

STAFF REPORT

DATE: August 10, 2021
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2021-44 & 2021-45
 Applicant: Richard Hester / Fourth Generation Properties LLC
 Drauden
 Owner: Timpanogas LLC
 Location: Drauden Road, Northwest of Theodore
 Request: 2021-44: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District
 2021-45: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units

Purpose

The applicant is requesting a Variation of Use and a Special Use permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District. The City Council makes the final decision on this Special Use Permit request.

Site Specific Information

The 3.86-acre subject property is Lot 2 of the 10.41-acre two-lot commercial subdivision at Drauden and Theodore that the City Council approved on December 1, 2020. A Gas N Wash fueling center was constructed on Lot 1. The property is zoned B-1 (Neighborhood Business) District. Access to the subject property will be from Drauden Road. The storm water detention system for Lot 1 will be expanded and shared to accommodate the proposed facility.

Surrounding Zoning, Land Use and Character

- North: Com Ed Easement, R-2
- South: Commercial; B-1
- East: Residential, R-2.
- West: Com Ed Easement, R-2

Applicable Regulations

- Section 47-11.4: Prohibited Uses – B-1 Zoning District
- Section 47-17.28: Variation of Use
- Subsection 47-19.8: Finding of Fact Supporting a Variation (See below)
- Section 47-13.2A (I): Special Uses – B-3 Zoning District
- Section 47-5.2(C) Criteria for Issuance of Special Use Permit

Section 47-17.28: Variation of Use: A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.

Discussion

The petitioner, who is the contract purchaser of the property, proposes to build an indoor, climate-controlled storage facility with accessory outdoor mini-storage units on Lot 2 of the Gas and Wash Theodore and Drauden Subdivision. The petitioner intends to be the operator of the facility and operates other storage facilities in the greater Joliet area. The Joliet Zoning Ordinance considers storage facilities to be a Special Use Permit to be a B-3 Special Use Permit approval use. Therefore, the request requires both a Special Use Permit and a Variation of Use approval.

This proposal currently includes a one-story, 10,950 square foot climate controlled indoor facility as well as six outside-access one-story buildings with mini-storage units. In total, there would be approximately 390 storage units of varying sizes. Outdoor storage of any kind is not permitted on site. The proposed site plan, proposed landscape plan, and conceptual building elevations are included with the staff report packet.

The proposed hours of operation, during which renters can access their storage units, will be from 5:00 am to 10:00 pm. Renters of the storage units would access their units through a secured gate. The facility will be staffed approximately 30 hours a week.

Conditions

If the Zoning Board desires to recommend approval of the Variation of Use and Special Use Permit requests to allow a self-storage facility that includes indoor, climate-controlled and outdoor mini-storage units, located at Drauden Road and Theodore Street, the following conditions would be included:

1. That no outside storage be allowed on site;
2. That the Special Use granted shall herein terminate and lapse unless a building

permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;

3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and
4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

Drauden Rd, N/O Theodore St

PIN(s): Part of 06-03-32-300-011-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Ronald L. Schelling
815 318 5045

P.O. Box 343

Plainfield IL 60544

E-MAIL: _____ FAX: _____

IV. **BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

Individual: State the names, addresses, and phone #'s of the individual owner(s)

Corporation: State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders

Limited Liability Company: State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member

Partnership: State the names, addresses, and phone #'s of all partners

Other type of organization: State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Richard Hester, 21328 Redwood Lane Shorewood, IL 60404

630-853-4644 100%

E-MAIL: FourthGenerationProperties@gmail.com FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED:

07/13/21

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

FOR OFFICE USE ONLY

****Verified by Planner (please initial):* _____ ***

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

**ZONING BOARD OF APPEALS
JOLIET, ILLINOIS**

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: DRAUDEN RD, N/O THEODORE STREET

PETITIONER'S NAME: RICHARD HESTER / Fourth Generation Properties LLC Drauden

HOME ADDRESS: 21328 Redwood Lane Shorewood, IL ZIP CODE: 60404

BUSINESS ADDRESS: 655 Marguerite St Coal City, IL ZIP CODE: 60416

PHONE: (Primary) 630-853-4644 (Secondary) _____

EMAIL ADDRESS: FourthGenerationProperties@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: Timpanogas LLC

HOME ADDRESS: 24523 Buttons Brook Rd IL ZIP CODE: 60544

BUSINESS ADDRESS: P.O. 343 Brookdale IL ZIP CODE: 60544

EMAIL ADDRESS: ConSchelling.Lyn@comcast.net FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone):

Joe Wisniewski, Wise Construction, 630-417-6047, 1107 S Bridge St E, Yorkville, IL

Matt Fritz, Coal City Village Administrator, 815-634-8608

Matt Bibo, People First Bank, 815-531-2444

OTHER PROJECTS AND/OR DEVELOPMENTS:

Coal Bin Storage Inc, 655 Marguerite St Coal City, IL

Dollar General, 1185 E Division Diamond, IL

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): Part of 06-03-32-300-011-0000 ;

;

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

LOT 2 OF FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING PART OF THE
SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
RECORDED ON FEBRUARY 19, 2021 AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS.

LOT SIZE: WIDTH: +/668 FT DEPTH: +/503 FT AREA : 3.86 ACRES

PRESENT USE(S) OF PROPERTY: VACANT

PRESENT ZONING OF PROPERTY: B-1 GENERAL BUSINESS

SPECIAL USE REQUESTED: SELF-STORAGE FACILITY

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and

(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

Storage space is essential to residents at times of life changing events. (relocation, divorce, death)

Having availability of storage aids during these stressful times. Long term additional storage for seasonal decorations, furniture, baby cribs, etc make the home more comfortable.

