

MINUTES OF THE
CREST HILL PLAN COMMISSION

The January 8, 2026, 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 Gordon Butler, Commissioner Jeff Peterson, Commissioner John Stanton, and Commissioner Cheryl Slabozeski.

Also present were: Community & Economic Development Director Dan Ritter, City Planner Atefa Ghaznawi, Executive Secretary Samantha Tilley, and Administrative Clerk Linda Riha.

Absent were: Commissioner Marty Flynn, Commissioner Ken Carroll, and City Attorney Mike Stiff.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on December 11, 2025, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Butler, to approve the minutes from the Plan Commission meeting held on December 11, 2025.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Stanton, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Slabozeski.

ABSENT: Commissioner Flynn, Carroll.

There being four (4) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented the petitions Plat of Subdivisions, SU-26-1-1-1, and V-26-1-1-1, a request of Extra Space Storage, LLC seeking approvals from the City of Crest Hill Subdivision, Zoning Ordinance, and City Code to consolidate four (4) lots into one (1) lot and dedicate utility and drainage easements; amended Special Use for an existing self-service storage facility and addition of a new self-service storage facility; and a variation from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinance that would decrease the masonry requirement for exterior façade of the new self-service storage facility to zero percent, for an existing and a new self-service storage facilities located on the 7.58 acre, B-3 Business Service District zoned property located at 1812 N Larkin Ave, Crest Hill, Illinois.

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

Chairman Thomas asked for a Motion to Open the Public Hearing.

(#2) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to open a public hearing case numbers SU-26-1-1-1 and V-26-1-1-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn, Carroll.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:04 p.m.

Chairman Thomas asked the City Planner Atefa Ghaznawi to present the specifics on this case.

City Planner Atefa Ghaznawi presented the case to the Commission, explaining that Extra Space Storage is an existing self-service storage facility, located at 1812 North Larkin Avenue, which was established through a special use permit in 2002. Extra Space Storage is seeking to expand their existing facility by purchasing an additional 1.74-acre vacant property to the southwest. The proposal includes consolidating all four (4) lots into one lot, revising drainage and utility easements, removal of 980 square foot of an existing storage building on the southwest end of the existing property, removing the existing driveway and retaining walls on Lot 3 and using the entire Lot 3 as stormwater detention; requesting a special use approval for the existing self-service storage facility and addition of a new self-service storage facility; and requesting variation from the Crest Hill Zoning Ordinance and Code of Ordinances to waive the masonry requirement for exterior façades of the new self-service storage facility. The exterior of the proposed building will be clad with metal panels matching the existing self-service storage buildings.

City Planner Atefa Ghaznawi noted that the vacant property is landlocked with no public roadway access or visibility, which has contributed to its remaining undeveloped for many years. Staff did not oppose the variation request to waive the masonry requirement given that the existing facility also has metal exterior facades and the property's limited visibility.

Chairman Thomas asked for a representative from Extra Space Storage to approach the podium and be sworn in. All three representatives were sworn in.

Alexa Falbo from Kimley-Horn, Civil Engineer for the project, thanked City staff for their assistance and presented the project details. She explained that the expansion makes sense for this property given the landlocked nature of the vacant lots and confirmed that access would continue to be from the existing entrances on Larkin Avenue and Knapp Drive. The project would also include removal of the existing driveway and deteriorating retaining walls on Lot 3, construction of a new stormwater detention facility, and enhanced landscaping to buffer the new self-service storage facility from surrounding properties.

Mike Aufderheide from SGW Architects presented the architectural aspects of the project, explaining that the new building would be a climate-controlled facility with some exterior access units, three loading doors with canopies, and a design consistent with the existing facility.

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

Constance Jarris, a resident from the Willow Falls Subdivision, expressed concern about possible new access from Knapp Drive. The project team clarified that they would be using the existing access point from Knapp Drive, which would be upgraded with a code-controlled gate for the expanded facility.

Chairman Thomas asked if any Commissioners had any questions or comments.

Commissioner Peterson commented that he went to the property and spoke to a representative there and thought this is a wonderful thing and will make it look nice.

Chairman Thomas inquired about the economic justification for more self-storage facilities. Clint Kleppe, a representative from Extra Space Storage, explained that their existing facility is 95% occupied and has been for some time. He noted that the owner of the vacant parcels approached them about expanding, as the landlocked nature of the property made it difficult to market for other uses.

Chairman Thomas explained to the applicant that any recommendation that is given by the Plan Commission will be contingent on the eight (8) conditions for approval, which the City staff has discussed with the applicant. The conditions are:

1. All required final engineering plans, stormwater report, and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted with this project.
2. The development shall comply with the Architectural Plans (Kimley-Horn & Associates, Inc., dated 2025-06-09) and Plat of Subdivision and Preliminary Engineering Plans (Kimley-Horn & Associates, Inc., last revised 2025-12-30) as presented.
3. The existing and proposed water lines are proposed to be private and not located in public easements. These shall be owned and maintained by the property owner in the future. Shut-off valves shall be installed (unless they exist and are in good order) at two ends of the City-owned water mains in locations approved by the City Engineer with final engineering approval.
4. The existing fire hydrant at the west corner of lot three shall be relocated and reinstalled within the existing utility easement on Lot 2, as approved by the City Engineer and in compliance with all Fire requirements.
5. A Photometric Plan shall be provided at the time of submitting a building permit to ensure compliance with applicable codes and regulations.

6. A copy of the recorded Plat of Subdivision shall be submitted to the City Clerk's Office as part of the record for this Special Use. This Plat of Subdivision shall be recorded prior to issuing any Certificate of Occupancy.
7. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six (6) feet and a minimum caliber of two (2) inches at the time of planting.
8. All conditions made with this Special Use and the approved site plan shall run in covenant with the land and be transferred to any new property owner.

Chairman Thomas asked the applicant if he agreed to the eight (8) conditions. The applicant stated he agreed.

Chairman Thomas asked for a motion to close the public hearing.

(#3) Motion by Commissioner Peterson seconded by Commissioner Butler, to close the public hearing.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Stanton, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Carroll, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:24 p.m.

Chairman Bill Thomas asked for a motion to approve the request of Extra Space Storage LLC for the special approvals they are seeking from the City of Crest Hill Zoning Ordinance and City Code as stated in the January 8, 2026, Staff Report for petitions Preliminary and Final Plat of Subdivision, for Case # SU-26-1-1-1, and Case # V-26-1-1-1.

(#4) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to recommend to the City Council the conditional approval of the Preliminary and Final Plat of Subdivision to consolidate four (4) lots into one (1) lot and dedicate utility and drainage easements; a Special Use for an existing self-service storage facility and addition of a new self-service storage facility; a variation from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance, and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinance that decreases the masonry requirement for the exterior façade of the new self-service storage facility to zero percent, subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and application documents referenced in the January 8th, 2026, Plan Commission Staff Report for petitions Preliminary and Final Plat of Subdivision, for Case # SU-26-1-1-1, and Case # V-26-1-1-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Carroll, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas thanked Extra Space Storage LLC for being in Crest Hill for 24 years.

Chairman Thomas announced that this will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case on January 26, 2026, at the Work Session Meeting and then again on February 2, 2026, City Council meeting for formal vote.

OTHER BUSINESS:

PUBLIC COMMENTS: There were no public comments.

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

(#5) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to adjourn the January 8, 2026, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn, Carroll.

There being five (5) affirmative votes, the MOTION CARRIED

The meeting was adjourned at 7:31 p.m.

As approved this _____ day of _____, 2026.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN