



To: Plan Commission

From: Daniel Ritter, AICP, Community and Economic Development Director
Atefa Ghaznawi, AICP, LEED AP, City Planner

Date: January 8, 2026

Re: 1812 N Larkin Ave (Extra Space Self-Service Storage Facility) Preliminary and Final Plat of Subdivision; Special Use for an Existing and a New Self-Service Storage Facilities (Case # SU-26-1-1-1); and Variation Request from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances (Case # V-26-1-1-1)

Project Details

Project:	Preliminary and Final Plat of Subdivision; Special Use for an Existing and a New Self-Service Storage Facilities; and Variation Request from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances
Applicant:	Extra Space Storage LLC
Requests:	Special approvals from the City of Crest Hill Subdivision Regulations, 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 variation request 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.
Location:	1812 N Larkin Ave (the "Subject Property")

Site Details

Lot Size:	Approximately 7.58 acres
Existing Zoning:	B-3 Business Service District and B-1 Limited Business District (Lot 3)
Existing Improvements:	Lot 1: 5.83 acres existing self-service storage facility with 79,640 SF of existing drive-up storage buildings Lot 3: Existing stormwater detention and driveway Lot 4 and 5: vacant land

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Self-Service Storage facility, stormwater detention, and vacant land	Local Commercial	B-3 and B-1
North	Retail/Commercial, Stormwater Detention, and Forest Preserve	Local Commercial, Detention, and Natural/Preserve Areas	B-1 and B-3
South	Retail/Commercial	Local Commercial	B-1 and B-2
East	Retail/Commercial, Stormwater Detention, Single-Family Attached Residence, and Multi-Family Residence	Single-Family Attached, Multi-Family Residential, Community Facilities	R-3, B-1, B-2, and B-3
West	Retail/Commercial, and Forest Preserve	Local Commercial, and Natural/Preserve Areas	B-1, B-2, and B-3

Exhibits

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2025-10-30
2. Exhibit D – Legal Description 2025-12-12
3. Exhibit E – List of Requested Variations 2025-12-12
4. Exhibit F – Property Owner’s Letter of Authorization 2025-10-14
5. Exhibit G – Project Narrative 2025-12-12
6. Exhibit H – Subject Property Photos of Existing Condition 2025-12-12
7. Exhibit I – Response to Standards for Special Use 2025-12-12
8. Exhibit J – Response to Standards for Variations 2025-12-12
9. Exhibit K –Architectural Plans, Elevations, and 3D Renderings Prepared by Kimley-Horn & Associates, Inc. 2025-06-09
10. Exhibit L – Plat of Subdivision and Preliminary Engineering Plans, Prepared by Kimley-Horn & Associates, Inc. last revised 2025-12-30
11. Exhibit M - Preliminary Stormwater Memo, Prepared by Kimley-Horn & Associates, Inc. last revised 2025-12-30

Application Background and Project Summary

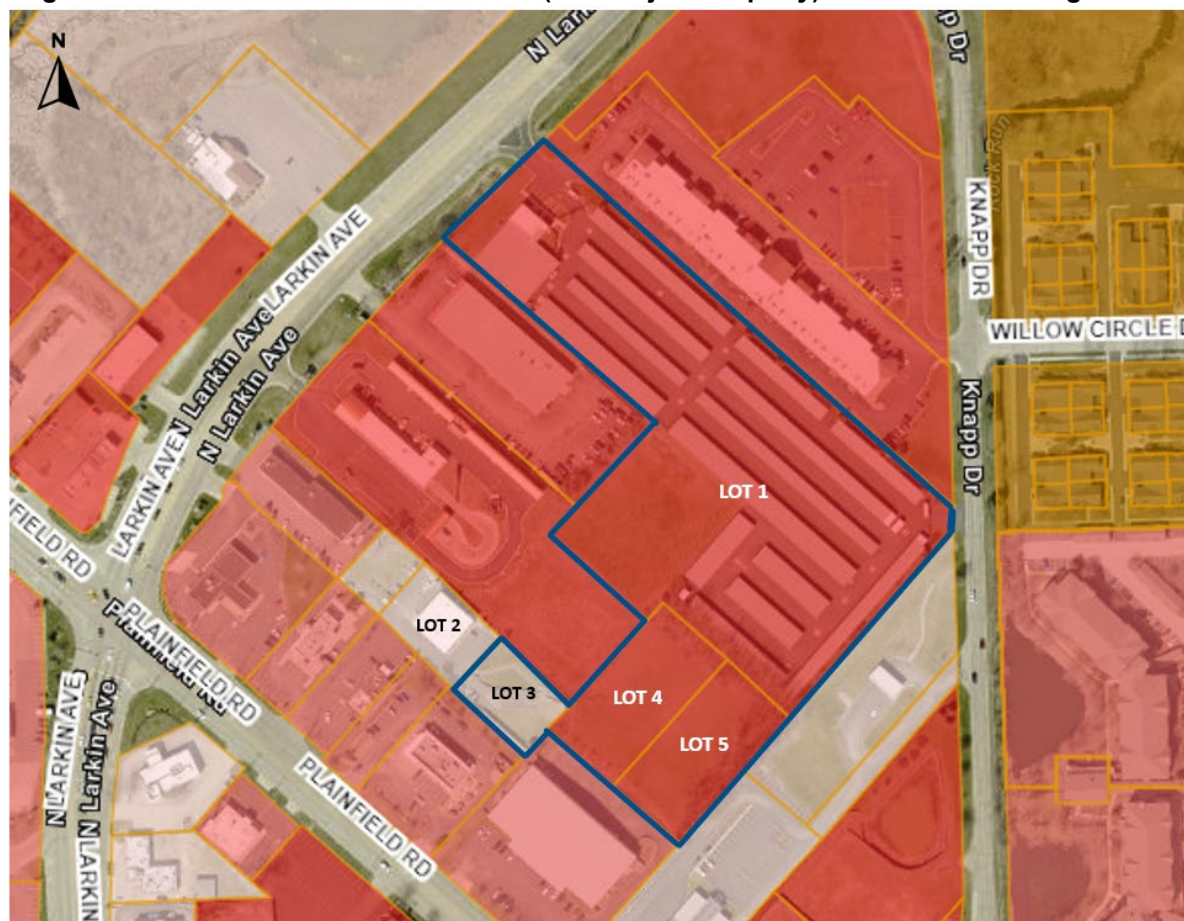
Extra Space Storage is an existing self-service storage facility located at 1812 N Larkin Avenue, which was established through a Special Use permit in 2002 (ORD #1248A). The total existing property is 5.83-acres with 79,640 SF of existing drive-up self-storage buildings.

Customers of Extra Space Storage typically store household goods in the existing drive-up self-storage buildings. The standard hours of the existing facility are 6:00 AM – 10:00 PM daily. These hours will remain the same for the proposed development. The existing access from N Larkin Avenue will remain the main entry point. There is also an existing entrance from Knapp Drive that will be accessible for customers and emergency vehicles.

Extra Space Storage is looking to purchase an additional 1.74-acre vacant property on the southwest of 1812 N Larkin Ave to expand the existing self-service storage facility. The proposed project includes the removal of 980 SF of an existing storage building on southwest end of 1812 N Larkin Ave and the construction of a 26,340 SF 1-story building, stormwater management, landscaping and utilities to service the new building on the 1.74-acre vacant property (Lots 3, 4, 5). The vacant property has no public roadway access or visibility and has remained vacant for many years. Adequate screening and landscaping are proposed along the perimeter of the Subject Property to buffer the new self-service storage facility from the adjacent properties. Stormwater drainage will be managed through on-site improvements designed in accordance with the City drainage and stormwater management regulations, preventing adverse impacts to the adjacent properties or public infrastructure.

The proposal will consolidate all four (4) lots into one lot, revise drainage and utility easements, remove the existing driveway and retaining walls on Lot 3 and use the entire Lot 3 as stormwater detention; request a special use approval for the existing self-service storage facility and addition of a new self-service storage facility; and request 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 cladded with metal panels matching the existing self-service storage buildings.

Figure 1: Arial View of 1812 N Larkin Ave (the Subject Property) and Its Surroundings



Summary of Requested Petitions

To consolidate the subject property into one lot and construct a new self-service storage facility, the Applicant is seeking approvals of the following petitions:

- (i) Preliminary and Final Plat of Subdivision to consolidate four (4) lots into one (1) lot, and dedicate utility and drainage easements.
- (ii) Amended Special Use for an existing self-service storage facility and addition of a new self-service storage facility.
- (iii) 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 Ordinances](#) that decrease the masonry requirement for exterior façades of the new self-service storage facility to zero percent.

Staff Analysis

Overall, the Subject Property represents a unique circumstance within the B-3 Business Service District due to unique circumstances related to the subject property and the proposed use, rather than to general conditions in the zoning district. The 1.74-acre vacant property (Lots 3, 4, 5) is landlocked and accessed solely by private access easements. The location severely limits building configuration, construction logistics, and overall site efficiency. With no visibility, access or public frontage, it is likely this land remains undeveloped if this special use is not approved. Use of the land by one of the adjacent existing uses, as proposed here, is the highest and best use for this land. In addition, the functional design requirements of a self-service storage facility—characterized by large interior floor plates, limited fenestration, and minimal on-site activity—differ from those of other commercial uses for which masonry construction standards were originally intended. These site-specific and use-specific conditions constitute unique circumstances that justify consideration of the requested variation. Considering that the existing self-service storage facility has metal exterior facades, Staff do not oppose the variation request to waive the masonry requirement for the new self-service storage facility (Refer to Exhibit H for photos of existing self-service storage facility).

Self-service storage facilities are generally low-intensity uses that do not generate continuous activity, outdoor storage, or significant truck traffic. Customer visits are typically short in duration and spread throughout the day, which limits congestion, noise, and operational impacts on nearby properties. The facility will be fully enclosed within a permanent structure and will not involve outdoor display, processing, or manufacturing activities. The proposed building placement, setbacks, and buffering/landscaping are in accordance with zoning requirements to minimize visual impacts and maintain compatibility with adjacent uses. Access to the landlocked parcels will be accommodated through the existing site entrances on Larkin Avenue and Knapp Drive, ensuring orderly and predictable circulation while avoiding disruption to surrounding properties. The proposed use is consistent with other permitted and special uses in the area and represents a less intensive alternative to many commercial or light industrial uses otherwise allowed by zoning.

Given the limited operational impacts, compliance with applicable development standards, and the nature of the use, the proposed special use is not expected to interfere with the reasonable use and enjoyment of nearby properties or adversely affect the character or orderly appearance of the neighborhood.

Staff feedback on specific aspects of the requested approvals:

- Crest Hill Zoning Ordinance (ZO) Section 8.7-2 Building Façade and Crest Hill Code of Ordinances Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades:
 1. A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
 2. ii. A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
 3. iii. Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
 4. iv. The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry. *Exterior facades of the proposed self-storage facility are 100% metal panels.*

Staff reviewed the proposed development with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies self-service storage facilities as Special Use in B-3 Business Service District. To construct the new self-service storage facility, the existing 2002 Special Use for the existing self-service storage facility needs to be amended to include the proposed new self-service storage facility, the above-mentioned required variation(s), and approval of the Plat of Subdivision with revised utility, drainage, and access easements.

Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
The Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the masonry requirements of the Crest Hill Zoning Ordinance and Code of Ordinances. Strict application of the masonry façade requirement imposes a disproportionate construction cost relative to the low-intensity, limited-occupancy nature of a self-service storage facility, significantly increasing development costs without a corresponding increase in operational revenue. Given the site's constraints, including its landlocked condition with limited public visibility, requiring masonry material on applicable exterior building facades renders the proposed development financially impractical and discourages reinvestment in the property. The requested variation will allow the property to be developed in a functional and economically viable manner while maintaining

appropriate design quality and compatibility with surrounding development. Without the requested relief, the property will not be able to realize a reasonable return under the requirements of the Crest Hill Zoning Ordinance and Code of Ordinances.

2. That the plight of the owner is due to unique circumstances.

The plight of the property owner is due to unique circumstances related to the Subject Property and the proposed use, rather than to general conditions in the zoning district. The 1.74-acre vacant property (Lots 3, 4, 5) is landlocked and accessed solely by easement, which limits building configuration, construction logistics, and overall site efficiency. In addition, the functional design requirements of a self-service storage facility –characterized by large interior floor plates, limited fenestration, and minimal on-site activity – differ from those of other commercial uses for which masonry construction standards were originally intended. Strict application of the masonry requirement, when applied to this specific site and use, results in an atypical and disproportionate economic burden not shared by similarly zoned properties with direct street frontage or greater development flexibility. These site-specific and use-specific conditions constitute unique circumstances that justify consideration of the requested variation.

3. That the variation, if granted, will not alter the essential character of the locality.

The requested variation, if granted, will not alter the essential character of the locality. The proposed self-storage facility will maintain a scale, massing, and use pattern consistent with the existing self-service storage facility and existing commercial properties in the surrounding area. The variation pertains only to the elimination of masonry materials and does not affect the building's height, footprint, or use intensity. The building will continue to utilize durable, compatible exterior materials and incorporate architectural detailing and landscaping consistent with the surrounding context. The elimination of masonry coverage will not be visually prominent from public streets or adjacent properties due to the site's landlocked configuration and orientation. Therefore, granting variation request preserves the intent of the Crest Hill Zoning Ordinance and Code of Ordinances to ensure quality building design, while allowing reasonable flexibility for site-specific conditions, and will not compromise the character or orderly appearance of the neighborhood.

In addition, Section 12.6-2 Standards for Variations and Section 12.7-6 Standards for Special Use of the Zoning Ordinance further suggest that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A and Exhibit B have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests. Please refer to Exhibit I and Exhibit J for the Applicant's response to Standards for Variations and Special Use.

Conditions of Approval

The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

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 substantially 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 existing and 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 3 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 covenant with the land and transferred to any new property owner.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommend the following motion to provide a recommendation to City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommend any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

The Plan Commission recommends City Council 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 decrease the masonry requirement for exterior façade of the new self-service storage facility to zero percent, subject to the project being implemented in substantial conformance with the conditions for approval and application documents referenced in the January 8, 2026, Plan Commission Staff Report for petitions Preliminary and Final Plat of Subdivision, Case # SU-26-1-1-1, and Case # V-26-1-1-1.

EXHIBIT A**Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2**

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

EXHIBIT B

Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6

- 1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
- 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.*
- 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.*
- 4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
- 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.*
- 6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*

**EXHIBIT C Application for Development**

For Office Use Only: Case Number:
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Project Name: Extra Space Storage ExpansionOwner: Charles Dinaso Jr. Correspondence To: Extra Space Storage LLCStreet address: [REDACTED] Street address: [REDACTED]City, St., Zip: [REDACTED] City, St., Zip: [REDACTED]Phone: [REDACTED] Phone: [REDACTED]Email: [REDACTED]m Email: [REDACTED]**Property Address:**Street address: 1812 N Larkin Ave**Property Information:**Lot Width: 250 ftCity, St., Zip: Crest Hill, IL., 60403Lot Depth: 246 ft

11-04-31-407-008-0000, 11-04-31-407-009-0000

PIN: 11-04-31-407-010-0000Total Area: 61,500 sqft (1.41 Ac)

*Submit an electronic version of the legal description only in a Word document to:

buildingdepartment@cityofcresthill.comExisting Zoning: B-3 Existing Land Use: UndevelopedRequested Zoning: B-3 Proposed Land Use: Self Service Storage Facility**Adjoining Properties Zoning and Uses:**North of Property: Self Storage Facility Zoned B-3Retail sales of goods greater than 15,000 sqft but less thanSouth of Property: 100,000 sqft Zoned B-1East of Property: Banks (Financial Institutions) Zoned B-3West of Property: Drive Through Zoned B-2Purpose Statement (intended use and approval sought): Self Service Storage Facility

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ Special Use: Current zoning defines self service storage as a special use.

☐ Variance: _____

☐ Planned Unit Development: _____

☐ Annexation: _____

☒ Plat: This development will be an expansion of the storage facility northeast of the site.

☐ Other: _____

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

☐ Civil Engineer: Alexa Falbo Phone:

Company: Kimley-Horn and Associates, Inc. Email:

☐ Contractor: TBD Phone: _____

Company: _____ Email: _____

☐ Architect: Bill Fearon Phone:

Company: Vissi Architecture + Design Email: _____

☐ Builder: Extra Space Storage Phone:

Company: Extra Space Storage Email:

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

Clint Kleppe
Signature of the Applicant

10/30/2025
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

Please reference attached letter of authorization.

Signature of the Owner

Date

EXHIBIT D
1812 N LARKIN AVE - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1812 N LARKIN AVE, CREST HILL, IL, 60403

PERMANENT INDEX NOS: 11-04-31-405-049-0000, 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000

LEGAL DESCRIPTION:

LOTS 3 THROUGH 5, BOTH INCLUSIVE, IN DINASO COMMERCIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2000 AS DOCUMENT NUMBER R2000-102267, IN WILL COUNTY, ILLINOIS

THAT PART OF THE SOUTHEAST 1/4 OD SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERN MOST CORNER OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 THENCE NORTH 48 DEGREES 48 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THAT PROPERTY TAKEN IN CONDEMNATION CASE NO. W73G1777 FOR THE LARKIN AVENUE SPUR EXTENSION A DISTANCE OF 165.00 FEET TO AN IRON ROD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 48 DEGREES 48 MINUTES 55 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF SAID LARKIN PROPERTY A DISTANCE OF 200.00 FEET TO AN IRON PIPE, THENCE SOUTH 46 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 798.18 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WALLY LINE OF KNAPP ROAD; THENCE SOUTH 00 DEGREES 21 MINUTES 18 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 37.70 FEET TO AN IRON ROD; THENCE SOUTH 43 DEGREES 01 MINUTES 52 SECONDS WEST ALONG THE NORTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 OF HILLCREST PLAZA SUBDIVISION. RECORDED AS DOCUMENT NO. R69-9124 A DISTANCE OF 341.14 FEET TO AN IRON ROD, THENCE NORTH 46 DEGREES 47 MINUTES 40 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 A DISTANCE OF 249.89 FEET TO AN IRON ROD AT THE NORTHERN MOST CORNER OF SAID LOT 2; THENCE SOUTH 42 DEGREES 46 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 49.84 FEET TO AN IRON ROD AT THE EASTERN MOST CORNER OF LAND CONVEYED BY DOCUMENT NO. R76-6687, THENCE NORTH 46 DEGREES 46 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LAND CONVEYED BY DOCUMENT NO. R76-6687 A DISTANCE OF 215.20 FEET TO AN IRON ROD AT THE SOUTHERN MOST CORNER OF LAND CONVEYED BY DOCUMENT NO. R77-46808, THENCE NORTH 43 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 EXTENDED A DISTANCE OF 55.20 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 THENCE NORTH 48 DEGREES 41 MINUTES 45 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LAND CONVEYED BY DOCUMENT NO. R95-32307 A DISTANCE OF 164.97 FEET TO AN IRON ROD, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID DOCUMENT NO. R95-32307; THENCE NORTH 46 DEGREES 49 MINUTES 26 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LAND CONVEYED BY SAID DOCUMENT NO. R95-32307 A DISTANCE OF 395.30 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXHIBIT E
1812 N LARKIN AVE – LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance (ZO) Section 8.7-2 Building Façade

- a. A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
- b. A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
- c. Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
- d. The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)

Crest Hill Code of Ordinances Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of Chapter 15.04 Building Requirements

1. A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
2. A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
3. Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
4. The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)



EXHIBIT F

October 14, 2025

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

City of Crest Hill, Illinois

Community Development Department
20600 City Center Boulevard
Crest Hill, IL 60403
Attention: Dan Ritter
Email: webadmin@cityofcresthill.com

VIA FedEx and Email

RE: Notice of Pending Sale and Authorization to Seek Development Approvals – Lots 3, 4, and 5, Plainfield Rd., Crest Hill, IL 60403

Dear Mr. Ritter,

The purpose of this letter is to formally notify the City of Crest Hill, Illinois (the “**City**”) of a purchase agreement entered into between Charles Dinaso Jr., (“**Seller**”) and Extra Space Storage LLC (“**Purchaser**”) for the purchase and sale of the self-storage facility located at Lots 3, 4, and 5 Plainfield Rd., Crest Hill, IL 60403 (the “**Facility**”), together with the underlying real property more particularly described in **Exhibit A** attached hereto. Purchaser intends to continue operating the Facility as a self-storage business, leasing individual storage units on a monthly basis, and may pursue additional development approvals related to these operations.

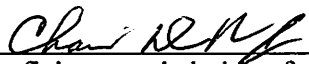
For purposes of the pending sale, Seller has granted Purchaser a thirty-six (36) month entitlement period to seek and obtain all entitlements, zoning rights, amendments, or changes necessary to further develop, construct, and maintain the property as a self-storage facility. This includes all municipal site plan approvals, building permits, and other authorizations required under applicable law. Seller has authorized Purchaser to meet with and communicate directly with the City and any other applicable governmental agencies or departments to obtain all necessary development-related approvals and entitlements. This includes the right to submit documentation, materials, and applications as may be required therewith.

Should you require any additional documentation or verification of this authorization, please contact Clint Kleppe, the authorized representative of Extra Space Storage LLC.

[Signature Page to Follow]

SELLER

CHARLES DINASO JR.


Beneficiary and hold of power of
direction Of Chicago Title Land Trust
Company as Successor trustee to
Prairie Bank and Trust Company, an
Illinois Banking Corporation, As
Trustee under Trust Agreement Dated
April 16, 2001 and Known as Trust
Number 01-040

PURCHASER

EXTRA SPACE STORAGE LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

SELLER

CHARLES DINASO JR.

Beneficiary and hold of power of direction Of Chicago Title Land Trust Company as Successor trustee to Prairie Bank and Trust Company, an Illinois Banking Corporation, As Trustee under Trust Agreement Dated April 16, 2001 and Known as Trust Number 01-040

PURCHASER

EXTRA SPACE STORAGE LLC,
a Delaware limited liability company

By: Kelly Chipman
Name: Kelly Chipman
Title: Manager

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 3, 4 and 5 Plainfield Rd., Crest Hill, IL 60403

(Parcels: 11-04-31-407-008-0000;11-04-31-407-009-0000; and 11-04-31-407-010-0000)

Parcel 1:

Lots 3, 4 and 5 in Dinaso Commercial Park, being a subdivision of that part of the Southeast 1/4 of Section 31, Township 36 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded September 21, 2000 as document number R2000-102267, in Will County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for Ingress and egress easement over, across and upon the ingress/egress easement area, as created by declaration of covenants, easements and restrictions recorded September 21, 2000 as document R2000-102268 and by Plat of Dinaso Commercial Park, aforesaid.



December 12, 2025

City of Crest Hill
Planning and Zoning Department
20600 City Center Blvd
Crest Hill, IL 60403
(815) 741-5100

RE: Extra Space Storage LLC
1812 N Larkin Ave
Crest Hill, IL 60403

Project Summary Narrative:

Extra Space Storage is an existing self-storage facility located at 1812 N Larkin Avenue. The total existing property is 5.83-acres with 79,640 SF of existing drive-up storage building. Customers of Extra Space Storage typically store household goods in the existing drive-up self-storage buildings. ESS is looking to purchase a 1.74-acre vacant property that is located in the rear of the existing facility. The proposed project includes the removal of 980 SF of existing storage building and the construction of a 26,340 SF 1-story building, stormwater management, landscaping and utilities to service the new building. The project limits of disturbance include 1.64-acres.

The standard hours of the existing facility are 6:00 AM – 10:00 PM daily. These hours will remain for the proposed development. The existing access from N Larkin Avenue will remain the main entry point. There is also an existing entrance from Knapp Street that will be accessible for customers and emergency vehicles.

Request for Special Use:

The subject property is zoned B-3 (General Business District) where self-storage requires a special use permit. We are requesting the existing 2002 special use permit to be amended to include the additional parcel for the proposed project. The parcel being purchased is land locked with no frontage or access. There are very limited uses for this vacant land. Additionally, the 1-story building will have little to no visibility from public right of way. Since this lot abuts the existing lot, it will be an extension of the existing facility.

Request for Variations:

The proposed project building elevations and façade proposes 100% metal panel exterior. Therefore, we are requesting the following variations listed below from Section 15.04.040 Standards for Structural Appearance and Site Location Plans (I)-(1) Building Façades of the Crest Hill Code of Ordinance, and Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance.

- A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included.
- A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included.
- Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included.
- The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry.



The proposed metal panel exterior matches the existing buildings located on the property. As mentioned in the narrative above, the proposed building will have little to no visibility from the right-of-way and Extra Space Storage wants to keep the continuity between the old and new portions of the property.

EXHIBIT H: 1812 N Larkin Ave (Subject Property) Photos of the Existing Condition



Extra Space Storage - 1812 N Larkin Ave Exhibits



Photos of Existing Driveway and Retaining Walls on Lot 3 (Looking East)



EXHIBIT I

City of Crest Hill Standards for Special Uses

12.7-6 STANDARDS FOR SPECIAL USES ([ZONING ORDINANCE](#), p-134)

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
RESPONSE: The special use request will not be detrimental to the community and endanger the public health, safety or general welfare.
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.
RESPONSE: The special use request 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.
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.
RESPONSE: The special use request will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
RESPONSE: The proposed development has adequate utilities, access points, and necessary drainage facilities provided.
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.
RESPONSE: The project provides adequate access and circulation within the proposed development. The site has two proposed access points for proper circulation to avoid traffic congestion. The secondary access currently there is an existing 25-foot ingress/egress easement for the secondary access.
6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.
RESPONSE: The special use conforms to the City of Crest Hills Ordinances and will comply with any modifications made by the City Council and/or plan commission.

City of Crest Hill Standards for Variations

12.6-2 STANDARDS FOR VARIATIONS (ZONING ORDINANCE, p-131)

The Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
RESPONSE: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the General Business District.
2. That the plight of the owner is due to unique circumstances; and
RESPONSE: The plight of the owner is due to unique circumstances.
3. That the variation, if granted, will not alter the essential character of the locality.
RESPONSE: The variation, if granted, will not alter the essential character of the locality.

For the purpose of supplementing the above standards, the Plan Commission, in making the determination, whenever there are particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

4. That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
RESPONSE: The physical surroundings, shape, or topographical condition of the property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
5. The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.
RESPONSE: The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.
6. That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property
RESPONSE: The alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
7. That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
RESPONSE: The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the

danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

8. That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as “similar and compatible uses.

RESPONSE: The variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as similar and compatible uses.

9. That the variation granted is the minimum adjustment necessary for the reasonable use of the land.

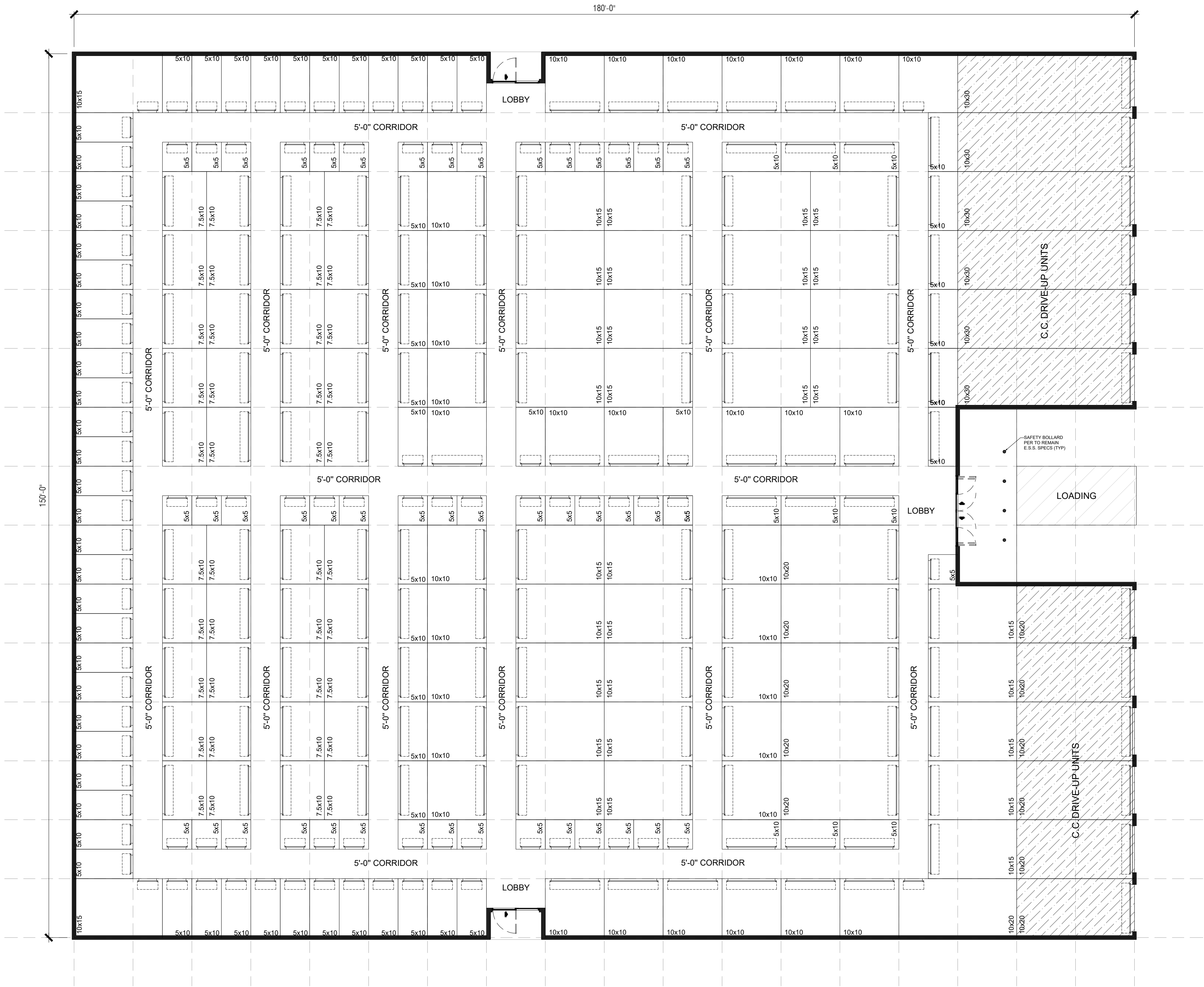
RESPONSE: The variation granted is the minimum adjustment necessary for the reasonable use of the land.

10. That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.

RESPONSE: The granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.

11. That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.

RESPONSE: For reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.



1 FIRST FLOOR - PROPOSED BUILDING
A02 SCALE: 3/32"=1'-0"

TOTAL - UNIT MIX DATA

UNIT	C.C. DOWN OUT	C.C. DOWN IN	C.C. DOWN IN	UP IN	C.C. UP IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	47	0	47	19	1,175	
5x10	0	0	76	0	76	31	3,800	
7.5x10	0	0	40	0	40	16	3,000	
10x10	0	0	33	0	33	13	3,300	
10x15	0	0	33	0	33	13	4,950	
10x20	0	0	12	0	12	5	2,400	
10x30	0	6	0	0	6	2	1,800	
	0	6	0	241	0	247	100	20,425
NET RENTABLE	20,425							
AVG. UNIT SIZE	83							
GROSS SQ.FT.	26,340							
EFFICIENCY	78%							

2 UNIT MIX SCHEDULE
A02

EXHIBIT K



PROJECT CONTACT

NAME: CLINT KLEPPE
PHONE: (480) 266 - 5263
EMAIL: ckleppe@extraspacespace.com

CONTACT ADDRESS

EXTRA SPACE STORAGE, Inc..
CORPORATE OFFICE
2795 E COTTONWOOD PARKWAY,
SUITE 400,
SALT LAKE CITY, UTAH 84121

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PROJECT NAME

ESS SITE #1108

PROJECT LOCATION

EXTRA SPACE STORAGE #1108
1812 N LARKIN AVE
CREST HILL, IL 60403

DATE

06/09/2025

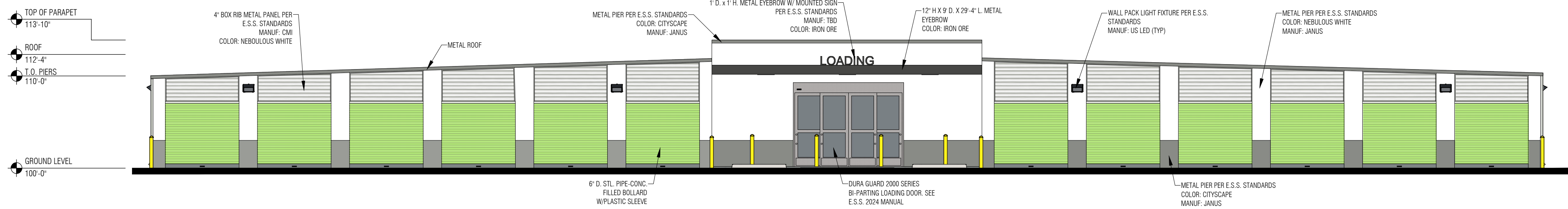
SHEET TITLE

FLOOR PLANS

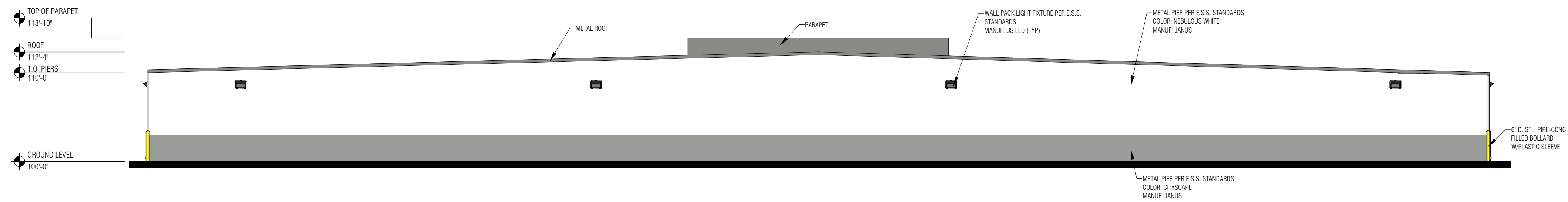
SHEET NUMBER

A-02

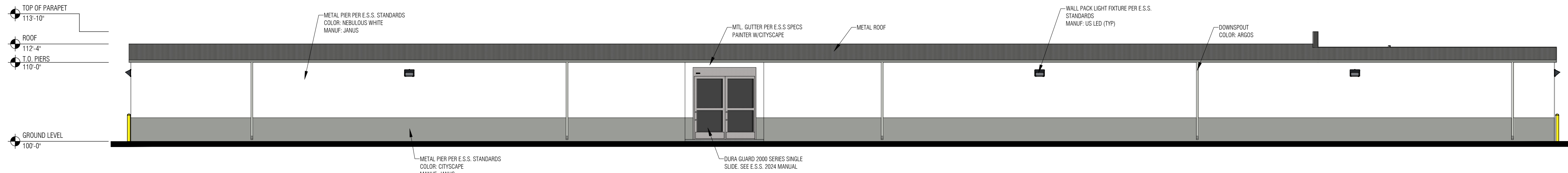
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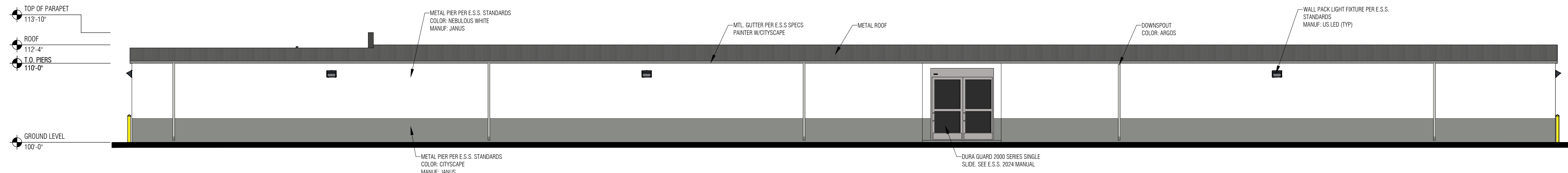
1 NORTH-EAST ELEVATION
A03 SCALE: 1/8"=1'-0"



