

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 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
815 328 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: _____

DATE: _____

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 Anthony Plankfield IL ZIP CODE: 60544

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

EMAIL ADDRESS: ronschelling@yahoo.com 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

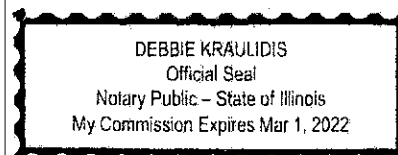
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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.

[Signature]
Petitioner's Signature

[Signature]
Owner's Signature
(If other than petitioner)

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



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 STREET

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

HOME ADDRESS: 21328 Redwood Ln 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 Bn Hancy Plm Aced IL

ZIP CODE: 60544

BUSINESS ADDRESS:

P.O. 343 Plantad IL

ZIP CODE: 60544

EMAIL ADDRESS:

conschelling@yahoo.com 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 or email):

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

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LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

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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)

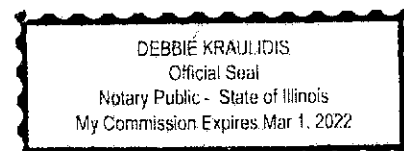
I, Richard Hester, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

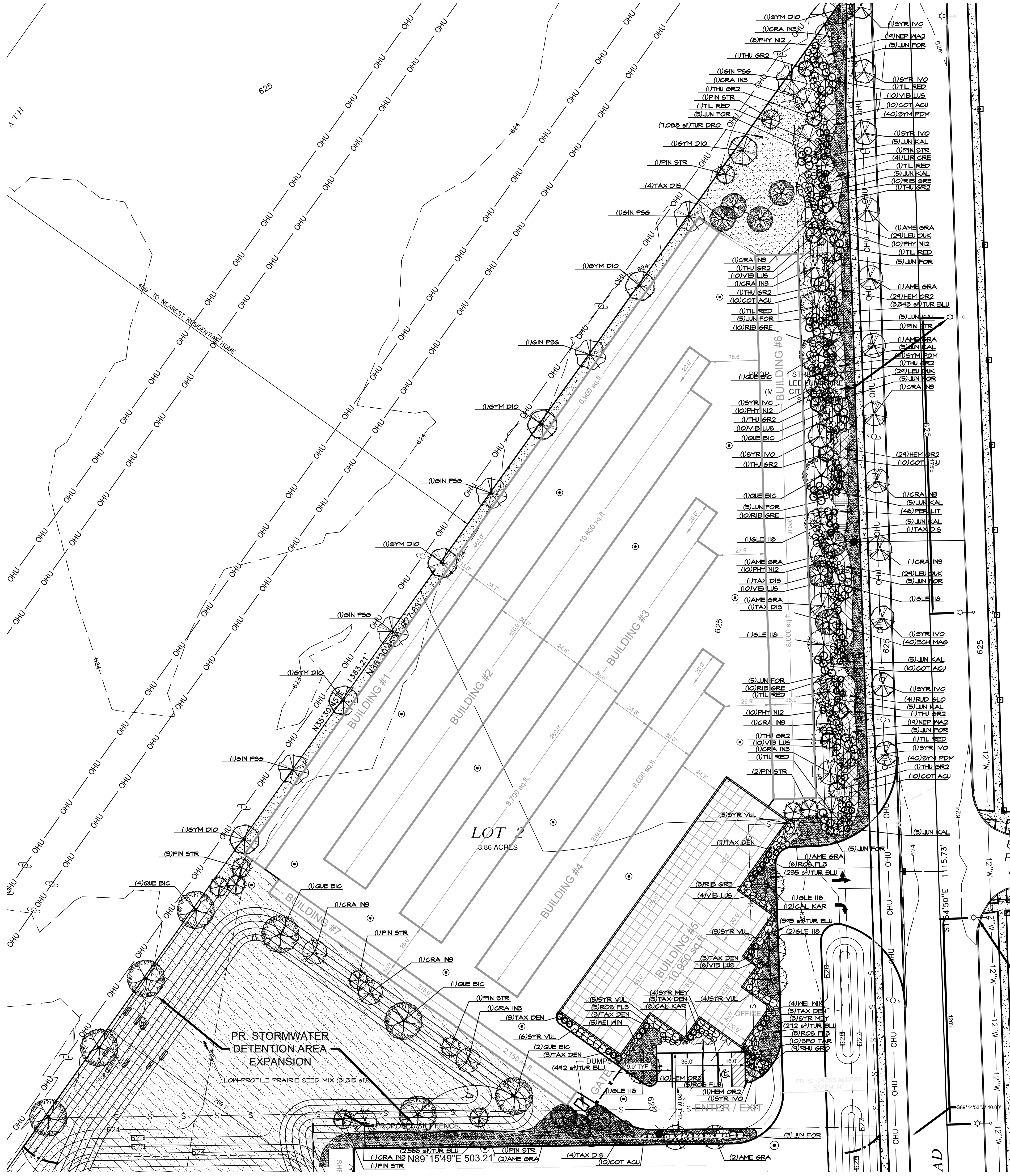
[Signature]
Petitioner's Signature

[Signature]
Owner's Signature
(If other than petitioner)

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

[Signature]





PLANT SCHEDULE

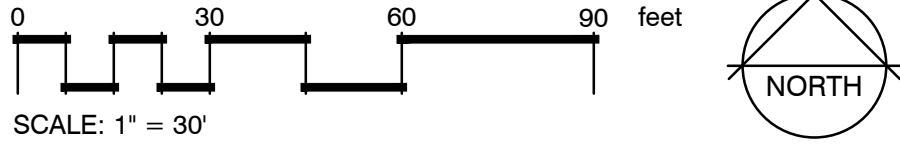
| CANOPY TREES | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
|------------------|--|-------|------------|----------|
| GIN P55 | GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE | B # B | 2' CAL | 6 |
| GLE IIB | GLEDTISIA TRIACANTHOS 'NERMIS SKYLINE' / THORNLESS SKYLINE HONEYLOCUST | B # B | 2' CAL | 7 |
| GYM DIO | GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE | B # B | 2' CAL | 1 |
| QUE BIC | QUERCUS BICOLOR / SHAMP WHITE OAK | B # B | 2' CAL | 11 |
| TAX DIS | TAXODIUM DISTICHUM / BALD CYPRESS | B # B | 2' CAL | 1 |
| TIL RED | TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN | B # B | 2' CAL | 2 |
| EVERGREEN TREES | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
| PIN STR | PINUS STROBUS / WHITE PINE | B # B | 6' HT. | 13 |
| THU GR2 | THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE | B # B | 6' HT. | 11 |
| UNDERSTORY TREES | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
