



## City Council Agenda Memo

Crest Hill, IL

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<b>Meeting Date:</b>	April 24, 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:** A& D Storage LLC is in the conceptual stage of potentially developing the property at the southwest corner of Borio and Renwick. The concept plan proposes the construction of over 69,000 SF of self-storage units.

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.

The proposal includes eight buildings with various storage units. The back side of the buildings frame Borio Drive, along with landscaping and fencing. The buildings run north and south; therefore, no overhead doors will front Renwick or the residential property to the south.

The applicant has provided renderings and a business overview. The business overview indicates that as new customers occupy the facility, there will be approximately 5-9 vehicles, reducing to 2-5 cars per day. The proposal includes landscaping and a faux wrought iron fence along the property.

A formal site plan has not been provided, as the applicant elected to appear before the City Council for initial feedback on the proposed special use. Should the applicant elect to proceed, they must submit a site plan, photometric, and engineering to ensure compliance with City Codes and Ordinances.

Security features and plans will be implemented to provide a secure site. The proposal includes concrete driveways throughout the site.

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