2. How will the special use impact properties in the immediate area? The storage facility will have minimal impact on traffic, noise, odor, etc. With residents in the area having availability to additional storage space, they may be able to park their cars in the garage rather than their driveway or street.

This would improve neighborhood appearance and improve safety for children playing.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

NO, THE SURROUNDING PROPERTY IS CURRENTLY DEVELOPED, OR IS COMED PROPERTY.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

YES, PUBLIC SANITARY SEWER AND WATER MAIN IS READILY AVAILABLE ON THE FRONTAGE OF THE SITE AND WITHIN EASEMENTS ADJACENT TO SITE

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

YES, THE SHARED ACCESS WITH LOT 1 FOR THE GAS STATION IS UTILIZED.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Currently applying for Variation of Use for B3 use in B1.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

NA

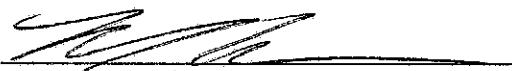
REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

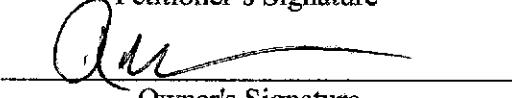
NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Richard Hester, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

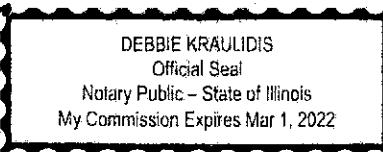
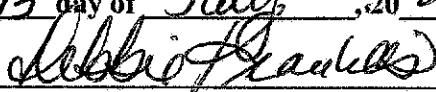


Petitioner's Signature



Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 13 day of July, 2021



FOR OFFICE USE ONLY*****Verified by Planner (please initial): _____ *****

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS**JOLIET, ILLINOIS****PETITION FOR VARIATION OF USE**

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432

Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: DRAUDEN RD, N/O THEODORE STREETPETITIONER'S NAME: RICHARD HESTER / Fourth Generation Properties LLC DraudenHOME ADDRESS: 21328 Redwood Ln Shorewood, IL ZIP CODE: 60404BUSINESS ADDRESS: 655 Marguerite St Coal City, IL ZIP CODE: 60416PHONE: (Primary) 630-853-4644 (Secondary) _____EMAIL ADDRESS: FourthGenerationProperties@gmail.com FAX: _____PROPERTY INTEREST OF PETITIONER: Contract PurchaserOWNER OF PROPERTY: Timpanogas LLCHOME ADDRESS: 24523 Battagay Pm Rd 72 ZIP CODE: 60524BUSINESS ADDRESS: P.O 343 Plantation IL ZIP CODE: 60544EMAIL ADDRESS: ConSchelling@Ythous FAX: _____

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BUSINESS REFERENCES (name, address, phone or email):

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RECORDED ON FEBRUARY 19, 2021 AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS.

LOT SIZE: WIDTH: +-668 FT DEPTH: +-503 FT AREA: 3.86 ACRES

PRESENT USE(S) OF PROPERTY: VACANT

PRESENT ZONING OF PROPERTY: B-1 GENERAL BUSINESS

VARIATION OF USE REQUESTED: FOR ALLOWING OF B-3 USES FOR SELF-STORAGE

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. *How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?*

Self storage is designated for B3 zoning. As the self storage industry has grown, it has changed

from being viewed as an industrial warehouse business to a neighborhood retail business. The majority of storage
customers live within a 1-2 mile radius of the facility they use, making it reasonable for a storage facility to be located
on a property zoned B1. A location further from customer's homes would be less successful.

2. *What unique circumstances exist which mandate a variance?*

The property is unique in shape and location. It is a triangle shape which could be difficult for other uses. Also, the property borders a gas station and ComEd utility easement. So there are no immediate residential neighbors.

3. *What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.*

The essential character of the area would be minimally impacted. The exterior facing materials will fit in with the area, and the landscape along Drauden Rd would be a continuation of the existing landscape of the gas station. Self storage facilities do not add any significant traffic, noise, odor, or safety issues to the surrounding neighborhood.

REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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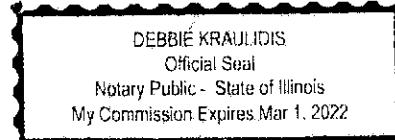
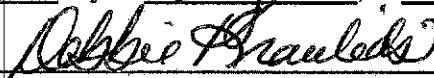


