

CORNERSTONE AUTO- **REVISION TO PLANS 10-10-2025**

REF ODRINANCE 22-O-51 & 22-O-52 **Note: deletion of addition negates the need for a setback variance**

SITE PLAN NARRATIVE- Reprinted from original approved site presentation- Changes in **BOLD**)

This plan was originally presented and approved in mid 2022 for a conditional use, setback variation, ARC, and site plan. Several minor changes occurred in 2023. **Due to market changes the proposed work has been scaled back.**

SITE PLAN:

The existing Plan has the H&H towing yard at the rear and the U-Haul yard at the front. These are being flipped so that the towing yard that must be fenced for its operation screens the U-Haul trucks which need 24/7 access by its users. FYI< This is not in compliance with the strict writing of the code requirement. We are requesting a text amendment and the following paragraph outlines that request.

The petitioner is requesting that the requirement for full fencing around the vehicles in the U-Haul lot be modified. The operation requires a 24 hour return availability for the vehicles. Therefore it is not uncommon for vehicles to be returned well after closing hours. The Towing business does have a secure fence as vehicles from accidents need to be temporarily stored and must be secure for evidence and other purposes. Our solution is to locate the towing yard at the front of the site and move the U haul behind it. This allows the U-Haul yard to be fully fenced on 3+ sides. The building provides additional partial screening on the open side. This will allow the users to return vehicles 24/7 while screening most if not all from view. Note that users will likely return vehicles to the general parking lot and allow the business owner to do the final parking maneuvers. Remember, most U Haul drivers are not professional truck drivers.

Note: Since 2022-24 the U-haul fleet has been reduced to the vehicles shown in the concept plan

There are currently four access points in the IDOT ROW. These are to remain in place. Necessary repairs will done at existing inlets.

The fencing is to be a 6' or 10' high wire fence with black vinyl privacy inserts or solid vinyl. The gate for the towing business is a sliding gate which will provide a 20' opening. A short 18' extension of the fence extends to further screen the U-Haul yard. **An additional fence has been added where the addition was previously shown that provided screening**

Existing trees on the south fence of vehicle storage area to remain. These trees form a highly obscured visual barrier as they presently exist. **The existing tree line is shown on the east side. Trees will remain and be trimmed to accommodate the fencing.**

The existing lot will be re-paved with asphalt except for the towing yard which will be covered with asphalt grindings. This will provide a dust free covering while accommodating the abusive impact of loading and unloading vehicles from accident scenes and other temporary holding of vehicles which would damage conventional paving.

BUILDING DESIGN:

This property was previously submitted and approved by the ARC.

The addition on the east side has been eliminated, and the dock doors are now grade level overhead doors to match the other overhead doors. They have also decided to eliminate the metal siding at the top of the existing masonry walls. Also, the glass in the overhead doors has been reduced to 3 vision panels at eye level. The solid panels will be the same metal color, dark charcoal grey.

The Web Gray color was added to simulate the metal panels which were deleted. See elevations for location of these Sherwin Williams masonry paint colors.

**SW 7075 Web Gray
SW 7664 Steely Gray
SW 6871 Positive Red
SW 9154 Perle Noir**

The signage is unchanged.

The client has committed to commence with work ASAP and complete by late spring.

Untitled Map

Write a description for your map.

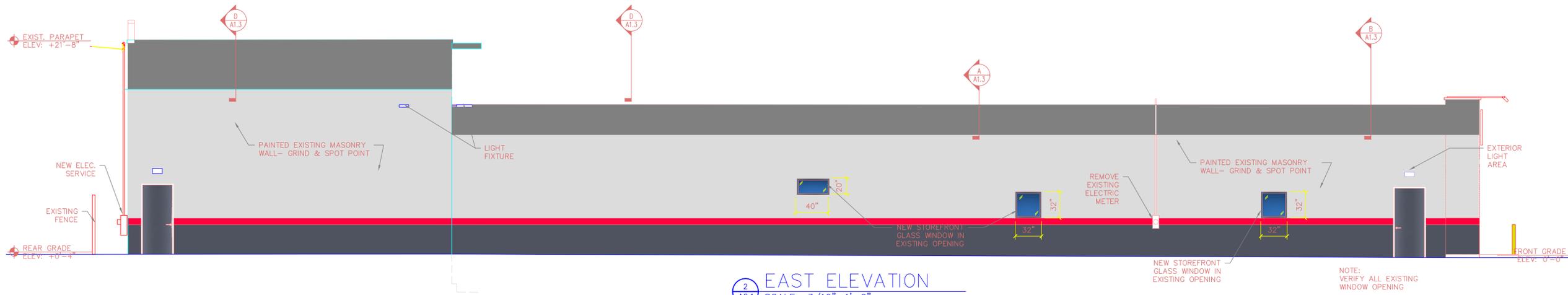
Legend

-  CORNERSTONE
-  Culver's
-  Feature 1
-  Feature 2
-  Feature 3
-  GreenTree Animal Hospital

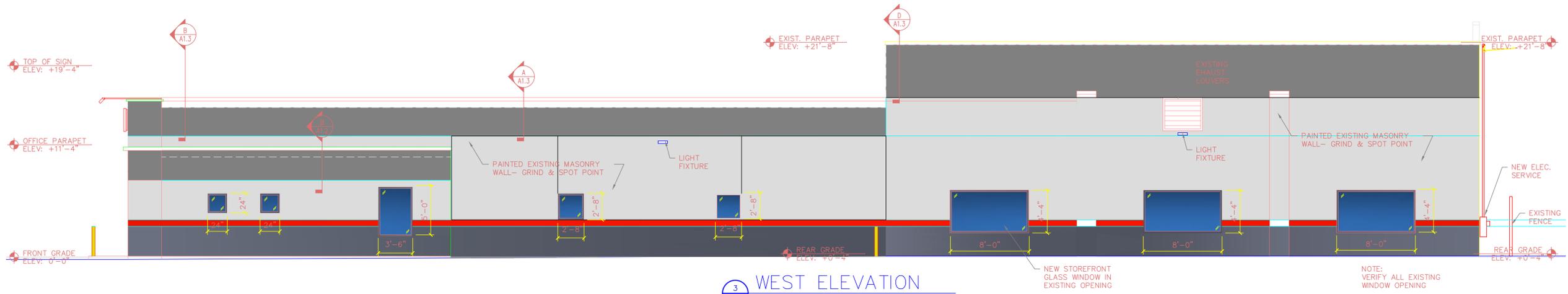




1 NORTH ELEVATION
 SCALE: 3/16"=1'-0"



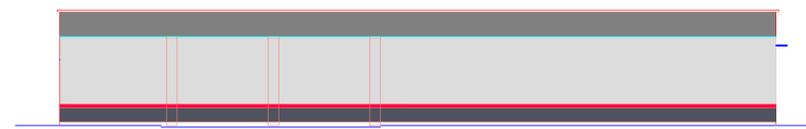
2 EAST ELEVATION
 SCALE: 3/16"=1'-0"



3 WEST ELEVATION
 SCALE: 3/16"=1'-0"



A CORNERSTONE SIGNAGE
 SCALE: 1"=1'-0"



4 SOUTH ELEVATION
 SCALE: 1/16"=1'-0"

EXTERIOR ELEVATIONS

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Project No. 4041