



Special City Council Work Session

Crest Hill, IL

May 02, 2023

7:00 PM

Council Chambers

1610 Plainfield Road, Crest Hill, IL 60403

Agenda

1. [Concept Review Renwick/Borio Self Storage](#)
2. Public Comments
3. Mayor's Updates
4. Committee/Liaison Updates
5. City Administrator Updates

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	April 24, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	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

A&D STORAGE, LLC

Item 1.

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

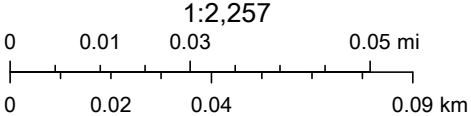
- POST CONSTRUCTION TRAFFIC WILL BE 5-9 VEHICLES PER DAY UNTIL FULL COMPACITY (PER A FACILITY CURRENTLY MANAGED BY US)
- AFTER STABILIZATION, TRAFFIC WILL BE 2-5 CARS PER DAY.
- ALL CONCRETE DRIVEWAYS PROVIDES A CLEANER LOOK
- KEYLESS ENTRY FACILITY FOR A SAFE AND SECURE SITE
- SECURITY CAMARAS DOWN 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

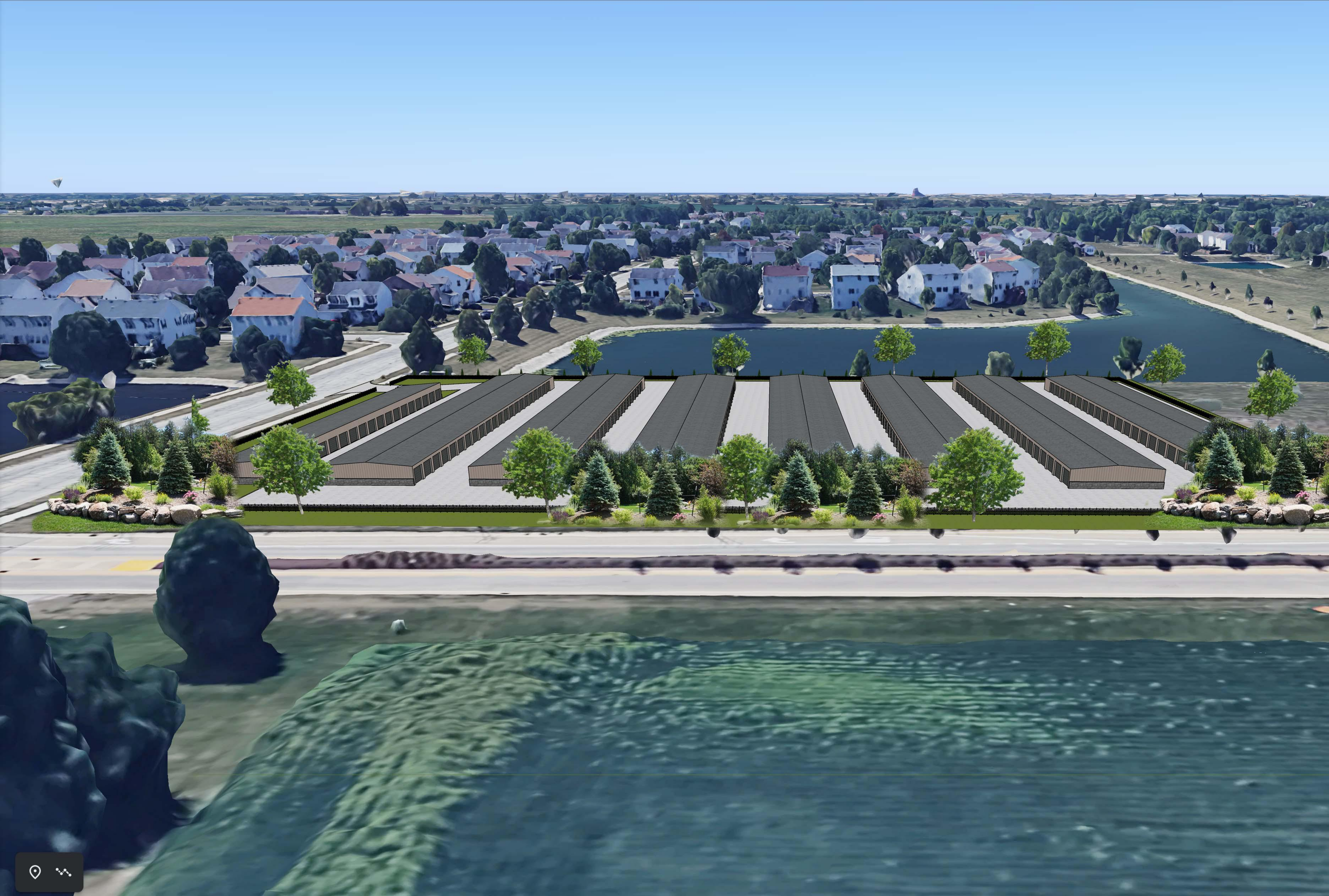
Self Storage-Borio an Renwick



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-  City Limits
-  Parcels
-  Street Labels







Little Learner
Childrens Academy

Boucher
Prairie Park