2 SOUTH-WEST ELEVATION
A03 SCALE: 1/8"=1'-0"



3 SOUTH-EAST ELEVATION
A03 SCALE: 1/8"=1'-0"



4 NORTH-WEST ELEVATION
A03 SCALE: 1/8"=1'-0"

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ExtraSpace
Storage®

EXTRA SPACE STORAGE, Inc.,
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT

NAME: CLINT KLEPPE
PHONE: (480) 266 - 5263
EMAIL: ckleppe@extraspacespace.com

CONTACT ADDRESS

EXTRA SPACE STORAGE, Inc.,
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2795 E COTTONWOOD PARKWAY,
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PROJECT NAME

ESS SITE #1108

PROJECT LOCATION

EXTRA SPACE STORAGE #1108
1812 N LARKIN AVE
CREST HILL, IL 60403

DATE

06/09/2025

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-03



1 VIEW DRIVE UP UNITS - NORTH EAST SIDE
A04 SCALE: N.T.S.



2 SECONDARY LOADING DOOR - SOUTH EAST SIDE
A04 SCALE: N.T.S.



3 SECONDARY LOADING DOOR - NORTH WEST SIDE
A04 SCALE: N.T.S.



4 LOADING AREA - NORTH EAST SIDE
A04 SCALE: N.T.S.

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EXTRA SPACE STORAGE, Inc..
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT

NAME: CLINT KLEPPE
PHONE: (480) 266 - 5263
EMAIL: ckleppe@extraspace.com

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PROJECT NAME

ESS SITE #1108

PROJECT LOCATION

EXTRA SPACE STORAGE #1108
1812 N LARKIN AVE
CREST HILL, IL 60403

DATE

06/09/2025

SHEET TITLE

RENDERINGS

SHEET NUMBER

A-04

Drawing name: K:\CHI_LDEV\268783000_LES Storage_Crest Hill_IL_V2 Design\CAO\PlanSheets\Preliminary Engineering Set\CO.0 - Cover Sheet.dwg CO.0 Dec 30, 2025 3:23pm by: sean Williams
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EXHIBIT L

PRELIMINARY ENGINEERING PLANS
EXTRA SPACE STORAGE
1812 N LARKIN AVE
CREST HILL, IL 60403



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
CITY OF CREST HILL PUBLIC WORKS
2090 OAKLAND AVENUE
CREST HILL, IL 60403
TEL: (815) 741-5108
CONTACT: RON WIEDEMAN

SANITARY SEWER SERVICE
CITY OF CREST HILL PUBLIC WORKS
2090 OAKLAND AVENUE
CREST HILL, IL 60403
TEL: (815) 741-5108

STORM SEWER SERVICE
CITY OF CREST HILL PUBLIC WORKS
2090 OAKLAND AVENUE
CREST HILL, IL 60403
TEL: (815) 741-5108

WATER SERVICE
CITY OF CREST HILL PUBLIC WORKS
2090 OAKLAND AVENUE
CREST HILL, IL 60403
TEL: (815) 741-5108

ROADWAY AUTHORITY
WILL COUNTY DIVISION OF TRANSPORTATION
16841 W. LARAWAY ROAD
JOLIET, IL 60433
TEL: (815) 727-8476
CONTACT: JEFF RONALDSON, P.E.

POWER COMPANY
COMED
1910 S BRIGGS ST
JOLIET, IL 60433
TEL: (800) 334-7661

NATURAL GAS COMPANY
NICOR
1844 FERRY RD
NAPERVILLE, ILLINOIS 60563
TEL: (888) 642-6748

TELEPHONE
AT&T
225 W RANDOLPH ST SUITE 2950
CHICAGO, IL 60606
TEL: (800) 288-2020

PROJECT TEAM

DEVELOPER
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2795 E COTTONWOOD PKWY STE #300
SALT LAKE CITY, UT 84121
TEL: (480) 256-5263
CONTACT: CLINT KLEPPE

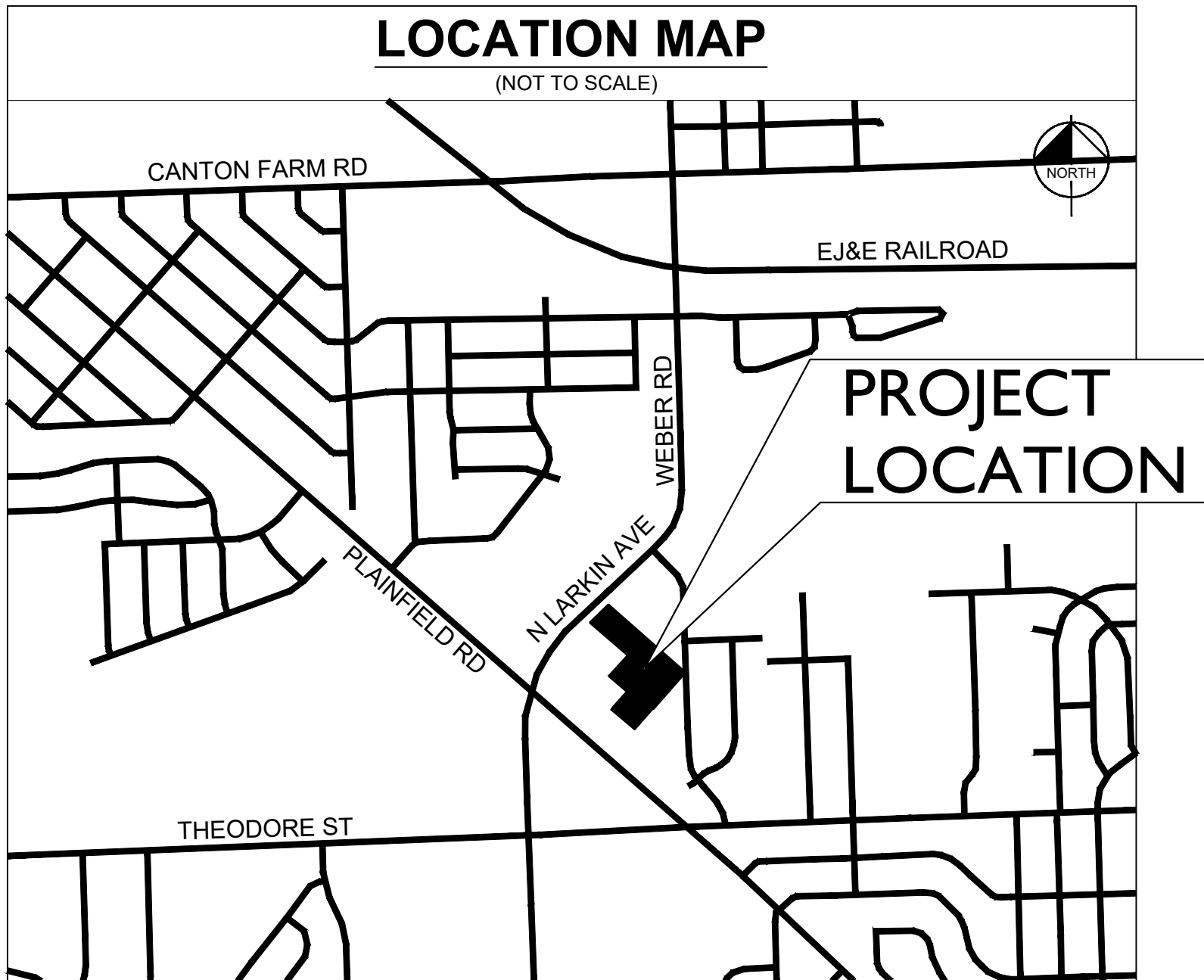
GEOTECH
ECS MIDWEST, LLC
216 W JACKSON BLVD #1050
CHICAGO, IL 60606
TEL: (847) 279-0366
CONTACT: PENG WANG, PHD, P.E.

ARCHITECT
SGW ARCHITECTURE & DESIGN
444 N MICHIGAN AVE #1850
CHICAGO, IL 60611
TEL: (312) 237-1536
CONTACT: MIKE AUFDERHEIDE

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
TEL: (312) 726-9445
EMAIL: ALEXA.FALBO@KIMLEY-HORN.COM
CONTACT: ALEXA FALBO, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
111 W JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
TEL: (630) 487-5550
CONTACT: JOE COGSWELL, P.L.A.

SURVEYOR
WEAVER CONSULTANTS GROUP
1316 BOND STREET, STE #108
NAPERVILLE, IL 60563
TEL: (630) 717-4848
CONTACT: JAMES BERGER



BENCHMARKS

REFER TO V0.4 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

LEGAL DESCRIPTION

REFER TO V0.4 FOR ALTA LAND TITLE AND TOPOGRAPHIC SURVEY LEGAL DESCRIPTION.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	SUBDIVISION PLAT
V0.1	SUBDIVISION PLAT
V0.2	ALTA SURVEY
V0.3	ALTA SURVEY
V0.4	ALTA SURVEY
C1.0	SITE PLAN
C1.1	FIRE TRUCK TURN PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ALEXANDRA FALBO, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF EXTRA SPACE STORAGE BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 30TH DAY OF DECEMBER, A.D., 2025.

Alexandra Falbo

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-073907
MY LICENSE EXPIRES ON NOVEMBER 30, 2027
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



NOT FOR CONSTRUCTION



COVER SHEET

EXTRA SPACE
STORAGE
1812 N LARKIN AVE
CREST HILL, IL 60403

ORIGINAL ISSUE:

10/30/2025

KHA PROJECT NO.

268783002

SHEET NUMBER

C0.0

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
JOLIET, IL 60433
PHONE: 312-726-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

REVISIONS

DATE

BY

EXTRA SPACE STORAGE PLAT OF SUBDIVISION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL
COUNTY, ILLINOIS

ILLINOIS BELL TELEPHONE COMPANY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)
THE ABROGATED, RELEASED AND VACATED EASEMENT
DEPICTED HEREON IS APPROVED AND ACCEPTED BY ILLINOIS
BELL TELEPHONE COMPANY, THIS _____ DAY OF
_____, 20____.
BY: _____
TITLE: _____

NICOR GAS COMPANY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)
THE ABROGATED, RELEASED AND VACATED EASEMENT
DEPICTED HEREON IS APPROVED AND ACCEPTED BY NICOR
GAS COMPANY, THIS _____ DAY OF
_____, 20____.
BY: _____
TITLE: _____

COMCAST CABLE COMPANY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)
THE ABROGATED, RELEASED AND VACATED EASEMENT
DEPICTED HEREON IS APPROVED AND ACCEPTED BY
COMCAST CABLE COMPANY, THIS _____ DAY OF
_____, 20____.
BY: _____
TITLE: _____

WIDE OPEN WEST ILLINOIS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)
THE ABROGATED, RELEASED AND VACATED EASEMENT
DEPICTED HEREON IS APPROVED AND ACCEPTED BY WIDE
OPEN WEST ILLINOIS, THIS _____ DAY OF
_____, 20____.
BY: _____
TITLE: _____

CITY COUNCIL OF THE CITY OF CREST HILL

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)
THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF CREST HILL AT
THE MEETING HELD THIS _____ DAY OF
_____, 20____, A.D.
CITY CLERK _____ MAYOR _____

WILL COUNTY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)
THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID TAXES
AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING
CERTIFICATES DATED THIS _____ DAY OF
_____, 20____, A.D.

WILL COUNTY CLERK _____

WILL COUNTY TAX MAPPING AND PLATTING OFFICE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)
I, _____, DIRECTOR OF THE TAX MAPPING AND
PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I
HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT
AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID
DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN
DESCRIBED IS LOCATED ON TAX MAP# 04-31 D-E, AND IDENTIFIED AS
PERMANENT REAL ESTATE TAX NUMBERS (PIN):
11-04-31-405-031-0000
11-04-31-407-008-0000
11-04-31-407-009-0000
11-04-31-407-010-0000
DATED THIS _____ DAY OF _____, 20____, A.D.

DIRECTOR _____

WILL COUNTY RECORDER

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)
THIS INSTRUMENT NO. _____ WAS FILED
FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY ON THIS
_____ DAY OF _____, 20____, A.D. AT _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT
IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH
OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN
HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND
AS ALLOWED AND PROVIDED BY STATUTES; AND SAID OWNER,
DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE
STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF
_____, 20____.
CITY DATE
MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

BY: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND
FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY

CERTIFY THAT _____, _____
PRINT NAME TITLE
AND _____,
PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE
SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING

INSTRUMENT AS SUCH _____ AND
TITLE
RESPECTFULLY, APPEARED BEFORE

ME THIS _____ DAY IN PERSON AND JOINTLY AND SEVERALLY
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS
THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND
PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____.
DATE MONTH

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____.
MONTH DATE

AUTHORIZATION TO RECORD

I, JAMES T. BERGER, A PROFESSIONAL LAND SURVEYOR IN THE
STATE OF ILLINOIS, DO HEREBY AUTHORIZE
_____, TO RECORD THE SUBDIVISION TITLED
"EXTRA SPACE STORAGE PLAT OF CONSOLIDATION" ON MY BEHALF.

SIGNED THIS _____ DAY OF _____, 20____

JAMES T. BERGER 035-004137

SURVEY NOTES

- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF ABUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
- THE MEASURED PROPERTY BOUNDARY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE. NO GAPS, GORES, OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.
- PER ILLINOIS STATUTES, MONUMENTS SHALL BE PLACED WITHIN ONE YEAR OF RECORDING OF THIS PLAT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, JAMES T. BERGER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

LOTS 3 THROUGH 5, BOTH INCLUSIVE, IN DINASO COMMERCIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2000 AS DOCUMENT NUMBER R2000-102267, IN WILL COUNTY, ILLINOIS.

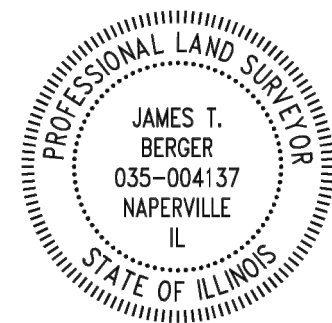
AND ALSO:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERN MOST CORNER OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 THENCE NORTH 48 DEGREES 48 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTELY LINE OF THAT PROPERTY TAKEN IN CONDEMNATION CASE NO. W73G1777 FOR THE LARKIN AVENUE SPUR EXTENSION A DISTANCE OF 165.00 FEET TO AN IRON ROD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 48 DEGREES 48 MINUTES 55 SECONDS EAST ALONG SAID SOUTHEASTELY LINE OF SAID LARKIN PROPERTY A DISTANCE OF 200.00 FEET TO AN IRON PIPE, THENCE SOUTH 46 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 798.18 FEET TO AN IRON PIPE ON THE WESTELY RIGHT OF WAY LINE OF KNAPP ROAD; THENCE SOUTH 00 DEGREES 21 MINUTES 18 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 37.70 FEET TO AN IRON ROD; THENCE SOUTH 43 DEGREES 01 MINUTES 52 SECONDS WEST ALONG THE NORTHEASTELY EXTENSION OF THE NORTHWESTELY LINE OF LOT 1 OF HILLCREST PLAZA SUBDIVISION, RECORDED AS DOCUMENT NO. R69-9124 A DISTANCE OF 341.14 FEET TO AN IRON ROD; THENCE NORTH 46 DEGREES 47 MINUTES 40 SECONDS WEST ALONG THE NORTHEASTELY LINE OF SAID LOT 2 A DISTANCE OF 249.89 FEET TO AN IRON ROD AT THE NORTHERN MOST CORNER OF SAID LOT 2; THENCE SOUTH 42 DEGREES 46 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTELY LINE OF SAID LOT 2, A DISTANCE OF 49.84 FEET TO AN IRON ROD AT THE EASTERN MOST CORNER OF LAND CONVEYED BY DOCUMENT NO. R76-6687; THENCE NORTH 46 DEGREES 46 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTELY LINE OF LAND CONVEYED BY DOCUMENT NO. R76-6687 A DISTANCE OF 215.20 FEET TO AN IRON ROD AT THE SOUTHERN MOST CORNER OF LAND CONVEYED BY DOCUMENT NO. R77-46808, THENCE NORTH 43 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTELY LINE OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 EXTENDED A DISTANCE OF 55.20 FEET TO A POINT ON THE NORTHEASTELY LINE OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 THENCE NORTH 48 DEGREES 41 MINUTES 45 SECONDS EAST ALONG THE SOUTHEASTELY LINE OF LAND CONVEYED BY DOCUMENT R95-32307 A DISTANCE OF 164.97 FEET TO AN IRON ROD, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID DOCUMENT NO. R95-32307; THENCE NORTH 46 DEGREES 49 MINUTES 26 SECONDS WEST ALONG THE NORTHEASTELY LINE OF LAND CONVEYED BY SAID DOCUMENT NO. R95-32307 A DISTANCE OF 395.30 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAT ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS205/0.01 ET SEQ.).