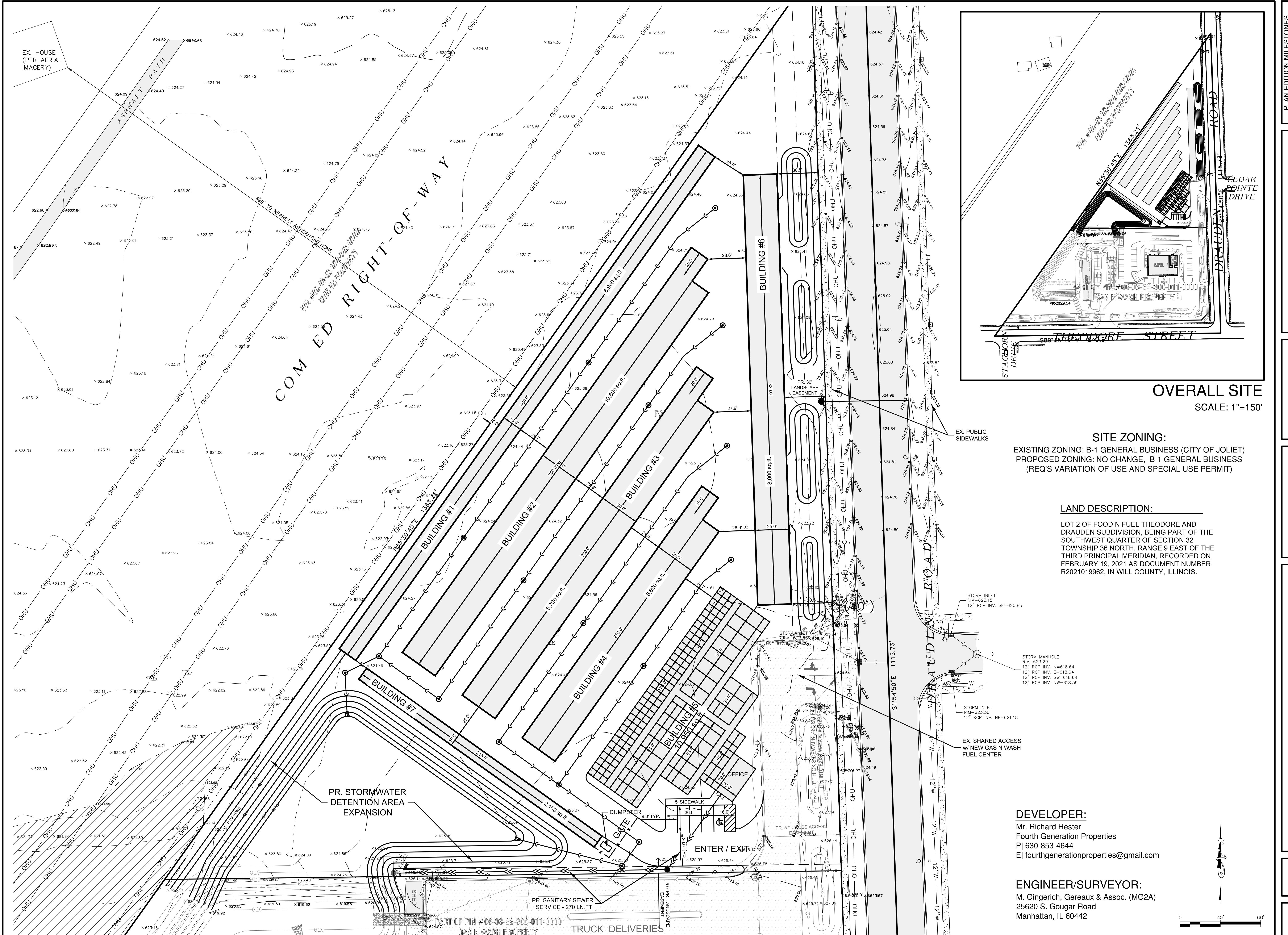
Petitioner's Signature



Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 13 day of July, 20 21



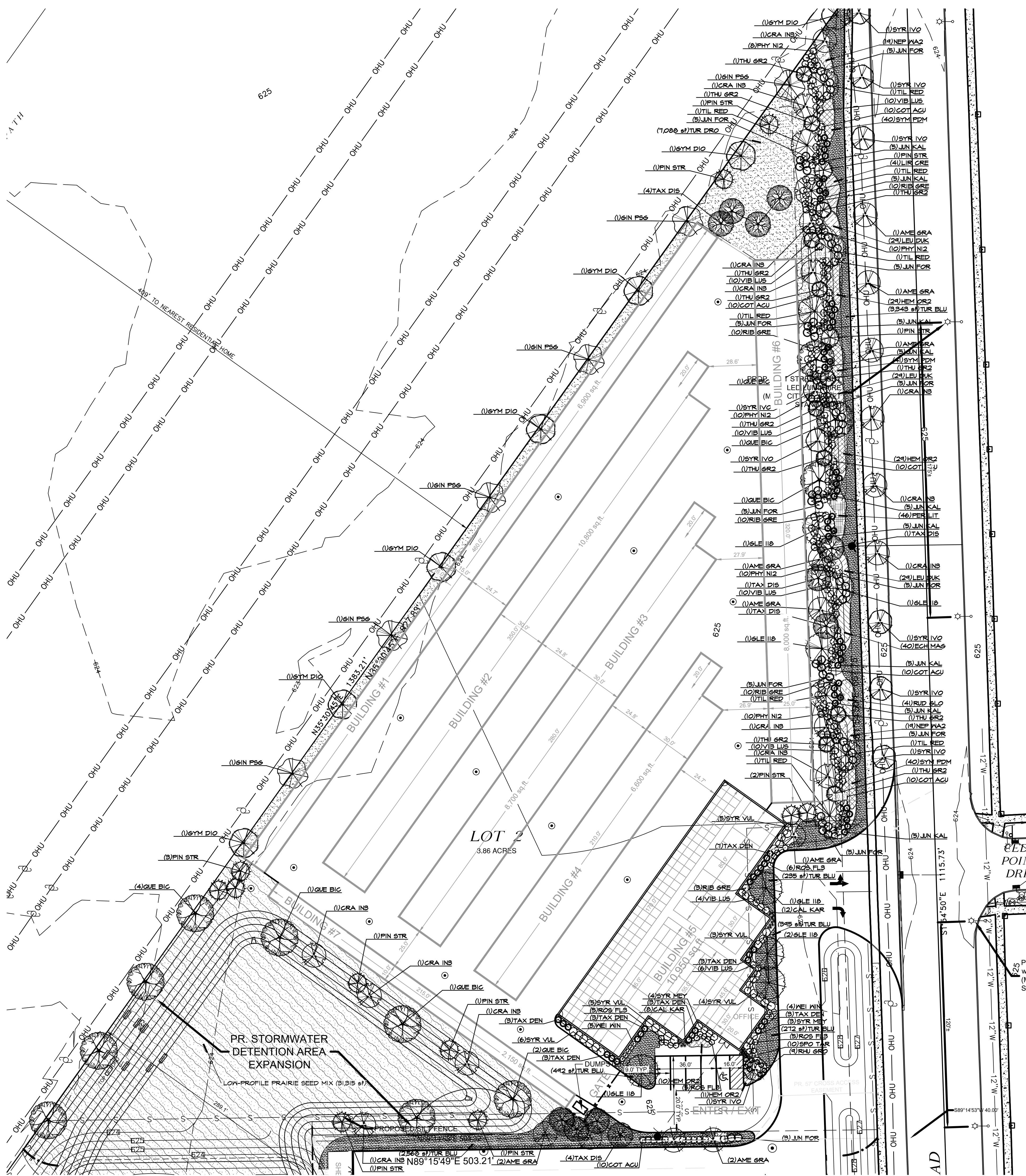


Landscape Plan

Hester Self-Storage

NW Corner of
Theodore St.
and
Drauden Rd.

Joliet,
Illinois



PLANT SCHEDULE

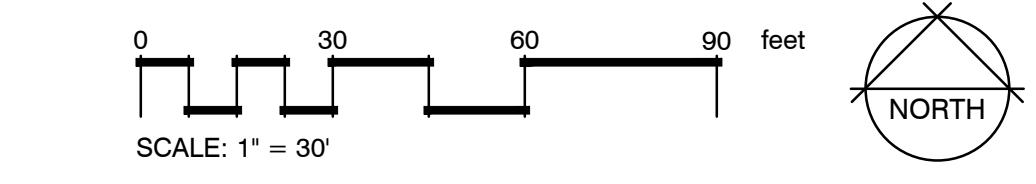
CANOPY TREES		BOTANICAL / COMMON NAME		COND.	SIZE
GIN PSS	GIN BLO	GINKO BILOBA 'PRINCETON SENTRY'	/ PRINCETON SENTRY MAIDENHAIR TREE	B 1 B	6' CLUMP
GLE 110	GLE 110	GLECHOMA HACEROIDES 'NERMIS'	/ NERMIS SKYLINE	B 1 B	2' CAL
GTH 110	GTH 110	GTHYMUS VULGARIS	/ THORNLESS SKYLINE HONEYLOUCUST	B 1 B	2' CAL
QUE BIC	QUE BIC	QUEENSLACE 'BICOLOR'	/ BICOLOR	B 1 B	2' CAL
AMM 110	AMM 110	AMMELANCHIER X GRANDIFLORA	'AUTUMN BRILLIANCE'	B 1 B	2' CAL
SYR IVO	SYR IVO	SYRINGA RETICULATA	'IVORY SILK'	B 1 B	2' CAL
NEP KA2	NEP KA2	NEPHRITIS FOLIOLATA	'REDMOND'	B 1 B	2' CAL
JUN FOR	JUN FOR	JUNIPERUS AMERICANA	'REDMOND'	B 1 B	2' CAL
EVERGREEN TREES		BOTANICAL / COMMON NAME		COND.	SIZE
PIN STR	PIN STR	PINUS STROBULUS	/ WHITE PINE	B 1 B	6' HT.