| AME GRA | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY | B # B | 6' CLUMP | 10 |
| CRA INS | CRATAEGUS CRUS-GALLI 'NERMIS' / THORNLESS COCKSPUR HAWTHORN | B # B | 6' CLUMP | 13 |
| SYR IVO | SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC | B # B | 6' HT. | 4 |
| DECIDUOUS SHRUBS | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
| COT ACU | COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER | B # B | 30" HT. | 60 |
| PHY NI2 | PHYSCOCARPUS OPULIFOLIUS / NINEBARK | B # B | 36" HT. | 46 |
| RHU GR0 | RUBUS AROMATICUS 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC | B # B | 24" HT. | 4 |
| RIB GRE | RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT | B # B | 30" HT. | 43 |
| ROS FL3 | ROSA X FLOWER CARPET CORAL / ROSE | #5 | 24" SPREAD | 21 |
| SYR MEY | SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC | B # B | 30" HT. | 7 |
| SYR VIL | SYRINGA VILGARIS / COMMON LILAC | B # B | 36" HT. | 23 |
| VIB LUS | VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD | B # B | 36" HT. | 60 |
| KEI WIN | KEISOLA FLORIDA 'WINE TM' / KEISOLA | 5 GAL | 18" HT. | 4 |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
| JUN FOR | JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER | B # B | 24" HT. | 53 |
| JUN KAL | JUNIPERUS X PFITZERIANA 'KALLAT'S COMPACT' / KALLAT'S COMPACT PFITZER JUNIPER | B # B | 30" HT. | 45 |
| TAX DEN | TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW | B # B | 24" HT. | 25 |
| GRASSES | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
| CAL KAR | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | CONT. | #1 | 20 |
| SPO TAR | SPODOBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSIED | CONT. | #1 | 10 |
| GROUND COVERS | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
| ECH MAG | ECHEINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER | CONT. | QUART | 40 |
| HEM OR2 | HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY | CONT. | QUART | 74 |
| LEU DUK | LEUCANTHEMUM X SUPERBUM 'DAISY DUKE' TM / DAISY MAY SHASTA DAISY | CONT. | QUART | 87 |
| LIR GRE | LIRIOPE SPICATA / CREEPING LILY TURF | CONT. | QUART | 41 |
| NEP WA2 | NEPETA X FLAEGENI 'WALKERS LOW' / WALKERS LOW CATMINT | CONT. | QUART | 39 |
| PER LIT | PEROVSKIA ATRIPPLICIFOLIA 'LITTLE SPIRE' TM / LITTLE SPIRE RUSSIAN SAGE | CONT. | QUART | 46 |
| RUD SLO | RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK-EYED SUSAN | CONT. | QUART | 41 |
| SYM PDM | SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / PURPLE DOME NEW ENGLAND ASTER | CONT. | QUART | 121 |
| TURF | BOTANICAL / COMMON NAME | COND | SIZE | QTY |
| TUR DRO | TURF SEED / DROUGHT TOLERANT DWARF FESCUE BLEND | SEED | SEED | 1,088 SF |
| TUR BLU | TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS | SOD | S.F. | 1,309 SF |

NATIVE SEED SCHEDULE

| | | |
|--|------------------------------|-----------|
| | LOW-PROFILE PRAIRIE SEED MIX | 31/315 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/DISFIGURED LEADERS, 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 GUYING, 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 FENCINGS 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 SEEDED 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 THEN 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 UTILITY, 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 NEED FREEMERGENTS 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 MATERIAL 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 TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED, 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.



J. G. S.

LANDSCAPE ARCHITECTS

7751 W. Mc Carthy Road
Palos Park, Illinois 60464
office: 708.361.5124

| | |
|--------|------------|
| J.G.S. | 07-19-2021 |
| J.G.S. | 07-25-2021 |
| J.G.S. | 07-27-2021 |
| J.G.S. | 08-02-2021 |

Landscape Plan

Hester
Self-
Storage
NW Corner of
Theodore St.
and
Drauden Rd.

Joliet,
Illinois

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PREPARED FOR:
Hester

LOCATION:
Joliet, IL

DATE:
2021/07/10

SCALE:
1" = 30'

COMPUTER NAME:
Hester LPJan

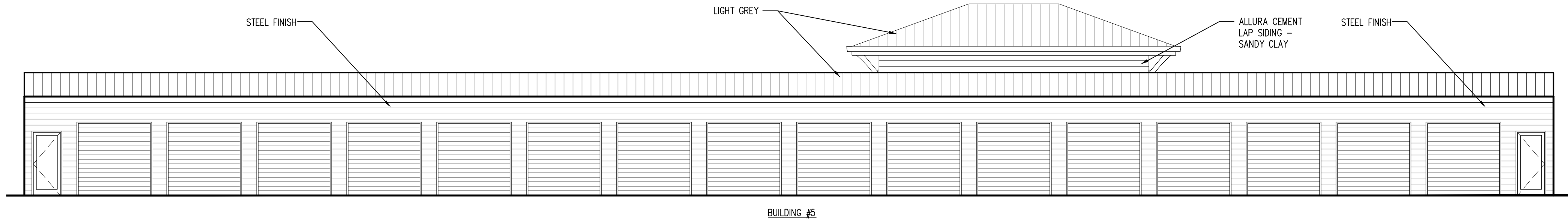
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JGS_92_2021

T/ ROOF
EL. 21'-4"

T/ ROOF
EL. 13'-8"

B/ GARAGE
EL. 10'-7"