THIS IS TO FURTHER CERTIFY THAT THE LAND SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO GS ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

DATE OF PLAT OR MAP 10/23/2025



ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2026.
DESIGN FIRM #184004465
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PLAT SUBMITTED BY:

Kimley»Horn
111 W. JACKSON BLVD., SUITE 1320
CHICAGO, IL 60604

EXTRA SPACE STORAGE
PLAT OF SUBDIVISION
CREST HILL, IL

No.	DATE	REVISION DESCRIPTION	
		REVISED	PER REVIEW COMMENTS
1	12/19/2025		

Weaver Consultants Group



WEAVER CONSULTANTS GROUP
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REVIEWED BY: JTB
DATE: 10/23/2025
FILE: 8077-363-09
2025 10 21 - SUB PLAT.dwg

SHEET 2 OF 2

MAIL COPY TO:

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ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL
COUNTY, ILLINOIS

PARCEL 1 PIN: 11-04-31-405-045-0000
PARCEL 2 PIN: 11-04-31-407-007-0000
PARCEL 3 PIN: 11-04-31-407-008-0000
PARCEL 4 PIN: 11-04-31-407-009-0000
PARCEL 5 PIN: 11-04-31-407-010-0000

PREPARED FOR:
Kimley»Horn

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
EXTRA SPACE STORAGE
CREST HILL, IL

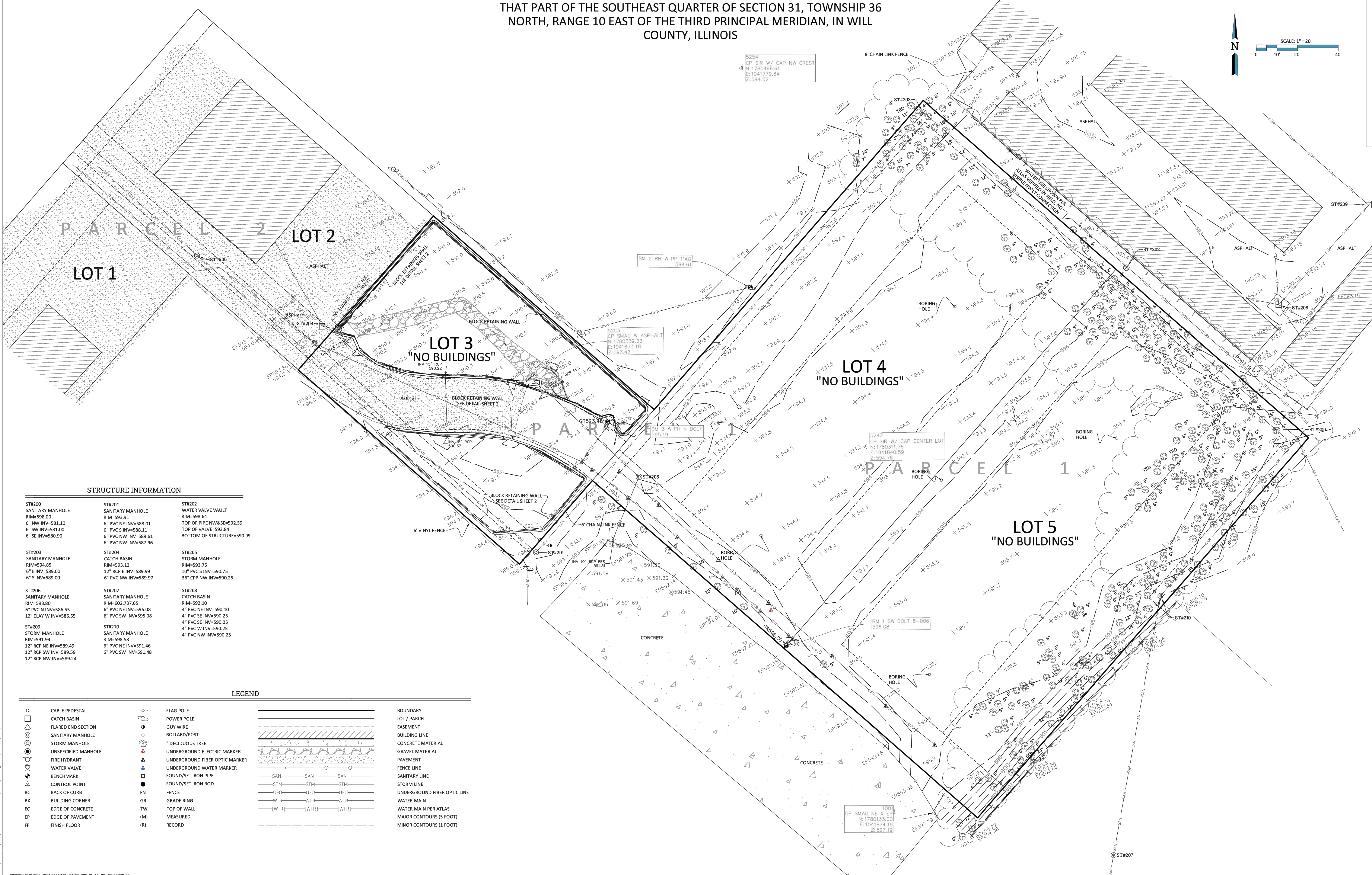
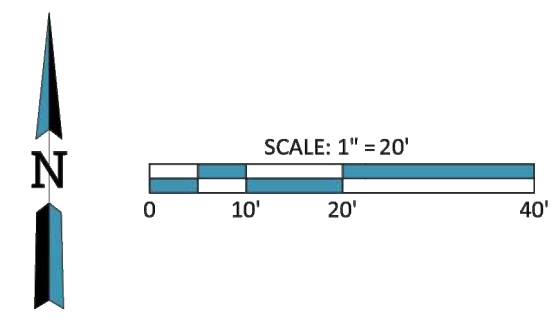
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DATE: 10/20/2025
FILE: 8077-363-09
vp_8077-363 2025 09 29.dwg

SHEET 1 OF 3



STRUCTURE INFORMATION

STR200 SANITARY MANHOLE RIM=598.00 6" NW INV=581.10 6" SW INV=581.00 6" SE INV=580.90	STR201 SANITARY MANHOLE RIM=593.91 6" PVC NE INV=588.01 6" PVC S INV=588.11 6" PVC NW INV=589.61 6" PVC NW INV=587.96	STR202 WATER VALVE VAULT RIM=598.64 TOP OF PIPE NW&E=592.59 TOP OF VALVE=593.84 BOTTOM OF STRUCTURE=590.99
STR203 SANITARY MANHOLE RIM=594.85 6" E INV=589.00 6" S INV=589.00	STR204 CATCH BASIN RIM=593.12 12" RCP E INV=589.99 6" PVC NW INV=589.97	STR205 STORM MANHOLE RIM=593.75 10" PVC S INV=590.75 36" CPP NW INV=590.25
STR206 SANITARY MANHOLE RIM=593.80 6" PVC N INV=586.55 12" CLAY W INV=586.55	STR207 SANITARY MANHOLE RIM=602.737.65 6" PVC NE INV=595.08 6" PVC SW INV=595.08	STR208 CATCH BASIN RIM=592.10 4" PVC NE INV=590.10 4" PVC SE INV=590.25 4" PVC SE INV=590.25 4" PVC W INV=590.25 4" PVC NW INV=590.25
STR209 STORM MANHOLE RIM=591.94 12" RCP NE INV=589.49 12" RCP SW INV=589.59 12" RCP NW INV=589.24	STR210 SANITARY MANHOLE RIM=598.58 6" PVC NE INV=591.46 6" PVC SW INV=591.48	

LEGEND

	CABLE PEDESTAL		FLAG POLE		BOUNDARY
	CATCH BASIN		POWER POLE		LOT / PARCEL
	FLARED END SECTION		GUY WIRE		EASEMENT
	SANITARY MANHOLE		BOLLARD/POST		BUILDING LINE
	STORM MANHOLE		* DECIDUOUS TREE		CONCRETE MATERIAL
	UNSPECIFIED MANHOLE		UNDERGROUND ELECTRIC MARKER		GRAVEL MATERIAL
	FIRE HYDRANT		UNDERGROUND FIBER OPTIC MARKER		PAVEMENT
	WATER VALVE		FOUND/SET IRON PIPE		FENCE LINE
	UNDERGROUND WATER MARKER		FOUND/SET IRON ROD		SANITARY LINE
	BENCHMARK		FENCE		STORM LINE
	CONTROL POINT		GRADE RING		UNDERGROUND FIBER OPTIC LINE
	BACK OF CURB		TOP OF WALL		WATER MAIN
	BUILDING CORNER		MEASURED		WATER MAIN PER ATLAS
	EDGE OF CONCRETE		RECORD		MAJOR CONTOURS (5 FOOT)
	EDGE OF PAVEMENT				MINOR CONTOURS (1 FOOT)
	FINISH FLOOR				

F:\CAD\Survey Templates\2025 MDC V Layer for engineering drawings\dwg\survey\dwg\10-20-2025



THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL
COUNTY, ILLINOIS

PARCEL 1 PIN: 11-04-31-405-045-0000
PARCEL 2 PIN: 11-04-31-407-007-0000
PARCEL 3 PIN: 11-04-31-407-008-0000
PARCEL 4 PIN: 11-04-31-407-009-0000
PARCEL 5 PIN: 11-04-31-407-010-0000



ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
EXTRA SPACE STORAGE
CREST HILL, IL

[illegible]Weaver
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www.wcgrp.com

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OWN BY: CPIO/A
VIEWED BY: J
E: 10/20/20
: 8077-363
_8077-363 2025 09 29.dw

HEET 2

STRUCTURE INFORMATION			
ST#200	ST#201	ST#202	
SANITARY MANHOLE	SANITARY MANHOLE	WATER VALVE VAULT	
RIM=593.80	RIM=593.91	RIM=598.64	
6" NW INV=581.10	6" PVC NE INV=588.01	TOP OF PIPE INWSE=592.59	
6" SW INV=581.00	6" PVC S INV=588.11	TOP OF VALVE=593.84	
6" SE INV=580.90	6" PVC NW INV=589.61	BOTTOM OF STRUCTURE=590.00	
	6" PVC NW INV=587.96		
ST#203	ST#204	ST#205	
SANITARY MANHOLE	CATCH BASIN	STORM MANHOLE	
RIM=594.85	RIM=593.12	RIM=593.75	
6" E INV=589.00	12" RCP E INV=589.99	10" PVC S INV=590.75	
6" S INV=589.00	6" PVC NW INV=589.97	36" CP C NW INV=590.25	
ST#206	ST#207	ST#208	
SANITARY MANHOLE	SANITARY MANHOLE	CATCH BASIN	
RIM=593.80	RIM=602.737.65	RIM=592.10	
6" PVC N INV=586.55	6" PVC NE INV=595.08	4" PVC NE INV=590.10	
12" CLAY W INV=586.55	6" PVC SW INV=595.08	4" PVC SE INV=590.25	
ST#209	ST#210	ST#211	
STORM MANHOLE	SANITARY MANHOLE	STORM MANHOLE	
RIM=591.94	RIM=598.58	RIM=591.94	
12" RCP NE INV=589.49	6" PVC NE INV=591.46	4" PVC NW INV=590.25	
12" RCP SW INV=589.59	6" PVC SW INV=591.48	4" PVC W INV=590.25	
12" RCP NW INV=589.24		4" PVC NW INV=590.25	

LEGEND

	CABLE PEDESTAL		FLAG POLE		BOUNDARY
	CATCH BASIN		POWER POLE		LOT / PARCEL
	FLARED END SECTION		GUY WIRE		EASEMENT
	SANITARY MANHOLE		BOLLARD/POST		BUILDING LINE
	STORM MANHOLE		" DECIDUOUS TREE		CONCRETE MATERIAL
	UNSPECIFIED MANHOLE		UNDERGROUND ELECTRIC MARKER		GRAVEL MATERIAL
	FIRE HYDRANT		UNDERGROUND FIBER OPTIC MARKER		PAVEMENT
	WATER VALVE		UNDERGROUND WATER MARKER		FENCE LINE
	BENCHMARK		FOUND/SET IRON PIPE		SANITARY LINE
	CONTROL POINT		FOUND/SET IRON ROD		STORM LINE
BC	BACK OF CURB	FN	FENCE		UNDERGROUND FIBER OPTIC LINE
BX	BUILDING CORNER	GR	GRADE RING		WATER MAIN
EC	EDGE OF CONCRETE	TW	TOP OF WALL		WATER MAIN PER ATLAS
EP	EDGE OF PAVEMENT	(M)	MEASURED		MAJOR CONTOURS (5 FOOT)
FF	FINISH FLOOR	(R)	RECORD		MINOR CONTOURS (1 FOOT)



ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL
COUNTY, ILLINOIS

LEGAL DESCRIPTION

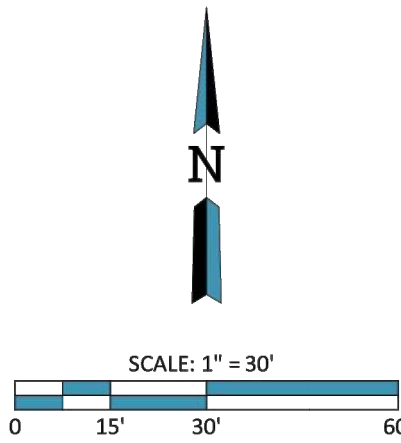
PARCEL 1:

LOTS 3 THROUGH 5, BOTH INCLUSIVE, IN DINASO COMMERCIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2000 AS DOCUMENT NUMBER R2000-102267, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS EASEMENT OVER, ACROSS AND UPON THE INGRESS/EGRESS EASEMENT AREA, AS CREATED BY DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 21, 2000 AS DOCUMENT R2000-102268 AND BY PLAT OF DINASO COMMERCIAL PARK, AFORESAID.

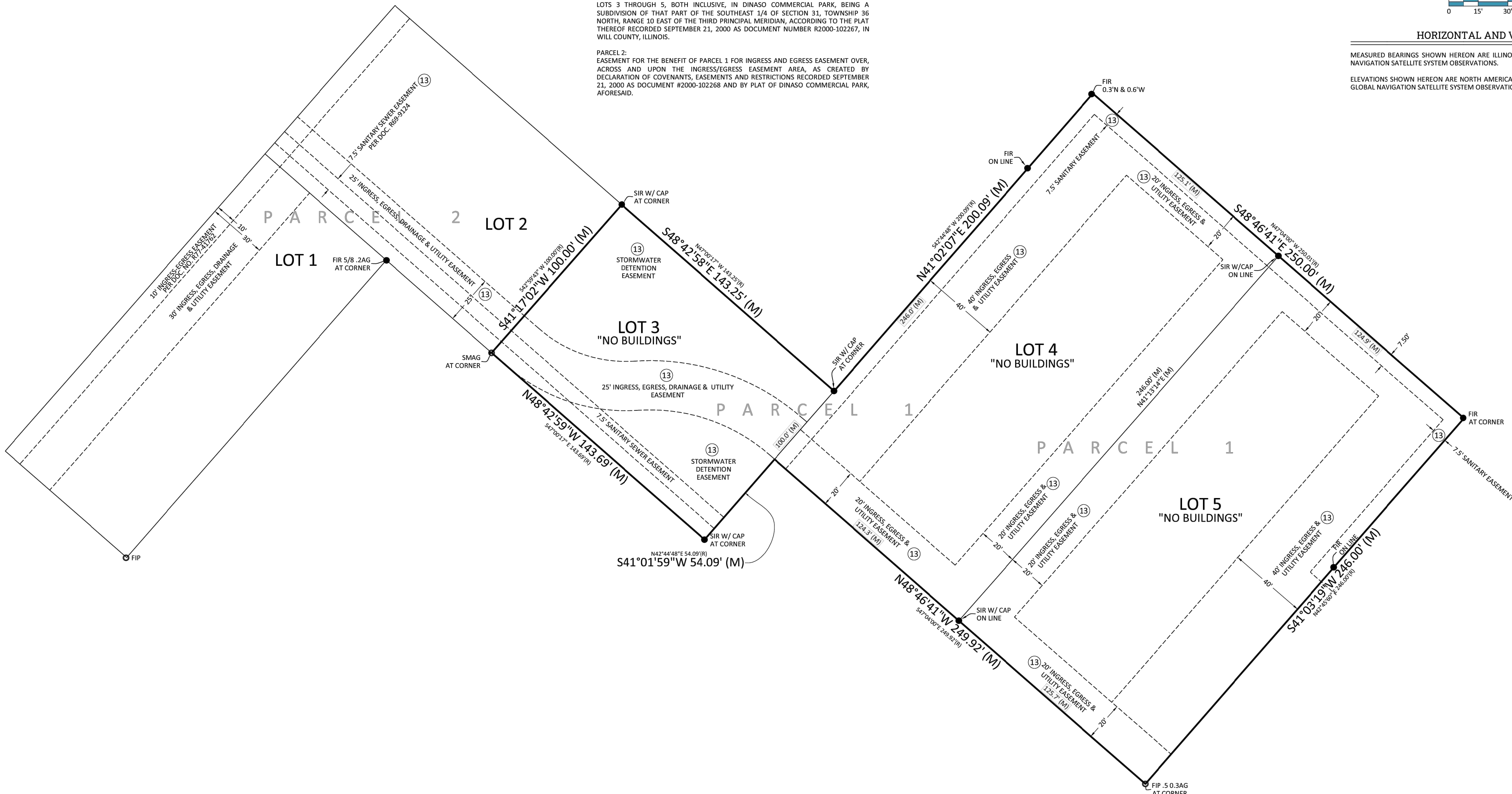
PARCEL 1 PIN: 11-04-31-405-045-0000
PARCEL 2 PIN: 11-04-31-407-007-0000
PARCEL 3 PIN: 11-04-31-407-008-0000
PARCEL 4 PIN: 11-04-31-407-009-0000
PARCEL 5 PIN: 11-04-31-407-010-0000



HORIZONTAL AND VERTICAL DATUM

MEASURED BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE, BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988 (GEOID 18), BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.



LEGEND

	CABLE PEDESTAL		FLAG POLE
	CATCH BASIN		POWER POLE
	FLARED END SECTION		GUY WIRE
	SANITARY MANHOLE		BOLLARD/POST
	FIRE HYDRANT		* DECIDUOUS TREE
	WATER VALVE		UNDERGROUND ELECTRIC MARKER
	BENCHMARK		UNDERGROUND FIBER OPTIC MARKER
	CONTROL POINT		UNDERGROUND WATER MARKER
	BACK OF CURB		FOUND/SET IRON PIPE
	BUILDING CORNER		FOUND/SET IRON ROD
	EDGE OF CONCRETE		FENCE
	EDGE OF PAVEMENT		GRADE RING
	FINISH FLOOR		TOP OF WALL
			MEASURED
			RECORD

TITLE COMMITMENT SCHEDULE B

GRID151 TITLE INSURANCE COMPANY COMMITMENT NUMBER: QS-EXT-IL-CP-1659094 COMMITMENT DATE: AUGUST 22, 2025 AT 8:00 AM	(XX)	INDICATES ITEM PLOTTED ON DRAWING
SCHEDULE B, PART I, REQUIREMENTS: ITEMS 1 THROUGH 6 NOT SURVEY RELATED	(12)	12. THE TERMS, PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS" RECORDED IN DOCUMENT NO. R200102268. NO PLOTTABLE ELEMENTS, DOCUMENT DESCRIBES TERMS, PROVISIONS FOR EASEMENTS AS PLATTED IN THE REFERENCED RECORDED DOCUMENT OF DINASO COMMERCIAL PARK PER DOCUMENT R2000-102267. SEE DOCUMENT FOR FURTHER PARTICULARS AND SEE ITEM 13 FOR PLOTTABLE ELEMENTS.
SCHEDULE B, PART II, EXCEPTIONS: ITEMS 1 THROUGH 11 NOT SURVEY RELATED	(13)	13. THE TERMS, PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLAT MAP" RECORDED IN DOCUMENT NO. R2000102267 PLOTTABLE ELEMENTS SHOWN HEREON.

ALTA SURVEY STANDARDS - TABLE A NOTES

ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.
ITEM 2, NO BUILDINGS OBSERVED WHILE CONDUCTING THE FIELDWORK.
ITEM 3, THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17197CD142G WITH A MAP EFFECTIVE DATE OF 02/15/2019.
ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.
ITEM 5, VERTICAL RELIEF SHOWN HEREON.
ITEMS 7(A), 7(B)(1), NO BUILDINGS EXIST AT TIME OF SURVEY OR MEASURED DIMENSIONS OF BUILDINGS SHOWN HEREON.
ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON.
ITEM 11(A), UNDERGROUND UTILITIES SHOWN HEREON PER UTILITY ATLAS INFORMATION PER CITY OF CREST HILL.
ITEM 13, PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES.
ITEM 14, THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THE SITE MAP.

SURVEY NOTES

- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE STRACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UTILITY MARKS SHOWN HEREON WERE OBSERVED AT THE TIME OF SURVEY.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF ABUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
- THE MEASURED PROPERTY BOUNDARY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE. NO GAPS, GORES, OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE) SS	
TO:	
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), 7 (B)(1), 8, 11(A), 13 AND 14 OF TABLE A THEREOF.	
THE FIELD WORK WAS COMPLETED ON 09/27/2025.	
DATE OF PLAT OR MAP 10/20/2025	
JAMES T. BERGER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004137 WEAVER CONSULTANTS GROUP	
ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2026. DESIGN FIRM #184004465 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.	

PREPARED FOR:
Kimley»Horn

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
EXTRA SPACE STORAGE
CREST HILL, IL

No.	DATE	REVISION DESCRIPTION	REVISED PER CLIENT COMMENTS
1	10/20/2025		

Weaver Consultants Group



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1818 BOND STREET SUITE 100
NAPERVILLE, ILLINOIS 60563
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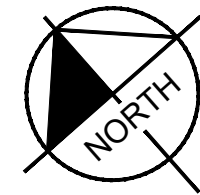
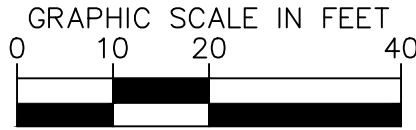
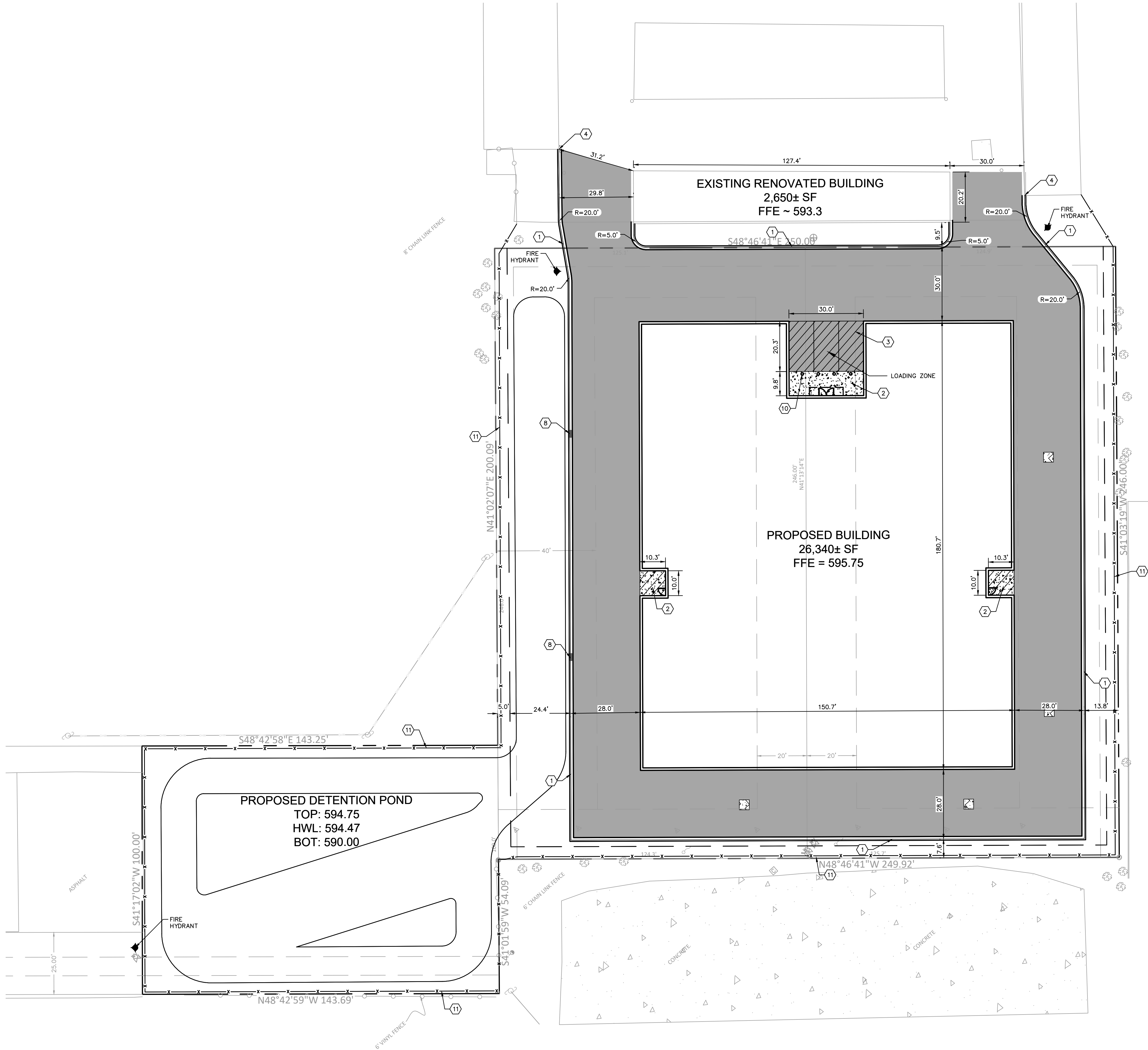
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DRAWN BY: CPIV/ATA
REVIEWED BY: JTB
DATE: 10/20/2025
FILE: 8077-363-09
vp_8077-363 2025 09 29.dwg

SHEET 3 OF 3

V0.4

Drawing name: K:\CH\DEV\268783000_ES Storage_Crest Hill\12 Design\CAD\PlanSheets\Preliminary Engineering Set\1.0 - Site Plan.dwg C1.0 Dec 30, 2025 3:24pm by: Josh Williams
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KEY NOTES

- 1 B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- 2 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 3 4" WIDE PAINTED SOLID LINE, TYP.
- 4 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 5 TRANSFORMER PAD (FOR REFERENCE ONLY)
- 6 LIGHT POLES SHOWN FOR COORDINATION ONLY (NOT USED)
- 7 3-FT TRANSITION CURB
- 8 CURB CUT WITH RIP-RAP
- 9 EXISTING SITE SITE RETAINING WALL (NOT USED)
- 10 BOLLARD, TYP. (SEE ARCHITECTURAL PLAN FOR DETAILS)
- 11 6-FEET TALL PVC PRIVACY FENCE (SEE DETAILS)

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE DATA TABLE

EXISTING PROPERTY		
PARCEL NUMBER: 11-04-31-405-049-0000		
PROPERTY AREA: 253,820± SF (5.83± AC)		
ZONING: B-3 - GENERAL BUSINESS DISTRICT		
EXISTING USE: SELF STORAGE		
PROPOSED USE: SELF STORAGE		
EXISTING BUILDING AREA: 79,640± SF		
PROPOSED BUILDING AREA: 78,660± SF		
TOTAL DISTURBANCE AREA: 7,790± SF		
PROPOSED PROPERTY		
PARCEL NUMBER: 11-04-31-407-010-0000 & 11-04-31-407-009-0000		
PROPERTY AREA: 75,840± SF (1.74± AC)		
ZONING: B-3 - GENERAL BUSINESS DISTRICT		
EXISTING USE: VACANT		
PROPOSED USE: SELF STORAGE		
PROPOSED BUILDING AREA: 26,340± SF		
PROPOSED IMPERVIOUS COVER: 52,535± SF (1.21± AC)		
PROPOSED PERVIOUS COVER: 23,305± SF (0.53± AC)		
TOTAL PROPERTY		
TOTAL AREA: 329,660± SF (7.57± AC)		
TOTAL BUILDING AREA: 104,774± SF		
TOTAL DISTURBED AREA: 71,300± SF (1.64± AC)		
PROPOSED PROPERTY ZONING	REQUIRED:	PROPOSED:
LANDSCAPE SETBACK:	5'	7.6'
EXISTING IMPERVIOUS PERCENTAGE:	85.0%	0.10± AC (5.8%)
PROPOSED IMPERVIOUS PERCENTAGE:	85.0%	1.21± AC (69.3%) (NET INCREASE)

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17197C0161G, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD

PAVING AND CURB LEGEND

	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER

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SCALE:
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DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

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ExtraSpace
Storage

SITE PLAN

EXTRA SPACE
STORAGE

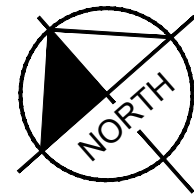
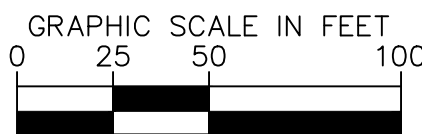
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CREST HILL, IL 60403

ORIGINAL ISSUE:
10/30/2025
KHA PROJECT NO.
268783002
SHEET NUMBER

C1.0

Drawing name: K:\CHI_LDEV\268783000_ES Storage_Crest Hill_IL\2 Design\CAO\PlanSheets\TURN EXHIBIT.dwg C1.1 Dec 30, 2025 3:25pm by Josh Williams

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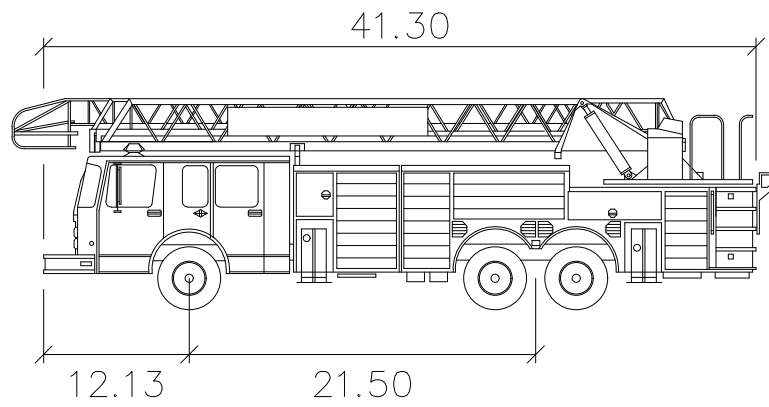
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PROPOSED PROPERTY ZONING		PROPOSED:
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FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17197C0161G, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS OF 100-YEAR FLOODING WITH A BASE FLOOD ELEVATION OF XXX.



Crest Hill, IL - Fire Truck

	feet
Width	: 9.88
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

CREST HILL TRUCK PROFILE
N.T.S.