THU GR2	THU GR2	THUJA STANDISHII X PLICATA	'GREEN GIANT'	B 1 B	6' HT.
UNDERSTORY TREES		BOTANICAL / COMMON NAME		COND.	SIZE
AME GRA	AME GRA	AMELANCHIER X GRANDIFLORA	'AUTUMN BRILLIANCE'	B 1 B	6' CLUMP
CRA INS	CRA INS	CRATAEGUS CRASSIFOLIA	'THORNLESS'	B 1 B	6' CLUMP
SYR IVO	SYR IVO	SYRINGA RETICULATA	'IVORY SILK'	B 1 B	6' HT.
DECIDUOUS SHRUBS		BOTANICAL / COMMON NAME		COND.	SIZE
COT ACU	COT ACU	COTONEASTER ACUTIFOLIUS	/ PEKING COTONEASTER	B 1 B	30" HT.
FHY N12	FHY N12	PHYSOCARpus OPULIFOLIUS	/ NINEBARK	B 1 B	36" HT.
RIB GRE	RIB GRE	RIBES ALPINUM	'GREEN MOUND'	B 1 B	24" HT.
ROS LUS	ROS LUS	ROSACEA ALPINUM	'GREEN MOUND'	B 1 B	24" HT.
SYR MEY	SYR MEY	SYRINGA MEYERI	'KALIBIN'	B 1 B	24" HT.
SYR VUL	SYR VUL	SYRINGA VULGARIS	'COMMON LILAC'	B 1 B	24" HT.
VIB LUS	VIB LUS	VIBURNUM DENTATUM	'CHICAGO LUSTER'	B 1 B	24" HT.
WEI WIN	WEI WIN	VIBURNUM DENTATUM	'CHICAGO LUSTER'	B 1 B	24" HT.
EVERGREEN SHRUBS		BOTANICAL / COMMON NAME		COND.	SIZE
JUN FOR	JUN FOR	JUNIPERUS CHINENSIS	'SEA GREEN'	B 1 B	24" HT.
JUN KAL	JUN KAL	JUNIPERUS X PITTZERIANA	'KALLAY'S COMPACT'	B 1 B	30" HT.