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



4
A-201
NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

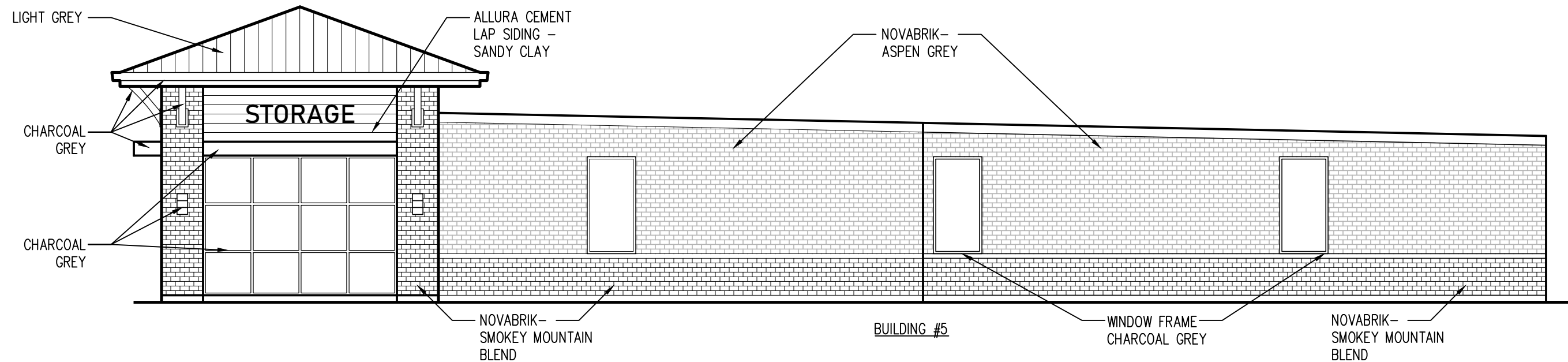


T/ ROOF
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T/ MASONRY
EL. 13'-8"

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



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



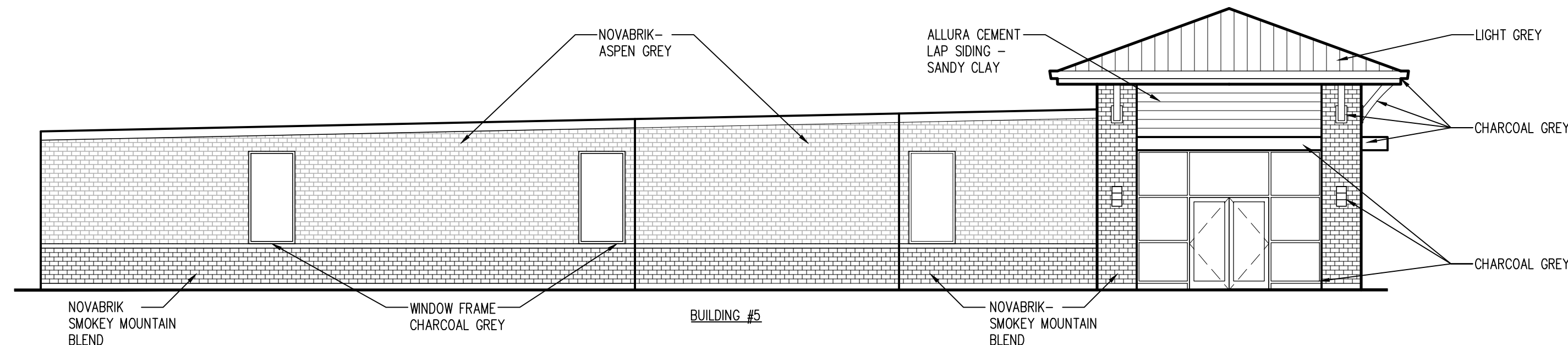
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T/ MASONRY
EL. 13'-8"

B/ CANOPY
EL. 10'-7"

L/ MASONRY
EL. 3'-2"

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



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



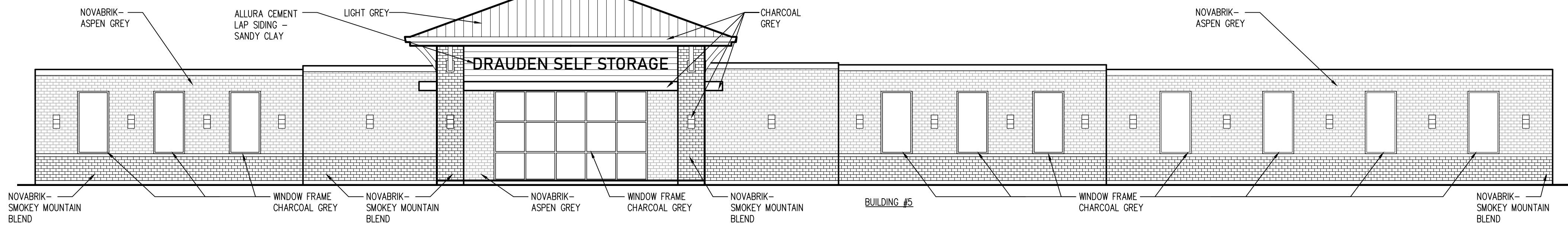
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EL. 21'-4"

T/ MASONRY
EL. 13'-4"

B/ CANOPY
EL. 10'-7"

L/ MASONRY
EL. 3'-2"

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



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



HESTER SELF-STORAGE
DRAUDEN RD
JOLIET, IL 60586

DESIGN FIRM REG. NO.