NO.	REVISIONS	DATE	BY

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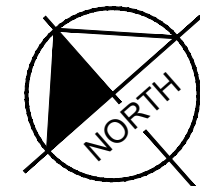
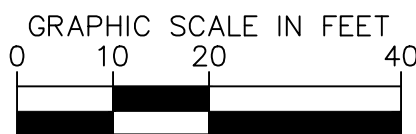
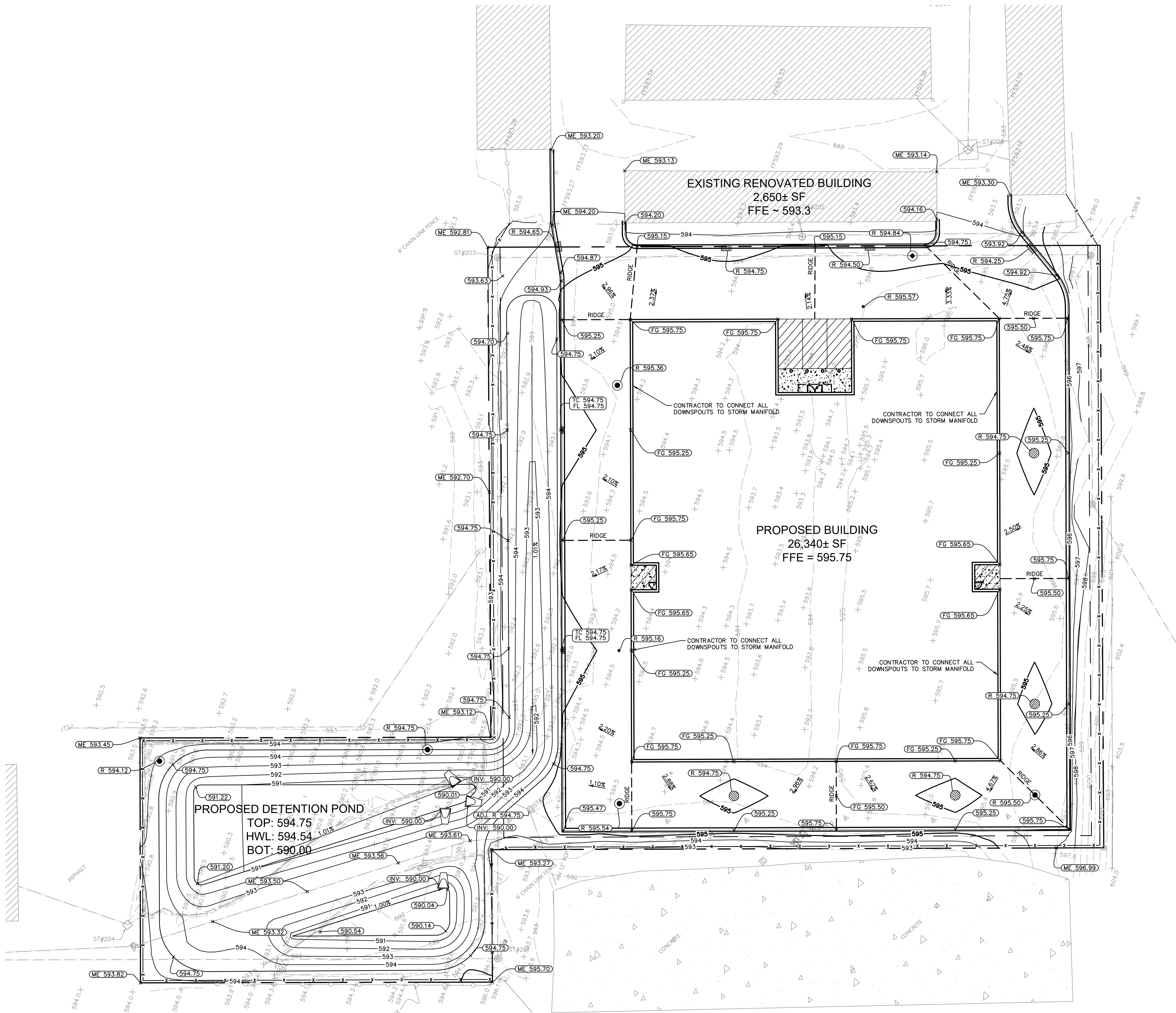
FIRE TRUCK
TURN PLAN

**EXTRA SPACE
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CREST HILL, IL 60403

ORIGINAL ISSUE:
10/30/2025
KHA PROJECT NO.
268783002
SHEET NUMBER

C1.1

Drawing name: K:\CH\DEV\268783000_ES Storage_Crest Hill\12 Design\CAO\PlanSheets\Preliminary Engineering Set\C2.0 - Grading and Drainage Planning C2.0 Dec 30, 2025 3:25pm by: Josh Williams
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GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

- TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
ME = MATCH ELEVATION
- (CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)
- XXX = PROPOSED CONTOUR
---XXX--- = EXISTING CONTOUR
---RIDGE--- = RIDGE LINE
X XX% = SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
100-YEAR OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
REVERSED PITCH CURB AND GUTTER
ACCESSIBLE ROUTE
RIP RAP (SEE DETAILS)

REVISIONS		DATE	BY
No.			

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ExtraSpace Storage

GRADING AND DRAINAGE PLAN

EXTRA SPACE STORAGE
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CREST HILL, IL 60403

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KHA PROJECT NO.
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SHEET NUMBER
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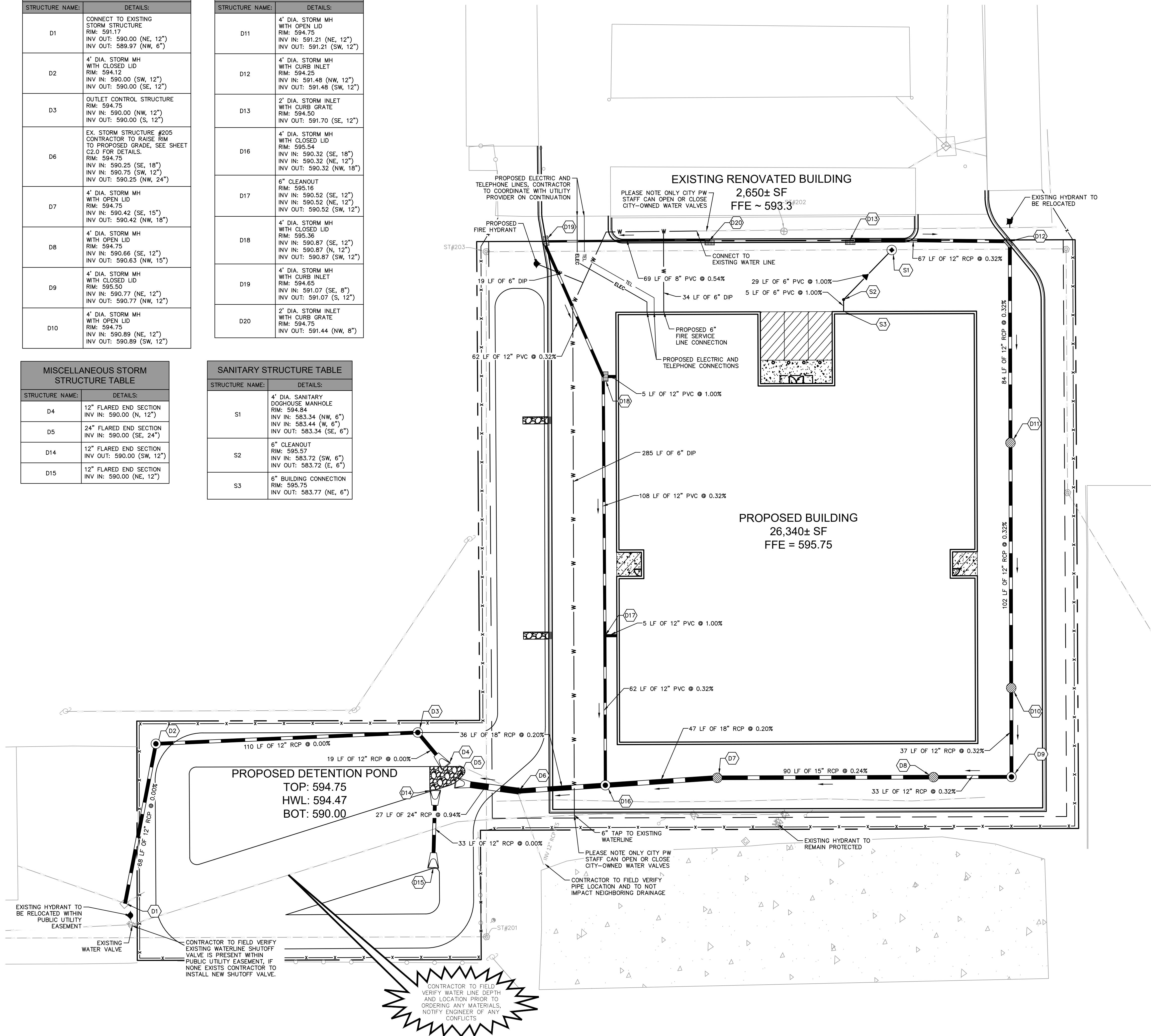
Drawing name: K:\CHL\DEV\268783000_ES Storage_Crest Hill_IL\2 Design\CAO\PlanSheets\Preliminary Engineering Set\C3.0 Utility Plan.dwg C3.0 Dec 30, 2025 3:25pm by Josh Williams
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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	CONNECT TO EXISTING STORM STRUCTURE RIM: 591.17 INV OUT: 590.00 (NE, 12") INV OUT: 589.97 (NW, 6")
D2	4' DIA. STORM MH WITH CLOSED LID RIM: 594.12 INV IN: 590.00 (SW, 12") INV OUT: 590.00 (SE, 12")
D3	OUTLET CONTROL STRUCTURE RIM: 594.75 INV IN: 590.00 (NW, 12") INV OUT: 590.00 (S, 12")
D6	EX. STORM STRUCTURE #205 CONTRACTOR TO RAISE RIM TO PROPOSED GRADE, SEE SHEET C2.0 FOR DETAILS. RIM: 594.75 INV IN: 590.25 (SE, 18") INV IN: 590.75 (SW, 12") INV OUT: 590.25 (NW, 24")
D7	4' DIA. STORM MH WITH OPEN LID RIM: 594.75 INV IN: 590.42 (SE, 15") INV OUT: 590.42 (NW, 18")
D8	4' DIA. STORM MH WITH OPEN LID RIM: 594.75 INV IN: 590.66 (SE, 12") INV OUT: 590.63 (NW, 15")
D9	4' DIA. STORM MH WITH CLOSED LID RIM: 594.65 INV IN: 590.77 (NE, 12") INV OUT: 590.77 (NW, 12")
D10	4' DIA. STORM MH WITH OPEN LID RIM: 594.75 INV IN: 590.89 (NE, 12") INV OUT: 590.89 (SW, 12")

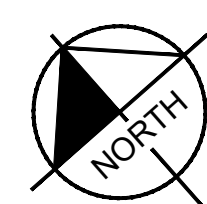
MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D4	12" FLARED END SECTION INV IN: 590.00 (N, 12")
D5	24" FLARED END SECTION INV IN: 590.00 (SE, 24")
D14	12" FLARED END SECTION INV OUT: 590.00 (SW, 12")
D15	12" FLARED END SECTION INV IN: 590.00 (NE, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D11	4' DIA. STORM MH WITH OPEN LID RIM: 594.75 INV IN: 591.21 (NE, 12") INV OUT: 591.21 (SW, 12")
D12	4' DIA. STORM MH WITH CURB INLET RIM: 594.25 INV IN: 591.48 (NW, 12") INV OUT: 591.48 (SW, 12")
D13	2' DIA. STORM INLET WITH CURB GRATE RIM: 594.50 INV OUT: 591.70 (SE, 12")
D16	4' DIA. STORM MH WITH CLOSED LID RIM: 595.54 INV IN: 590.32 (SE, 18") INV IN: 590.32 (NE, 12") INV OUT: 590.32 (NW, 18")
D17	6" CLEANOUT RIM: 595.16 INV IN: 590.52 (SE, 12") INV IN: 590.52 (NE, 12") INV OUT: 590.52 (SW, 12")
D18	4' DIA. STORM MH WITH CURB INLET RIM: 595.36 INV IN: 590.87 (SE, 12") INV IN: 590.87 (N, 12") INV OUT: 590.87 (SW, 12")
D19	4' DIA. STORM MH WITH CURB INLET RIM: 594.65 INV IN: 591.07 (SE, 8") INV OUT: 591.07 (S, 12")
D20	2' DIA. STORM INLET WITH CURB GRATE RIM: 594.75 INV OUT: 591.44 (NW, 8")

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	4' DIA. SANITARY DOGHOUSE MANHOLE RIM: 594.84 INV IN: 583.34 (NW, 6") INV IN: 583.44 (W, 6") INV OUT: 583.34 (SE, 6")
S2	6" CLEANOUT RIM: 595.57 INV IN: 583.72 (SW, 6") INV OUT: 583.72 (E, 6")
S3	6" BUILDING CONNECTION RIM: 595.75 INV OUT: 583.77 (NE, 6")



GRAPHIC SCALE IN FEET
0 10 20 40



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1-800-892-0123

UTILITY NOTES

- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. OVERHEAD ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (86.12 C&G USE NEENAH R-3281-A)
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	RIP RAP (SEE DETAILS)

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SCALE:
AS NOTED
DESIGNED BY: JTW
DRAWN BY: JEA
CHECKED BY: ANF

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ExtraSpace Storage

UTILITY PLAN

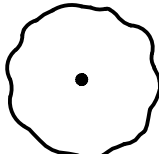
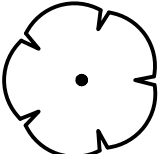
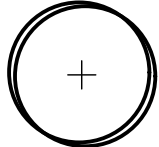
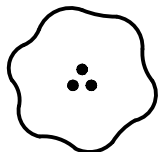
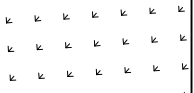
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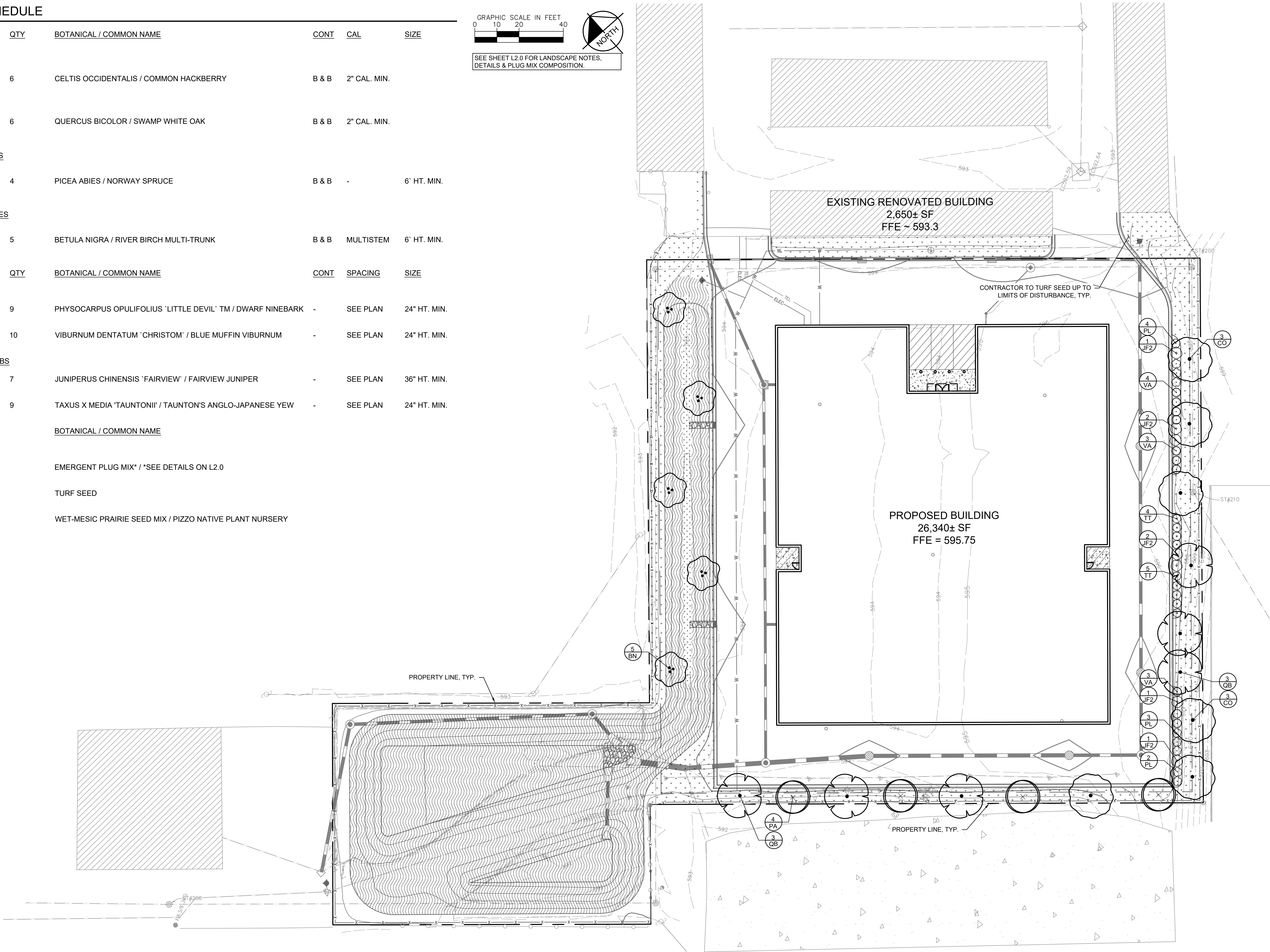
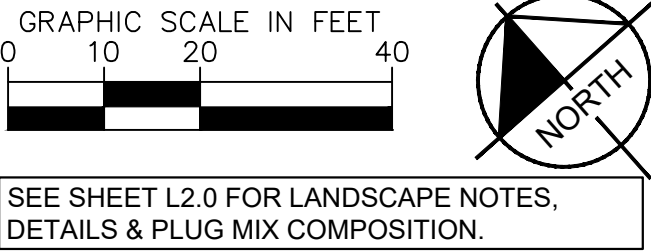
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10/30/2025
KHA PROJECT NO.
268783002
SHEET NUMBER

C3.0

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PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
DECIDUOUS TREES						
	CO	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL. MIN.	
	QB	6	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL. MIN.	
EVERGREEN TREES						
	PA	4	PICEA ABIES / NORWAY SPRUCE	B & B	-	6' HT. MIN.
ORNAMENTAL TREES						
	BN	5	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	MULTISTEM	6' HT. MIN.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
SHRUBS						
	PL	9	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	-	SEE PLAN	24" HT. MIN.
	VA	10	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN VIBURNUM	-	SEE PLAN	24" HT. MIN.
EVERGREEN SHRUBS						
	JF2	7	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	-	SEE PLAN	36" HT. MIN.
	TT	9	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24" HT. MIN.
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>				
GROUND COVERS						
	EP	EMERGENT PLUG MIX* / *SEE DETAILS ON L2.0				
	TS	TURF SEED				
	WP	WET-MESIC PRAIRIE SEED MIX / PIZZO NATIVE PLANT NURSERY				



