

A&D STORAGE, LLC

OVERVIEW

- THE SITE IS PROPOSED TO BE IMPROVED WITH A 69,150 SQUARE FOOT SELF-STORAGE FACILITY. THE PROPOSED USE IS LEGAL AND IS OTHERWISE CONSISTENT WITH THE HIGHEST AND BEST USE OF THE SITE. THE PROPOSED PLAN MAXIMIZES USE OF THE SITE. THUS, THE PROPOSED SELF-STORAGE USE IS A REASONABLE, HIGHEST AND BEST USE OF THE PROPERTY. (GREATER MIDWEST APPRAISALS - APPRAISAL REPORT DATED FEBRUARY 27, 2023)
- WITHIN 2-MILES OF THE SUBJECT PROPERTY THE 18,400 SQUARE FOOT U-HAUL FACILITY ON WEBER ROAD IS THE ONLY COMPETING STORAGE PROPERTY. (GREATER MIDWEST APPRAISALS APPRAISAL REPORT DATED FEBRUARY 27, 2023)
- THE FACILITY WILL BE A COMPLIMENT TO THE NEIGHBORING RESIDENCE.
- DUE TO HIGH DENSITY RESIDENTIAL DEVELOPMENTS, SELF-STORAGE WILL BE IN DEMAND BY THE COMMUNITY.
- WE WILL BE HIRING LOCAL MAINTENANCE CONTRACTORS (LANDSCAPING, SNOW REMOVAL AND FACILITY MAINTENANCE)

WHY RENWICK

- CLOSE PROXIMITY TO OTHER COMMUNITIES (LOCKPORT, PLAINFIELD & ROMEOVILLE)
- HIGH VISIBILITY
- THE CENTER OF CURRENT AND FUTURE RESIDENTIAL NEIGHBORHOODS
- CURRENTLY ZONED B-3 (SPECIAL USE PERMIT REQUIRED FOR SELF-STORAGE)
- TOPOGRAPHY OF THE LAND MAKES THE SITE SUITABLE TO BUILD WITHOUT A LOT OF EARTH WORK INVOLVED.

OUR FACILITY

- POST CONSTRUCTION TRAFFIC WILL BE 5-9 VEHICLES PER DAY UNTIL FULL COMPACITY (PER A FACILITY CURRENTLY MANAGED BY US)
- AFTER STABILIZATION, TRAFFIC WILL BE 2-5 CARS PER DAY.
- ALL CONCRETE DRIVEWAYS PROVIDES A CLEANER LOOK
- KEYLESS ENTRY FACILITY FOR A SAFE AND SECURE SITE
- SECURITY CAMARAS DOWN EACH DRIVE AISLE
- LED LIGHTING
- BUILDING COLOR SCHEME -(TBD)
- EXTERIOR FENCING TO BE FAUX WROUGHT IRON
- LANDSCAPING FOR SCREENING AND TO BLEND INTO THE COMMUNITY
- A MODERN SELF-STORAGE FACILITY WITH THE LATEST SECURITY