184.006972

EXP. DATE

4-30-23

REVISIONS

REV # DATE: REV. PER:

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DATE

07-12-21

DRAWN BY: JMH

PROJECT NO.

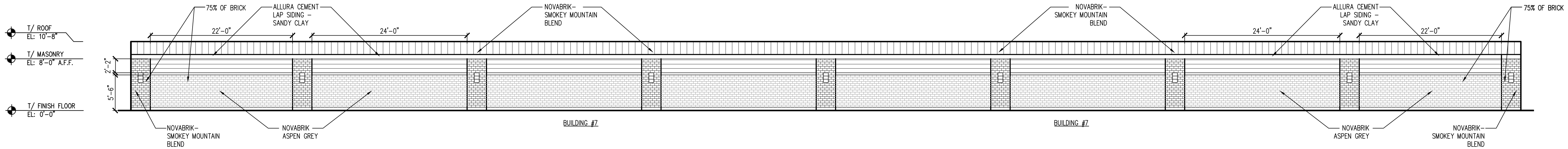
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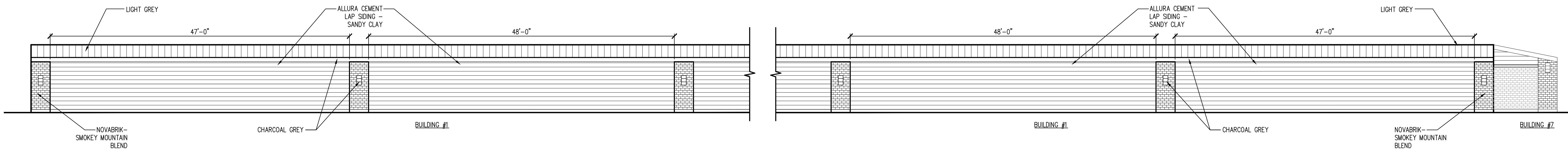
BUILDING #1 & #6
EXTERIOR ELEVATIONS