NOT FOR
CONSTRUCTION

ExtraSpace
Storage

LANDSCAPE
PLAN

EXTRA SPACE
STORAGE
1812 N LARKIN AVE
CREST HILL, IL 60403

ORIGINAL ISSUE:
10/30/2025
KHA PROJECT NO.
268783002
SHEET NUMBER

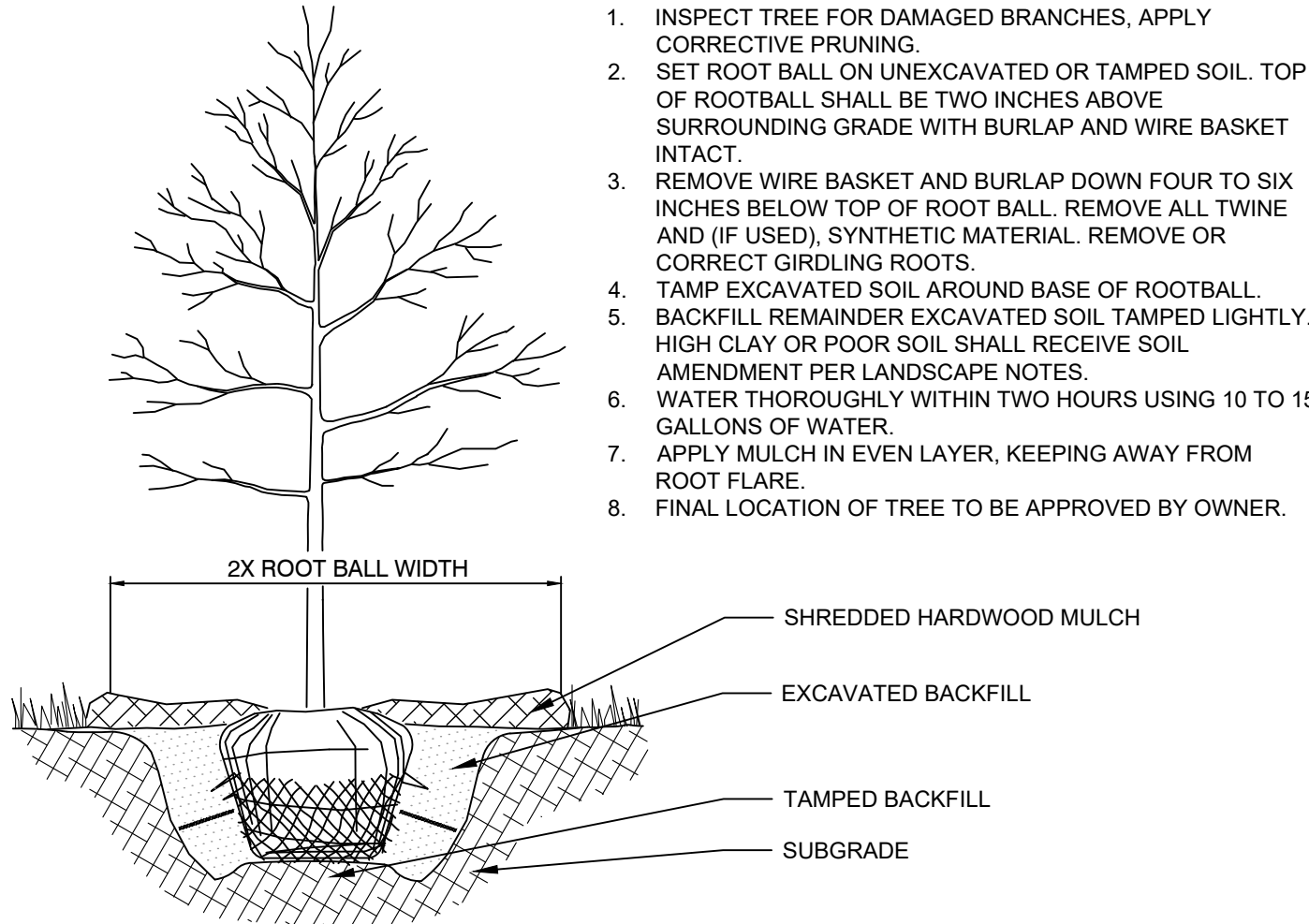
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CHICAGO, ILLINOIS
PHONE: 312-726-9445
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SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: JGC

REVISIONS	DATE	BY
No.		

Drawing name: K:\CH\LDKV\268783000_L2.0 Dec 30, 2025 3:25pm by: Josh Williams
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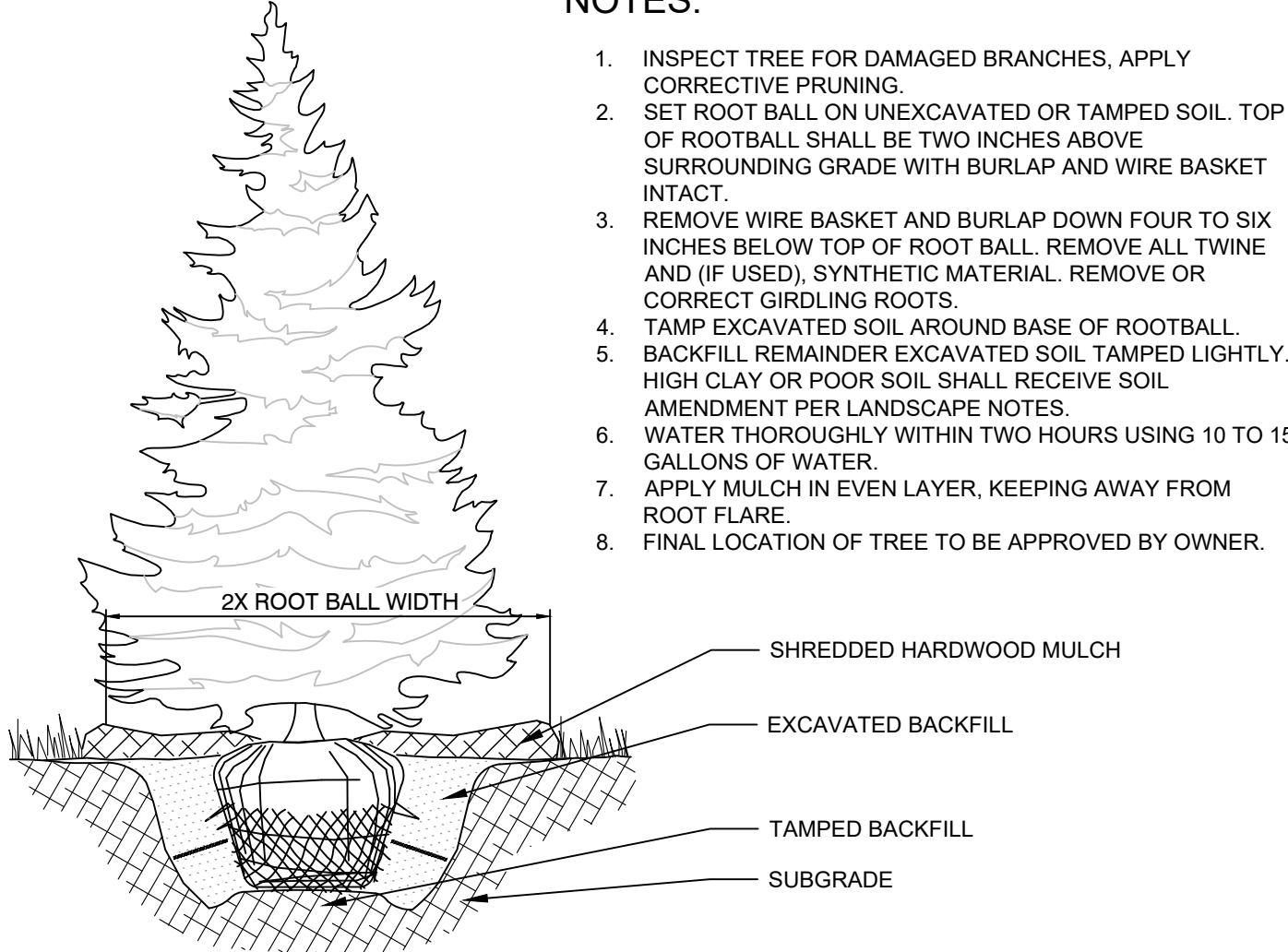


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

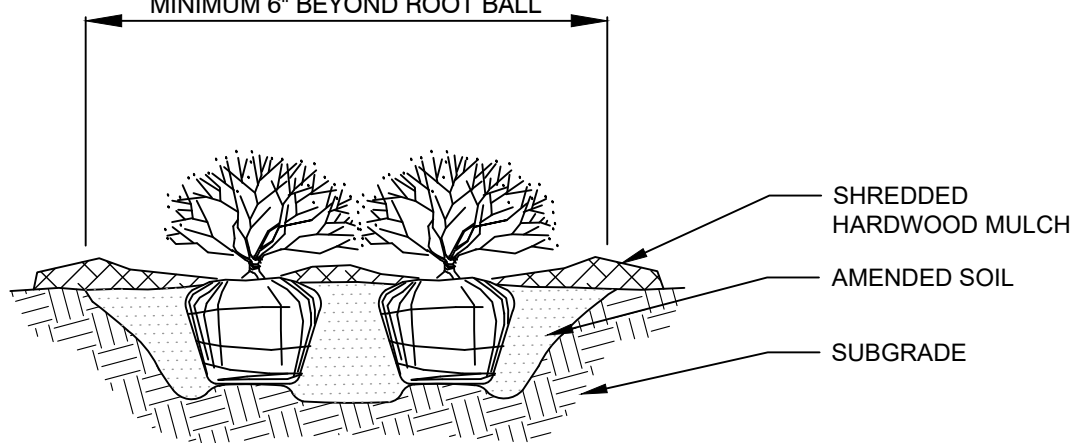


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

2 EVERGREEN TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY. PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING IS TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES. WHERE POSSIBLE TREE PROTECTION FENCING SHOULD BE CONTIGUOUS TO CREATE AN ENVELOPE TO MINIMIZE THE POSSIBILITY OF ROOT ZONE IMPACT OR INTRUSION INTO PRESERVATION AREAS.
2. NO MATERIALS ARE TO BE STORED IN THE TREE PROTECTION AREA, NO CONSTRUCTION ACCESS SHOULD TAKE PLACE WITHIN THE TREE PROTECTION AREA UNLESS PRIOR APPROVAL IS GRANTED BY THE VILLAGE. NO PARKING SHOULD TAKE PLACE IN TREE PROTECTION AREAS.
3. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE LIMITS OF CONSTRUCTION TO MAXIMIZE CRITICAL ROOT ZONE.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE LIMITS OF CONSTRUCTION SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

4 TREE PROTECTION

NTS

EMERGENT PLUG MIX

BOTANICAL NAME	COMMON NAME	QTY / ACRE	% OF TOTAL
Carex stipata	Fox sedge	175	5%
Carex vulpinoidea	Brown fox's sedge	350	10%
Schoenoplectus (Scirpus) pungens	Chair-maker's rush	350	10%
Spartina pectinata	Prairie cordgrass	525	15%
Rudbeckia subtomentosa	Sweet Balck-eyed susan	315	9%
Scirpus atrovirens	Dark green rush	350	10%
Lobelia cardinalis	Cardinal flower	315	9%
Andropogon gerardii	Big bluestem	455	13%
Heliopsis helianthoides	False sunflower	315	9%
Panicum virgatum	Switchgrass	350	10%
TOTAL PLUGS PER ACRE:		3,500	

NOT FOR CONSTRUCTION

Extra Space Storage

LANDSCAPE NOTES & DETAILS

EXTRA SPACE STORAGE
1812 N LARKIN AVE
CREST HILL, IL 60403

ORIGINAL ISSUE:
10/30/2025
KHA PROJECT NO.
268783002
SHEET NUMBER

L2.0

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CHICAGO, ILLINOIS
PHONE: 312-726-8445
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SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: JGC

REVISIONS
No. DATE BY



MEMORANDUM

To: City of Crest Hill

From: Alexa Falbo
Kimley-Horn and Associates, Inc.

Date: October 31st, 2025
Revised On: December 30, 2025

Re: ***Proposed Extra Space Development
1812 N Larkin Ave
Crest Hill, IL 60403***

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Extra Space Storage. They are proposing to expand the existing storage facility in the southeast vacant lot of 1812 N Larkin Ave. The total combined property area is 5.83 acres, and the total project disturbance area is 1.77 acres. The total drainage area for the site, including offsite tributary area, is 1.83 acres. The sitework includes construction of a new 26,340 SF self-storage building with associated utilities, pavement installation and landscape improvements.

Existing Conditions

The current site is a vacant rural lot. Per the Existing Drainage Plan (**Exhibit 1**), the existing impervious area within the total drainage area is 0.14 acres while the remaining 1.69 acres is pervious. The site was previously designed for a separate development that was never fully constructed. As part of this previous design, stormwater detention was provided in the southwest area of the property area, contained by a retaining wall. The existing detention system has 0.402 AC-FT of volume and has the capacity to convey the 2 yr, 24-hour storm event, while the 100-year storm event is conveyed through a break in the existing retaining wall. The existing detention pond has an outlet control structure with a 2.25" orifice that discharges runoff northwest to N Larkin Ave. See **Table 1** below for pre-development runoff rates.

Proposed Conditions

The proposed runoff will be directed to storm sewer via sheet flow to the parking lot inlets, leading to the same existing outfall structure, where it ultimately discharges to both the existing modified detention pond as well as the proposed detention pond. The existing detention pond and the existing outlet control structure is to be replaced in proposed

conditions. There is a proposed outlet control structure with a 2" orifice to restrict flows and discharge runoff northwest to N Larkin Ave. Per the Proposed Drainage Plan (**Exhibit 2**), the total impervious area within the drainage area is 1.18 acres. The total pervious area within the drainage area is 0.65 acres.

The existing retaining walls will be fully removed and replaced with a proposed detention pond to meet the post-development requirements. The proposed detention pond will provide a total volume of 1.142 Ac-Ft and will convey both the 2-yr and 100-yr, 24-hour storm event, see **Exhibit 4** for details.

Per City of Crest Hill Stormwater Drainage and Detention, the peak discharge from events less than or equal to the two-year event shall not be greater than 0.04 cfs per acre. The peak 100-year discharge shall not be greater than 0.15 cfs per acre. Per the HydroCAD calculations provided, see **Exhibit 3** and **Exhibit 4**, the site has a peak runoff of 0.17 cfs for the 2-year, 24-hour storm event and 0.22 cfs for the 100-year, 24-hour storm event. The post-development release rates can also be found in **Table 1** below.

Table 1: Peak Runoffs

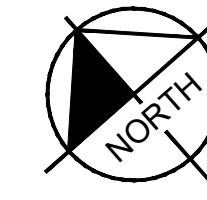
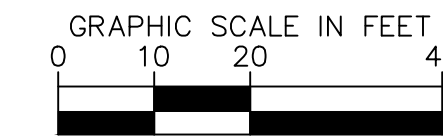
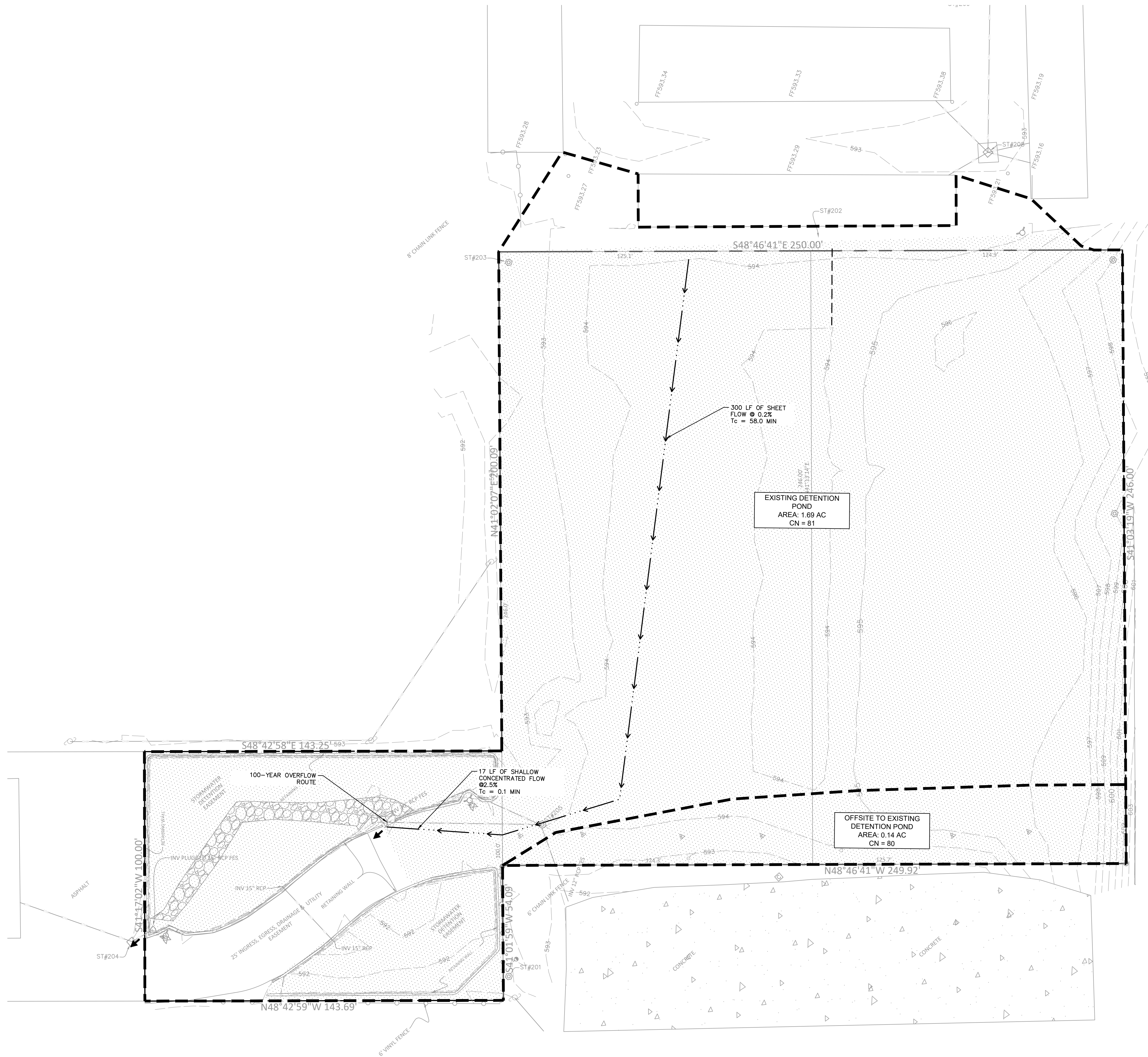
	Tributary Area (ac)	2-Yr Allowed Flow (cfs)	2-Yr Flow (cfs)	100-yr Allowed Flow (cfs)	100-Yr Flow (cfs)
<u>Pre-Development</u>	1.83	0.07	0.14	0.27	6.30
<u>Post-Development</u>	1.83	0.07	0.17	0.27	0.22

The proposed stormwater management on site will meet the requirements for the 100-year release rate. The site cannot meet the 2-year release rate, due to the limited disturbed area and maintenance concerns of a smaller orifice.