TAX DEN	TAX DEN	TAXUS X MEDIA	'DENISIFORMIS'	B 1 B	24" HT.
GRASSES		BOTANICAL / COMMON NAME		COND.	SIZE
CAL KAR	CAL KAR	CALAMAGROSTIS X ACUTIFLORA	'KARL FOERSTER'	B 1 B	30" HT.
SPG TAR	SPG TAR	SPOROBOLUS HETEROLEPIS	'TARA'	B 1 B	30" HT.
GROUND COVERS		BOTANICAL / COMMON NAME		COND.	SIZE
ECI MAG	ECI MAG	ECHEVERIA 'COREOPSIS MAGNIS'	/ MAGNUS PURPLE CONEFLOWER	B 1 B	30" HT.
HEM OR2	HEM OR2	HEMEROCALLIS X 'STELLA DE ORO'	/ STELLA DE ORO DAYLILY	B 1 B	30" HT.
LEU OR2	LEU OR2	LEUCANTHEMUM X SUPERBURN	'DAISY DUKE'	B 1 B	30" HT.
LIR CRE	LIR CRE	LIRIOPE SPICATA	/ CREEPING LILY TURF	B 1 B	30" HT.
NEP KA2	NEP KA2	NEPETA X FAASSENII	'WALKER'S LOW'	B 1 B	30" HT.
PER LIP	PER LIP	PEROVSKIA ATTENBOROUGH'S SPLENDOR	/ LITTLE SPIKE RUSSIAN SAGE	B 1 B	30" HT.
RUD GLO	RUD GLO	RUDbeckia 'LITTLE GOLDEN SUN'	/ BLACK-EYED SUSAN	B 1 B	30" HT.
SYM FDM	SYM FDM	SYMPHYTUM NOVACE-ANGLAE	'PURPLE DOME'	B 1 B	30" HT.
TURF		BOTANICAL / COMMON NAME		COND.	SIZE
TUR DRO	TUR DRO	TURF SEED	/ DROUGHT TOLERANT DWARF FESCUE BLEND	B 1 B	30" S.F.
TUR BLU	TUR BLU	TURF SOD	/ KENTUCKY BLUEGRASS	B 1 B	30" S.F.