SHEET NUMBER

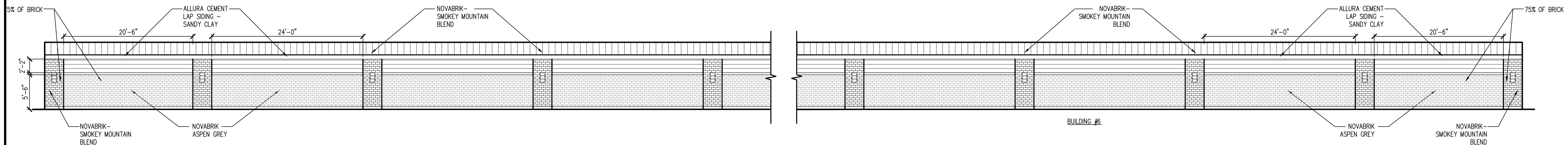
A-202



3
A-202
NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

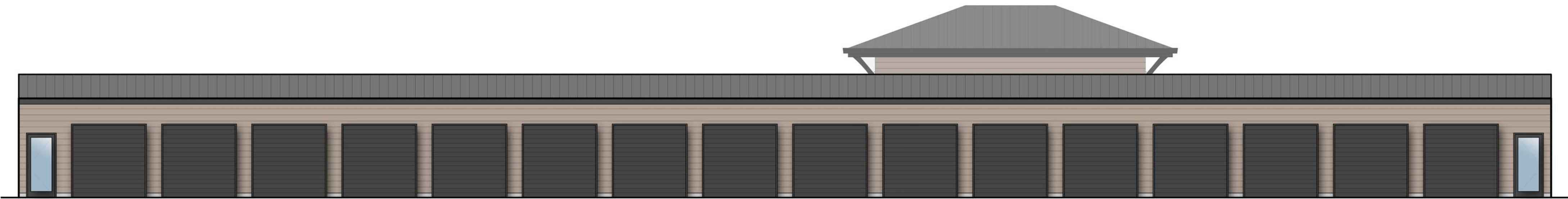


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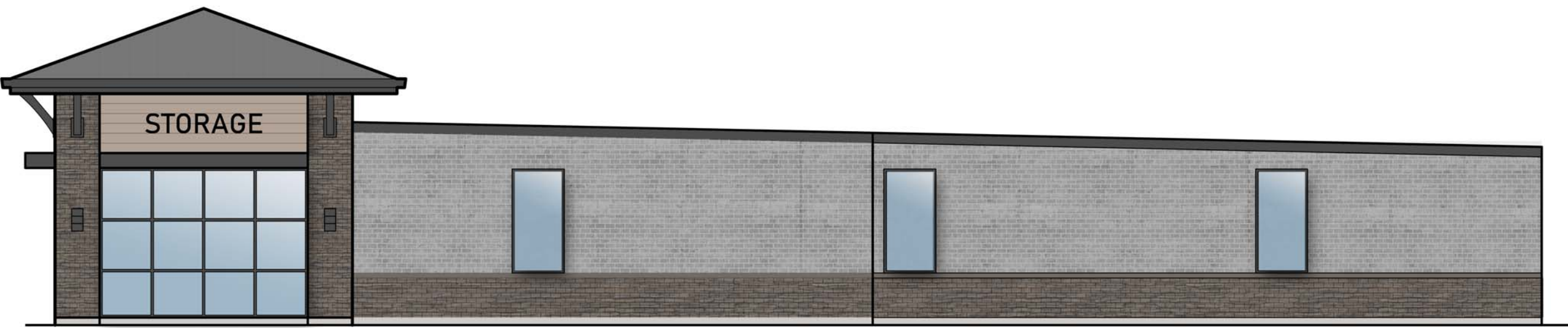


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A-202
EAST ELEVATION
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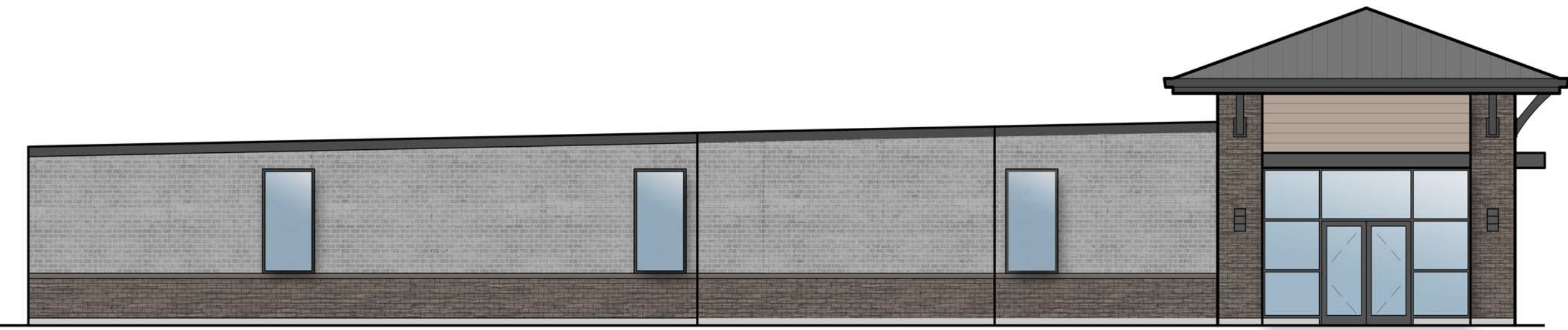




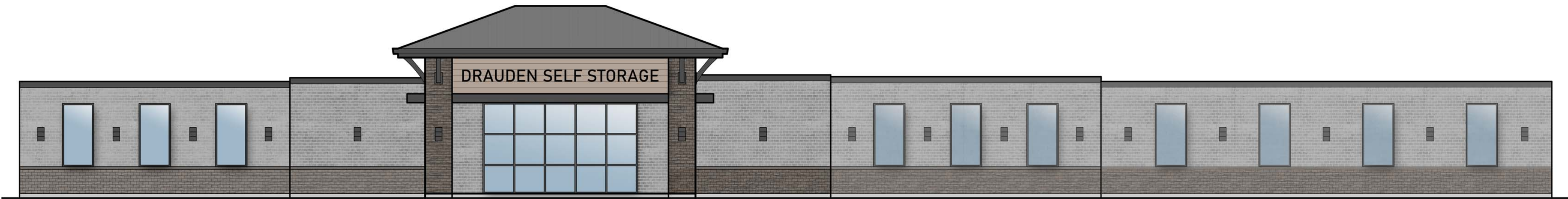
4 NORTHWEST ELEVATION
A-201 SCALE: 1/8"=1'-0"



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



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



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

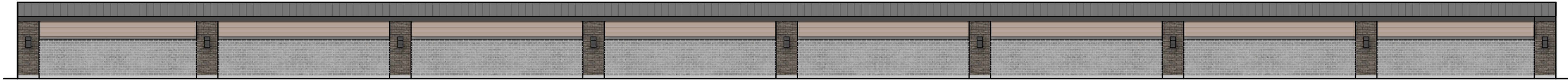


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| DESIGN FIRM REG. NO. |
| 184.006972 |
| EXP. DATE |
| 4-30-23 |

