

MINUTES OF THE
CREST HILL PLAN COMMISSION

The March 27, 2025, Special Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Angelo Deserio, Commissioner Jeff Peterson, Commissioner Marty Flynn, Commissioner John Stanton.

Also present were: Community Development Consultant Ron Mentzer, City Attorney Mike Stiff, Administrative Clerk Samantha Tilley.

Absent were: Commissioner Cheryl Slabozeski, Community & Economic Development Director Patrick Ainsworth.

APPROVAL OF MINUTES: There were no minutes needing approval.

PUBLIC HEARING: Chairman Bill Thomas presented case number SU-25-1-3-1, of A&D Storage seeking Approval of a Revised B-3 Special Use for a Self-Service Storage Facility, located at the Southwest Corner of Renwick Road & Borio Drive in Crest Hill, Illinois.

Chairman Thomas asked if the paperwork is in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number SU-25-1-3-1.

(#1) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing on case number SU-25-1-3-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Flynn, Stanton, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:02 p.m.

Chairman Thomas asked the Community and Economic Development Consultant Ron Mentzer to present the specifics on this case.

Consultant Ron Mentzer commented that this project was approved in the summer of 2023 and the current property owner and entity that originally received the special approval is marketing the

property and project and there is a new developer experienced in operating these new types of facilities and they are interested in purchasing the facility. The new developer has identified that the original approved plans and specifications for this project stated that the entire drive aisle system for the self-storage facility would need to be constructed out of concrete pavement and the new developer would like to construct the drive aisle system out of asphalt pavement, which is more cost effective and consistent with what you see in these types of facilities.

Since the original approved plans and specifications had a condition stating it must be concrete pavement, there will need to be an amendment to allow the change of the pavement material, and the City Zoning Ordinance does not have provisions to allow that change to be approved by staff. Since this cannot be approved by staff, there was a need to come back to the public hearing process and have a new special use permit approved to accommodate that change on the pavement.

The applicant understands that there are original conditions of approval that were imposed in 2023 and there are a series of conditions that the staff is recommending that are attached to any recommendation to approve the revised special use permit.

Chairman Thomas asked the representative of A&D Storage to approach the podium. Steve Gulden, the consultant for A&D Storage, approached the podium and was sworn in.

Mr. Gulden commented that the only change requested was to switch from concrete to asphalt, and everything else will remain the same. They will change the landscape island and put that back in and meet all conditions that are in the staff report. This will be a first-class facility.

Chairman Thomas asked the commissioners if anyone had a comment or question.

Commissioner Stanton asked if there was lighting for this facility? Mr. Gulden commented that there will be appropriate lighting, and they already have a condition for a photometric plan, which would outline the spread of the lighting throughout the facility, and they will meet the requirements of the Crest Hill ordinance.

Commissioner Stanton then asked how tall the trees will be? Mr. Gulden commented that the Crest Hill requirement is a minimum requirement of six feet at the time of planting and that will be followed.

Commissioner Stanton also asked if there is a warranty on the fence being installed. Mr. Gulden commented that it will be vinyl fencing and they will last longer and have less maintenance and would come with a warranty of some sort. Community Development Consultant Ron Mentzer commented that the fencing details are on the landscape plan. It was then commented that the fence requirement is six feet tall, but the applicant agreed to eight feet tall.

Mr. Gulden thanked everyone for having the special meeting since they are under some time constraints and stated that they really appreciate that and all the hard work pushing this forward.

Chairman Thomas asked if anyone would like to make a public comment.

Tom Dewall, a resident, approached the podium and was sworn in. He then asked if the drainage would be looked into since they are going from concrete to asphalt regarding the two ponds? Mr. Gulden came back to the podium and commented that the impervious surface is impervious surface if it is asphalt or concrete, so the drainage coefficients will not change. Consultant Ron Mentzer commented from an engineering design standard concrete and asphalt are considered impervious and the city engineer has confirmed that the existing detention facility adjacent to this site is sized properly to accommodate the storm water run off from this site and the final engineering design will have to show that they are collecting all the storm water from the site making sure it is collected and directed in that existing detention pond and not flowing into off-site properties.

Mr. Dewall then asked how bright or how many lumens each light is with the lighting system. Mr. Gulden commented that they will have to meet the Crest Hill ordinance. Mr. Dewall then asked if there is an ordinance that states the number of lumens that are required? Consultant Ron Mentzer commented that there are limitations on the amount of light that can be spilling over on adjacent properties that are zoned residential, and they will have to comply with that. Mr. Dewall then commented that he is more concerned about the ends not having enough lighting and wants to make sure it is lit up properly.