NATIVE SEED SCHEDULE

LOW-PROFILE PRAIRIE SEED MIX 3,315 SF

LANDSCAPE NOTES:

- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DEFORMED LEAVES, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUARDING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ANY AREAS TO BE LOAMED AND SEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILIZE, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE SOD AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD UNLESS OTHERWISE NOTED.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIALS MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TASS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUED, AND HAVE A WATERING SAUCER AT BASE.
- ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- ANY CHANGES TO THE PLAN AFTER FINAL DEVELOPMENT APPROVAL REQUIRE REVIEW AND APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES.
- BARE ROOT PLANTS ARE NOT ALLOWED.



HESTER SELF-STORAGE

DBA JUDEN BD

DRAUDEN RD
JOILET, IL 60586

T/ ROOF
EL. 21'-4"

T/ ROOF
EL. 13'-8"

B/ GARAGE
EL. 10'-7"

T/ FIN. FLOOR
EL. 0'-0"

STEEL FINISH

LIGHT GREY

ALLURA CEMENT
LAP SIDING-
SANDY CLAY

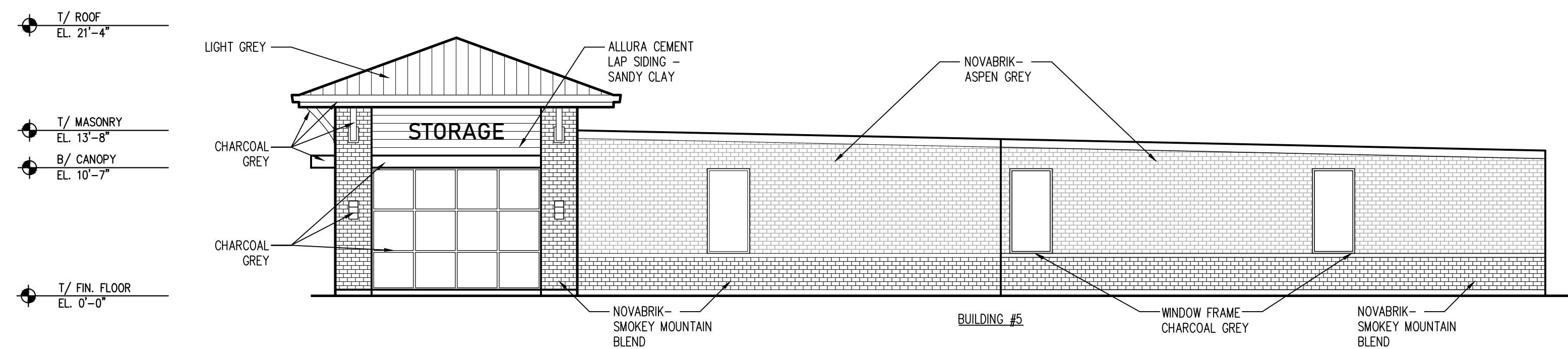
STEEL FINISH

BUILDING #5

4
A-201

NORTHWEST ELEVATION

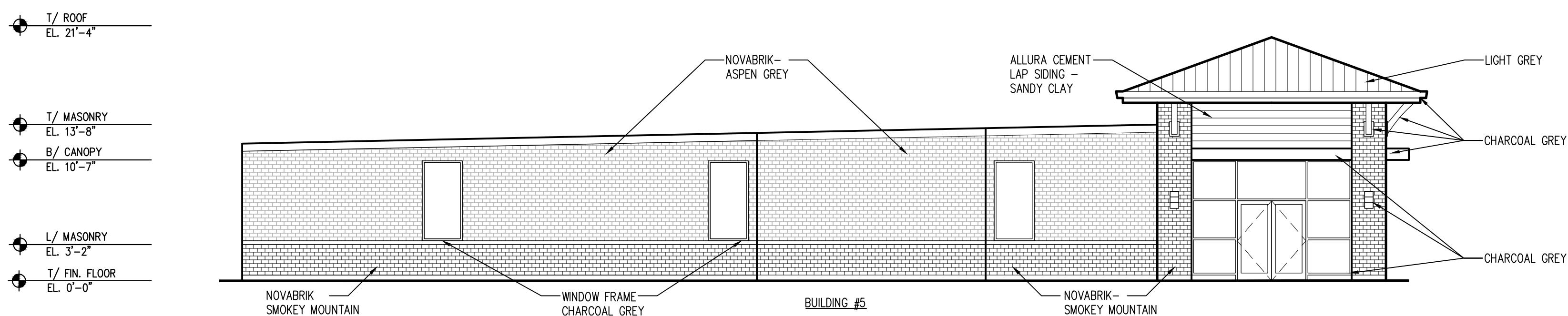
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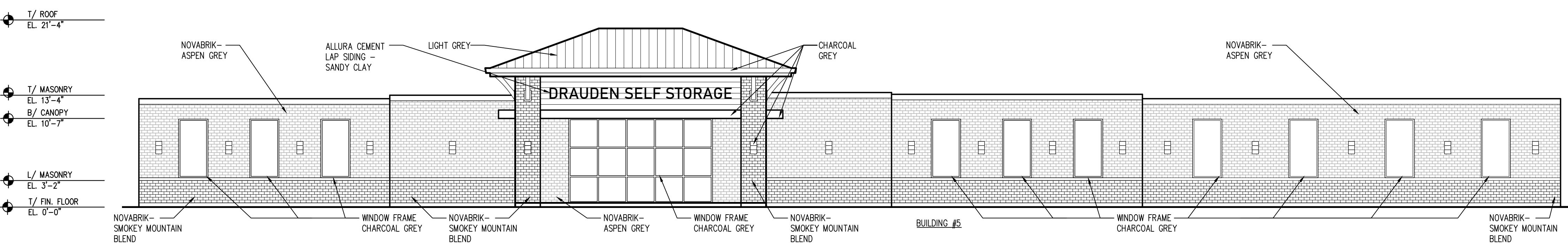
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A-201

NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

1

07-12-21

AWN BY: JMH

PROJECT NO.
21072

107 SHEET NAME

STREET NAME

BUILDING #5

INTERIOR ELEVATIONS

SHEET NUMBER

Page 201

A-201

1201

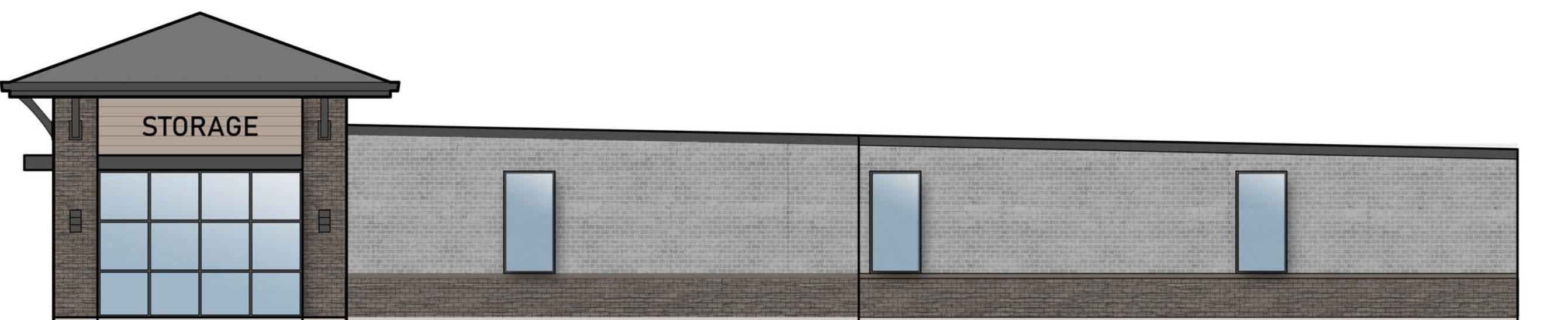
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A-201