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

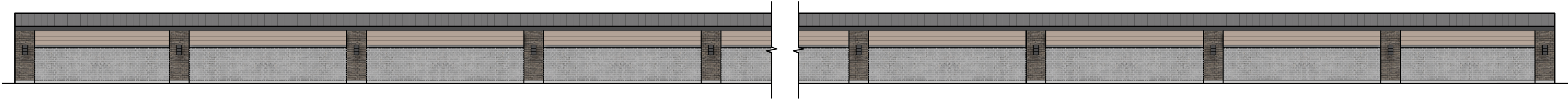
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| SHEET NUMBER |
| A-201 |



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



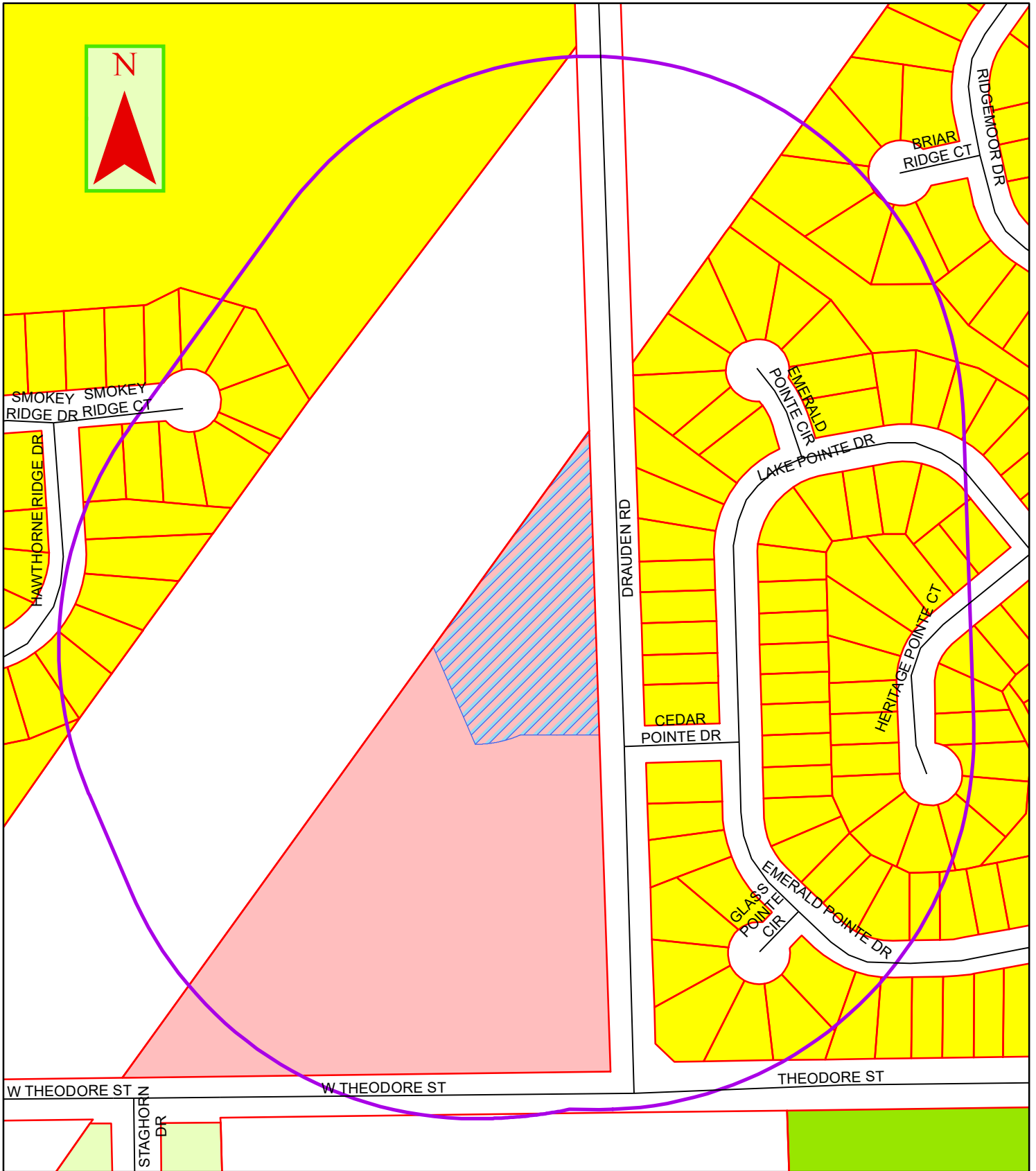
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A-201 SCALE: 1/8"=1'-0"





