoted exclusively to manufacturing (as oppose to business of office use) may be constructed of approved grade metal construction.

### 4. Roof Lines

Flat roof appearance is expressly disapproved for all residential-construction unless a variance allowing same is recommended by the Plan Commission and approved by the City Council. All such structures must maintain the appearance of a pitched roof, although a mansard appearance is permitted.

## 8.7-3 TRASH RECEPTACLE/DUMPSTER ENCLOSURES

All trash receptacles/dumpster in non-residential districts or in the case where outdoor trash receptacles are designed for more than one dwelling unit, shall be required to provide a 100% visual screen. Such enclosures shall be of masonry or wood construction. Refer to City Code 7.12.050 for regulations regarding location and concealment of garbage containers for all zoning districts.

## 8.7-4 SITE LIGHTING

Lighting for all sites shall be according to the standards established by the IESNA (Illuminating Engineering Society of North America). Exterior lighting shall be arranged and operated so that they neither unreasonably disturb occupants of adjacent properties nor interfere with traffic. Exterior lighting shall be shaded, directed or otherwise designed so as to avoid glare onto neighboring residential properties. All lighting plans shall be prepared as required by Section 9 of this Ordinance.