There were no more questions or comments.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case Number SU-25-1-3-1.

(#2) Motion by Commissioner Peterson seconded by Commissioner Flynn, to close the public hearing on case number SU-25-1-3-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Stanton, Carroll, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:16 p.m.

Chairman Thomas commented that this property is currently zoned B-3, as a business service district, which means equipment rental store, 24/7 convenient store, a laundry mat, health fitness club, animal hospital, or packaged liquor store could go into that neighborhood and this storage facility seems like the most wonderful thing you can do to keep the neighborhood looking good as it does.

Chairman Thomas asked for a motion to grant the request of A&D Storage for approval of a revised B-3 Special Use for a new self-storage facility located at the southwest corner of Renwick Road and Borio Drive, based on the previously discussed twelve (12) conditions that will be attached to the minutes.

(#3) Motion by Commissioner Deserio seconded by Commissioner Carroll, to recommend to the City Council approval of A&D Storage for approval of a revised B-3 Special Use for a new self-

storage facility located at the southwest corner of Renwick Road and Borio Drive, based on the previously discussed twelve (12) conditions below:

1. That the drawings submitted for the building permit shall be in substantial compliance with the drawings approved by the City Council and identified below, unless otherwise noted in the remaining conditions:
 - Site Plan, Sheet SP1 prepared by Advantage Consulting Engineers last dated 2/17/2025.
 - Final Landscape Plan, Sheets 0-2, prepared by Gary R. Weber Associates Inc. with a last revision date of 2/20/2025.
 - Preliminary Building Elevations, Sheet A-2, prepared by Schmidt Design and last dated 2/19/2025.
 - Masonry Exhibit from Ledgestone/Preliminary Site Plan, Sheet SP1, prepared by Advantage Consulting containing updated notations with buildings A through H
 - Auto turn Exhibit, Sheet V1 prepared by Advantage Consulting Engineers and dated 6/7/2023.
2. A landscape island shall be added to the western edge of the parking row and the Site Plan prepared by Advantage Consulting Engineers and the Landscape Plan prepared by Gary R. Weber Associates Inc. shall be updated at the time of building permit submittal to comply with this condition.
3. The Crest Hill Police Department shall receive, review, and approve a security plan from the Applicant as part of the building permit process.
4. The hours of business operations shall be from 7:00 AM to 9:00 PM every day and the access keycode system will be timed out from 9:00 PM to 7:00 AM to prevent entry.
5. The Applicant or future buyer shall supply an executed contract for trash refuse service for the subject property at time of building permit. On-call trash refuse service will be acceptable compared to scheduled service.
6. A Photometric Plan shall be provided in time of submitting a building permit to ensure compliance with applicable codes and regulations.
7. All required final design drawings and related supporting project information be submitted for final engineering review and approval in conjunction with the formal building permit application submitted for this project.
8. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six feet and a minimum of 2.5" caliber at time of planting.
9. A Final Signage Plan shall be submitted at the time of building permit application to ensure compliance with all applicable codes and regulations.
10. A separate Plat of Easement for the existing subdivision entrance sign for the neighborhood to the south shall be submitted to the Community Development Department for review and approval. A copy of the recorded Plat of Easement shall be submitted to the Clerk's Office

as part of the record for this Special Use Ordinance. This Plat of Easement shall be recorded prior to issuing a Final Certificate of Occupancy.

11. A private sidewalk connection to the public walkway within the Borio Drive public right-of-way should be provided in this project. This improvement shall be shown in the drawings submitted as part of the formal building permit application.
12. All conditions made with this Ordinance shall be transferred to any new property owner.

On roll call, the vote was:

AYES: Commissioners Deserio, Carroll, Stanton, Flynn, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear about the case and have an official vote.

Chairman Thomas reminded the Council that there is no meeting on April 10, 2025, but there will be a special meeting on April 24, 2025, and at that time they will be approving the Plan Commission By-Laws.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#4) Motion by Commissioner Peterson seconded by Commissioner Deserio, to adjourn the March 27, 2025, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Deserio, Carroll, Stanton, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 7:21 p.m.

As approved this 24th day of April, 2025.

As presented ✓

As amended



BILL THOMAS, COMMISSION CHAIRMAN