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



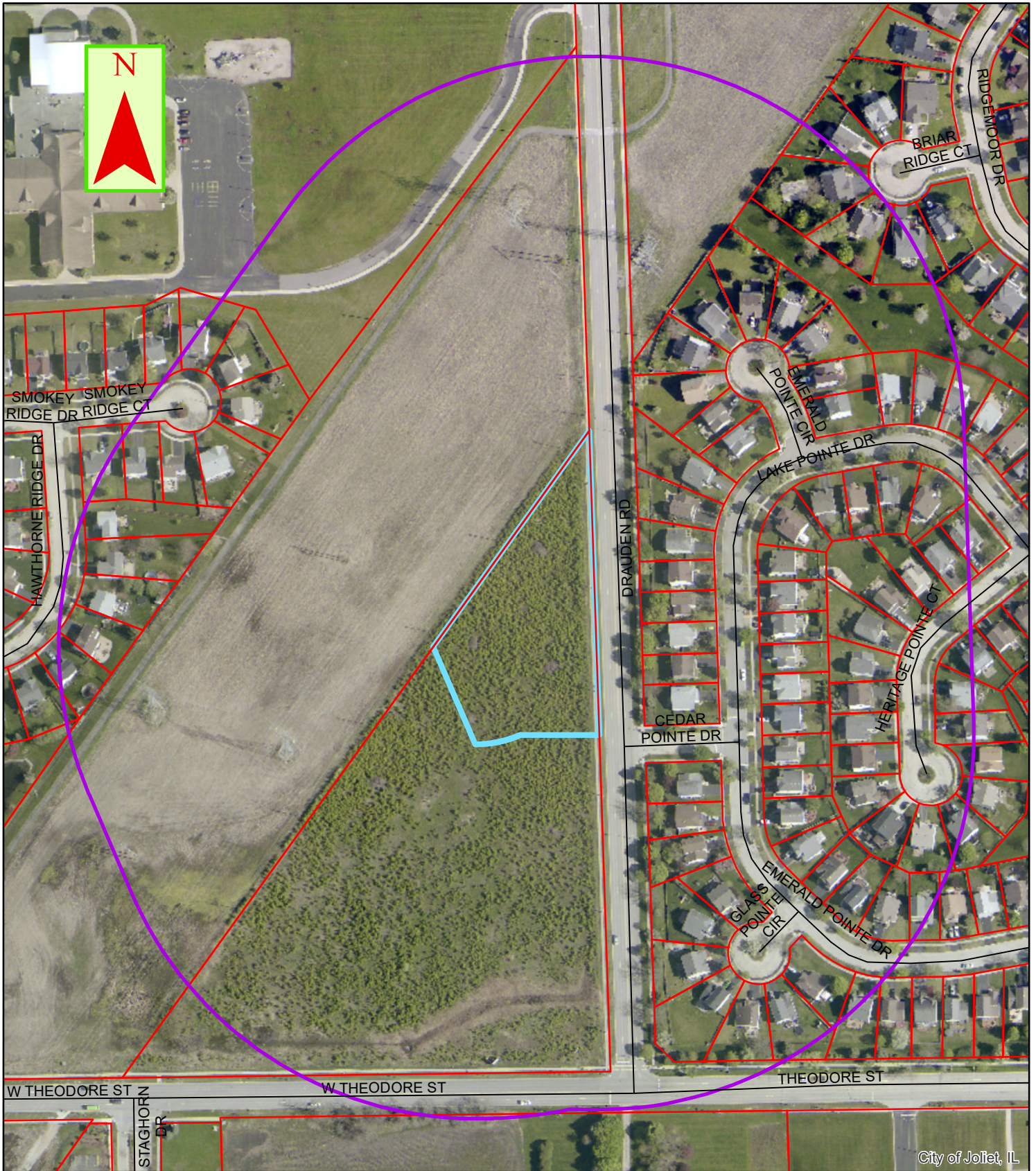
| REVISIONS | | |
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| REV # | DATE: | REV. PER: |
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2021-44 & 45



 = 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