HESTER SELF-STORAGE
DRAUDEN RD
JOLIET, IL 60586



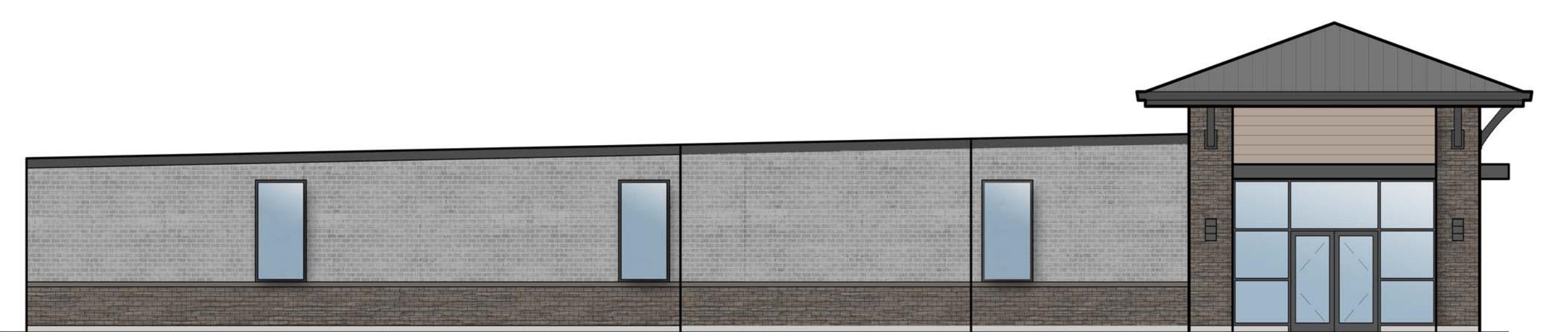
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A-201
NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



3
A-201
NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



2
A-201
SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



1
A-201
SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS
REV #
DATE
07-12-21
DRAWN BY:
JMH
PROJECT NO.
21072
SHEET NAME
BUILDING #5
EXTERIOR ELEVATIONS

A-201

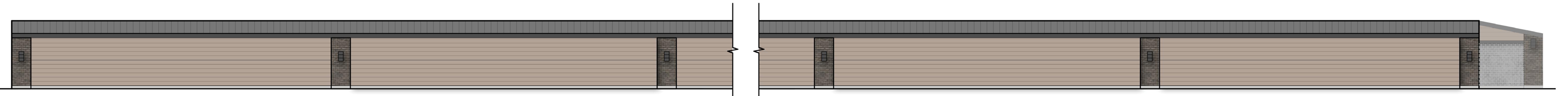
HESTER SELF-STORAGE
 DRAUDEN RD
 JOLIET, IL 60586



4
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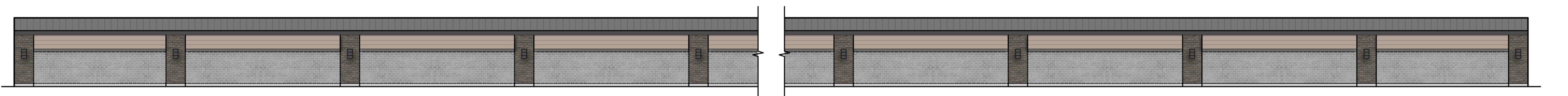
0 2' 4' 8' 16' 24'



3
 A-201 NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



2
 A-201 EAST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'

DESIGN FIRM REG. NO.
 184.006972
 EXP. DATE
 4-30-23

REVISIONS

REV # DATE: REV. PER:

DATE
 07-12-21

DRAWN BY: JMH

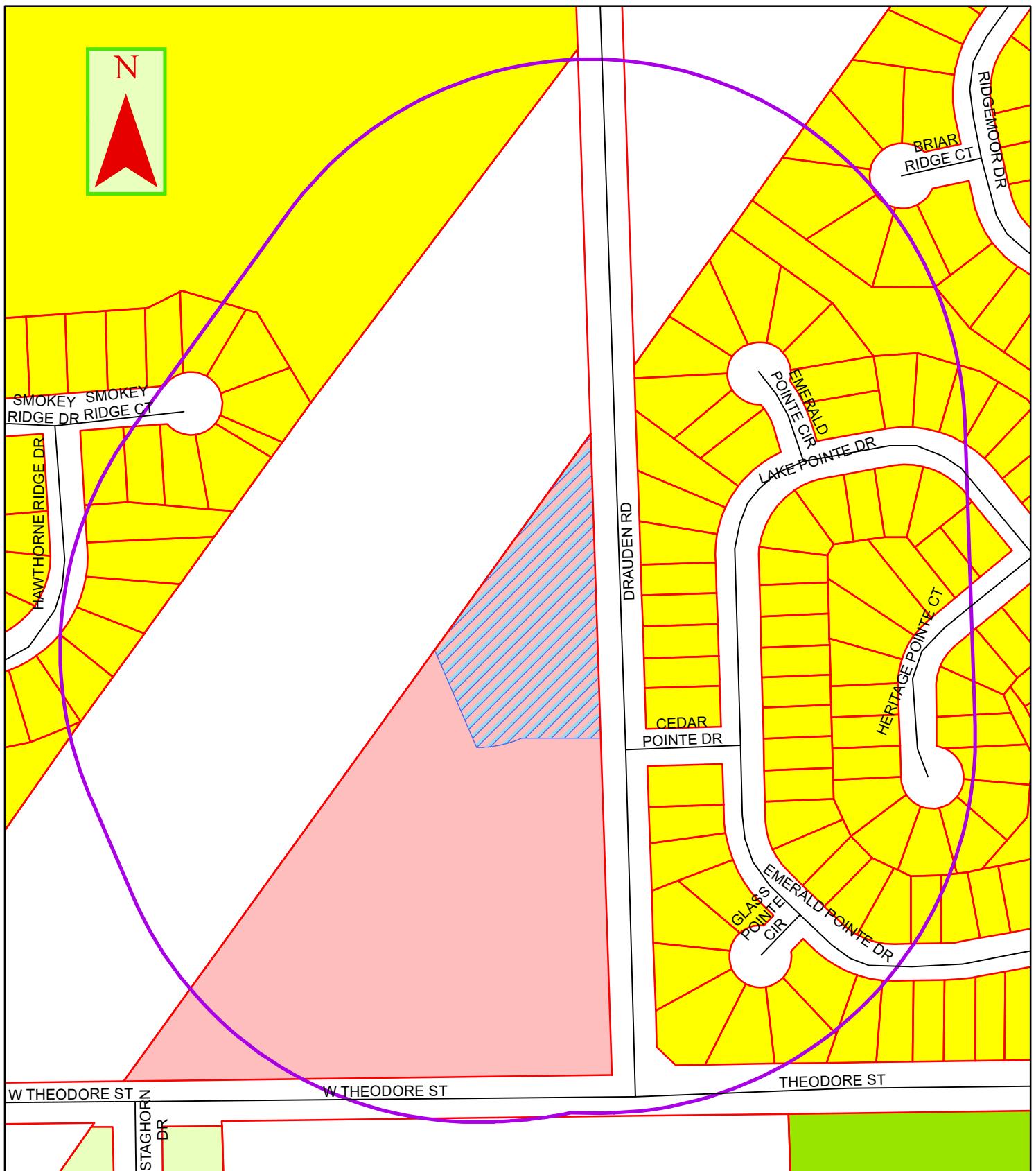
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 21072

SHEET NAME

BUILDING #1 & #6
 EXTERIOR ELEVATIONS

SHEET NUMBER

A-202



2021-44 & 45

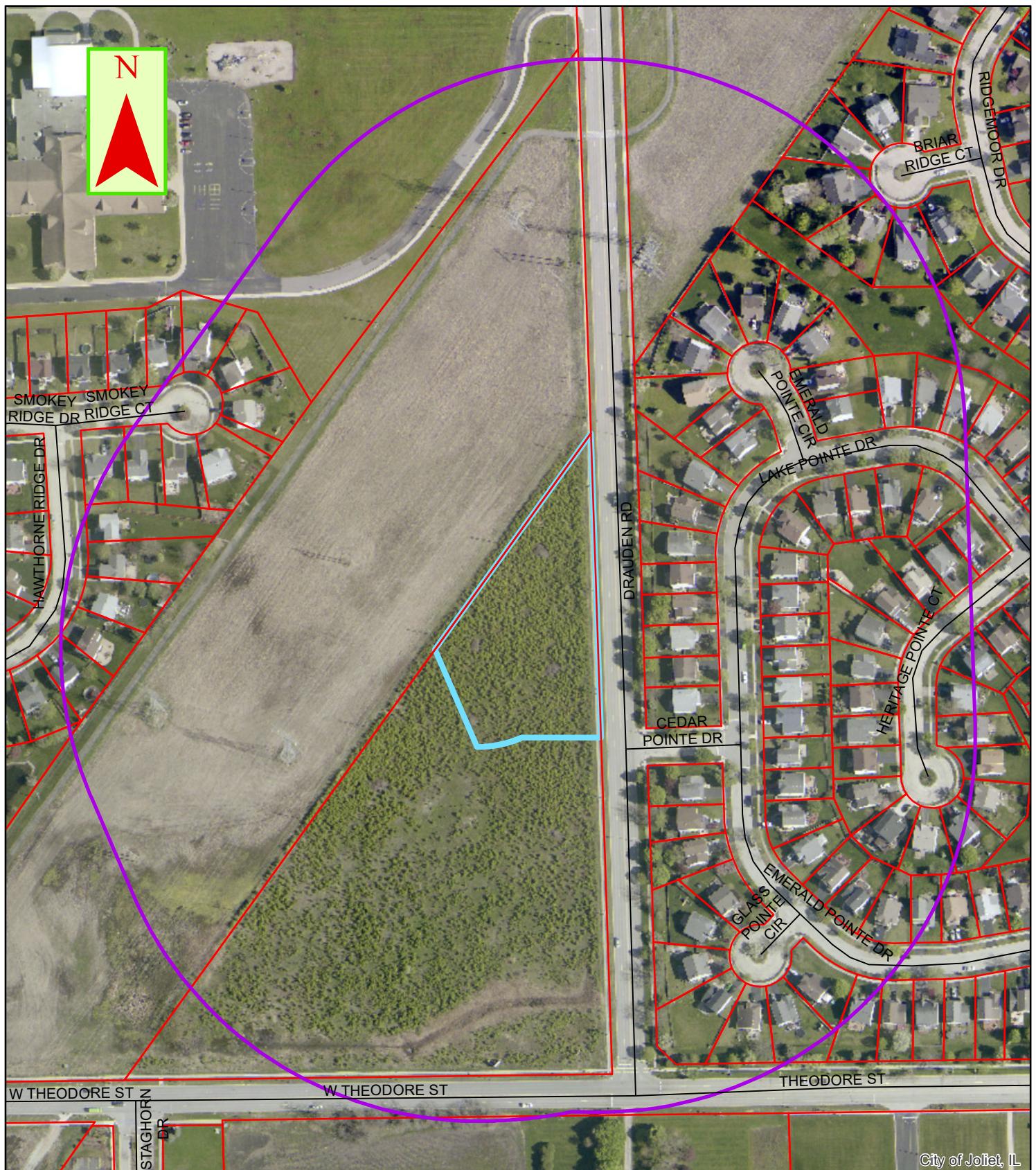


= Area in Question

= 600' Public Notification
Boundary

Legend

Zoning	I-TA	R-2
B-1	I-TB	R-2A
B-2	I-TC	R-3
B-3	R-1	R-4
I-1	R-1A	R-5
I-2	R-1B	R-B
I-T		



2021-44 & 45a

 = Area in Question
 = 600' Public Notification Boundary