Attachments

- Exhibit 1: Existing Drainage Plan
- Exhibit 2: Proposed Drainage Plan
- Exhibit 3: Pre-Development HydroCAD Calculations
- Exhibit 4: Post-Development HydroCAD Calculations

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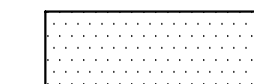


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Before
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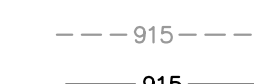
DRAINAGE LEGEND



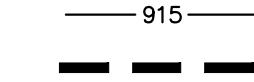
IMPERVIOUS AREA
AREA = 1.69 AC



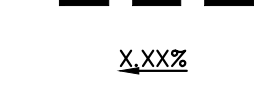
PERVIOUS AREA
AREA = 0.14 AC



EXISTING CONTROL



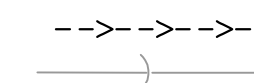
PROPOSED CONT
DRAINAGE BASIN



SLOPE AND FLOW DIRECTION



OVERLAND FLOW ROUTE
FLOW DATA



EXISTING S



EXISTING STORM STRUCTURE

EXTRA SPACE STORAGE

EXISTING DRAINAGE PLAN



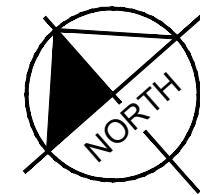
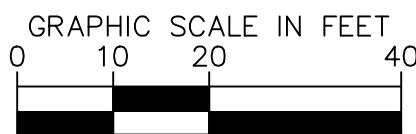
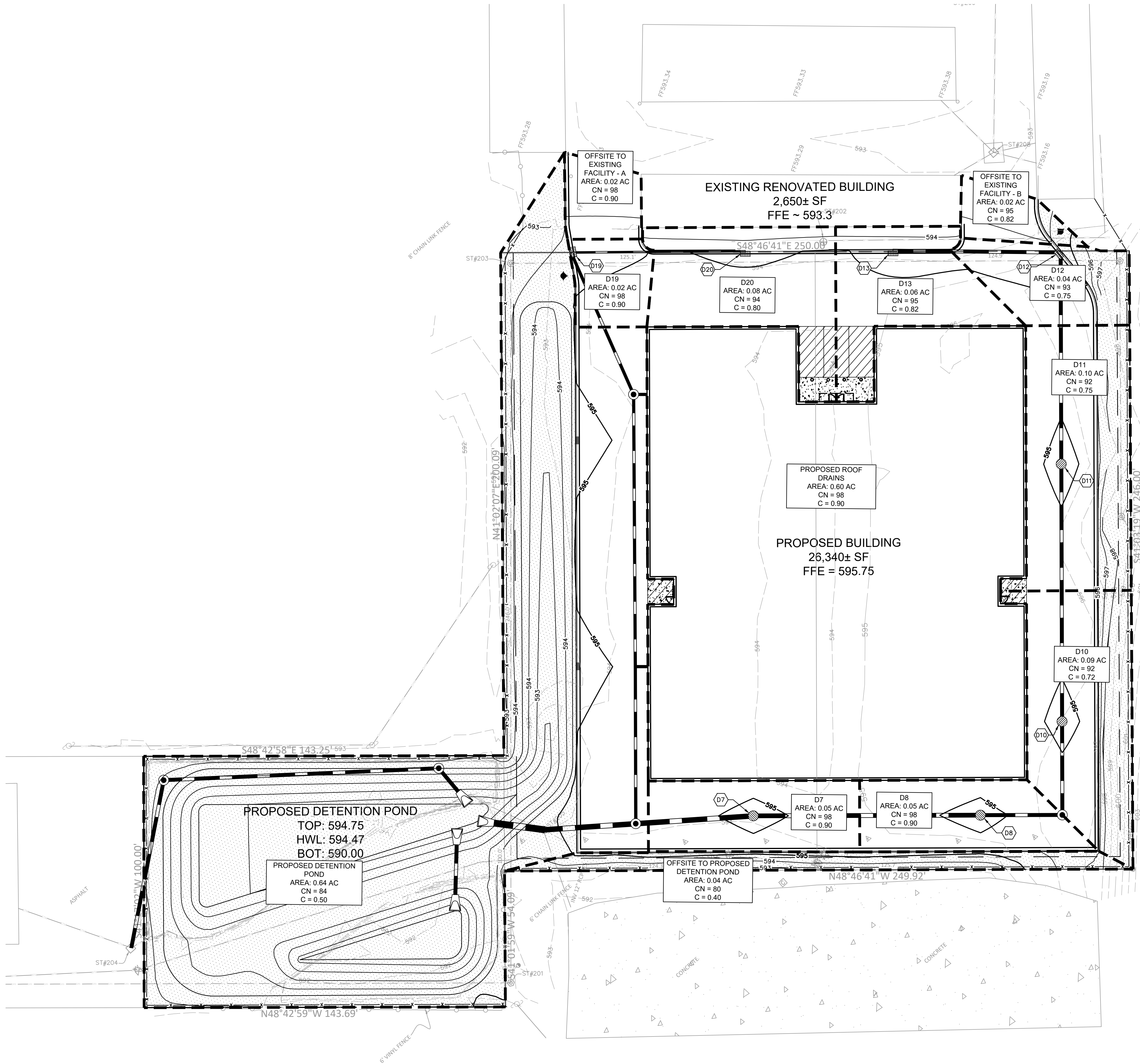
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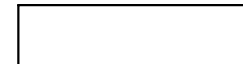
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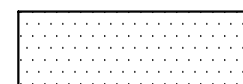
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DRAINAGE LEGEND



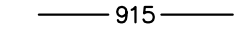
IMPERVIOUS AREA
AREA = 1.18 AC



PERVIOUS AREA
AREA = 0.65 AC



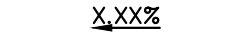
EXISTING CONTOUR



PROPOSED CONTOUR



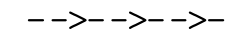
DRAINAGE BASIN BOUNDARY



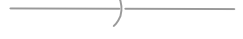
SLOPE AND FLOW DIRECTION



OVERLAND FLOW ROUTE



FLOW PATH



EXISTING STORM SEWER



EXISTING STORM STRUCTURE



PROPOSED STORM SEWER



PROPOSED STORM STRUCTURE

PROPOSED DRAINAGE AREAS

PROPOSED DRAINAGE AREA CALCULATIONS								
DRAINAGE AREA	TRIBUTARY AREA (ac)	IMPERVIOUS AREA (ac)	PERVIOUS AREA (ac)	CN	C	TC (min)	10-YR, 15 MIN DURATION INTENSITY (IN/HR)	10-Yr Flow (cfs)
OFFSITE TO EXISTING FACILITY - A	0.02	0.02	0.00	98	0.90	15.00	4.36	0.08
OFFSITE TO EXISTING FACILITY - B	0.02	0.02	0.00	95	0.82	15.00	4.36	0.07
TOTAL OFFSITE TO EXISTING FACILITY	0.04	0.04	0.00	95	0.86	-	4.36	0.15
D7	0.05	0.05	0.00	98	0.90	15.00	4.36	0.22
D8	0.05	0.05	0.00	98	0.90	15.00	4.36	0.21
D10	0.09	0.06	0.03	92	0.72	15.00	4.36	0.29
D11	0.10	0.07	0.03	92	0.75	15.00	4.36	0.33
D12	0.04	0.03	0.01	93	0.75	15.00	4.36	0.14
D13	0.06	0.05	0.01	95	0.82	15.00	4.36	0.22
PROPOSED ROOF DRAINS	0.60	0.60	0.00	98	0.90	15.00	4.36	2.35
D19	0.02	0.02	0.00	98	0.90	15.00	4.36	0.10
D20	0.08	0.06	0.02	94	0.80	15.00	4.36	0.27
PROPOSED DETENTION POND	0.64	0.14	0.50	84	0.51	15.00	4.36	1.42
OFFSITE TO EXISTING FACILITY - C	0.04	0.00	0.04	80	0.40	15.00	4.36	0.07
TOTAL	1.83	1.18	0.64	92	0.72	-	-	-

NOTES	RUNOFF COEFFICIENTS	
	CN	C
	PERVIOUS 80	0.40
	IMPERVIOUS 98	0.90

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NOT FOR CONSTRUCTION

**ExtraSpace®
Storage**

**PROPOSED
DRAINAGE PLAN**

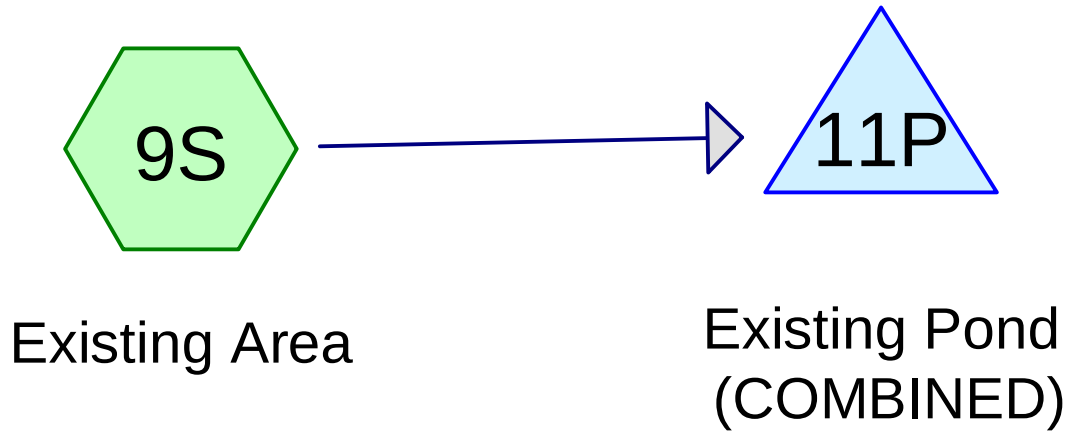
**EXTRA SPACE
STORAGE**
1812 N LARKIN AVE
CREST HILL, IL 60403

ORIGINAL ISSUE:
10/30/2025
KHA PROJECT NO.
268783002

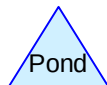
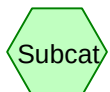
SHEET NUMBER

EXH. 2

EXHIBIT 3



PRE-DEVELOPMENT



Routing Diagram for 2025-1031 Post Development
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2025-1031 Post Development

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR 24HR	Type II 24-hr		Default	24.00	1	3.34	2
2	100YR 24HR	Type II 24-hr		Default	24.00	1	8.57	2

2025-1031 Post Development

Prepared by Kimley-Horn & Associates

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.690	80	>75% Grass cover, Good, HSG D (9S)
0.140	98	Paved parking, HSG D (9S)

2025-1031 Post Development

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Type II 24-hr 2YR 24HR Rainfall=3.34"

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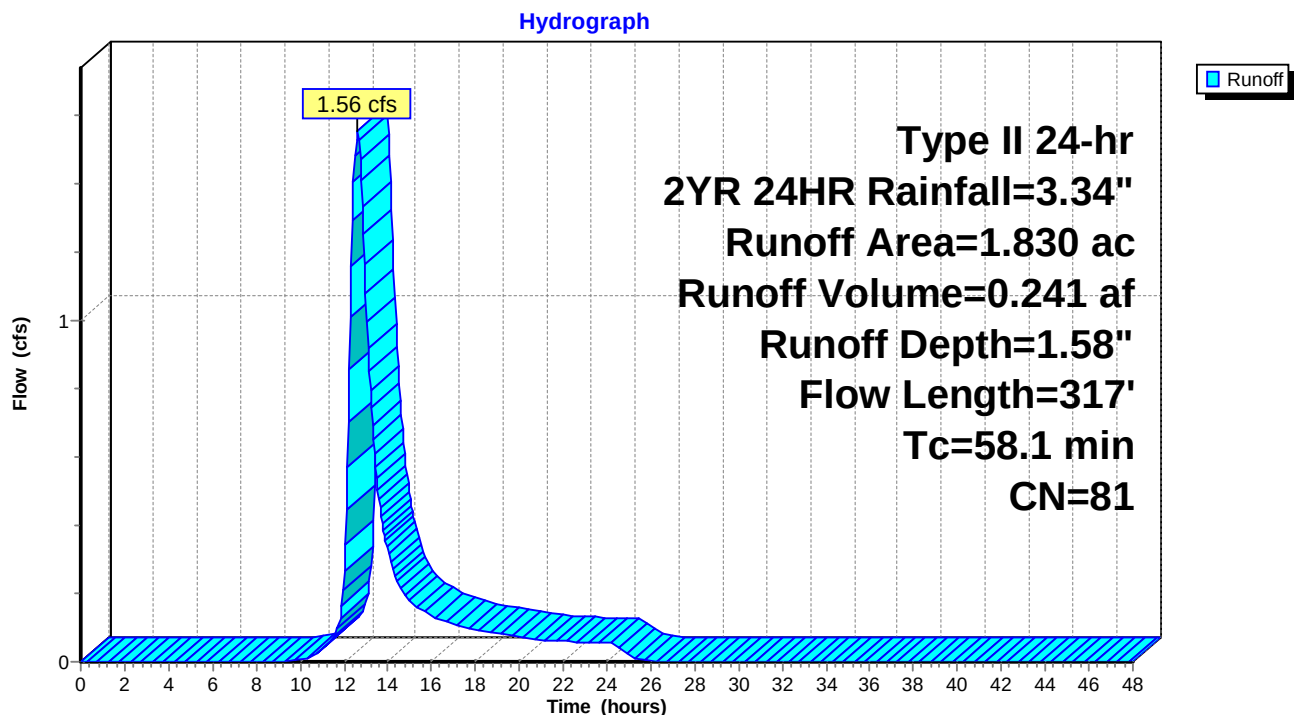
Summary for Subcatchment 9S: Existing Area

Runoff = 1.56 cfs @ 12.61 hrs, Volume= 0.241 af, Depth= 1.58"
Routed to Pond 11P : Existing Pond (COMBINED)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2YR 24HR Rainfall=3.34"

Area (ac)	CN	Description
1.690	80	>75% Grass cover, Good, HSG D
0.140	98	Paved parking, HSG D
1.830	81	Weighted Average
1.690		92.35% Pervious Area
0.140		7.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.0	300	0.0020	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.34"
0.1	17	0.0250	3.21		Shallow Concentrated Flow, Paved Kv= 20.3 fps
58.1	317	Total			

Subcatchment 9S: Existing Area

2025-1031 Post Development

Type II 24-hr 2YR 24HR Rainfall=3.34"

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Summary for Pond 11P: Existing Pond (COMBINED)

Inflow Area = 1.830 ac, 7.65% Impervious, Inflow Depth = 1.58" for 2YR 24HR event
 Inflow = 1.56 cfs @ 12.61 hrs, Volume= 0.241 af
 Outflow = 0.14 cfs @ 15.84 hrs, Volume= 0.239 af, Atten= 91%, Lag= 193.6 min
 Primary = 0.14 cfs @ 15.84 hrs, Volume= 0.239 af

Routing by Sim-Route method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 591.63' @ 15.84 hrs Surf.Area= 0.151 ac Storage= 0.141 af

Plug-Flow detention time= 522.7 min calculated for 0.239 af (99% of inflow)
 Center-of-Mass det. time= 518.9 min (1,401.4 - 882.5)

Volume	Invert	Avail.Storage	Storage Description
#1	590.10'	0.527 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
590.10	0.002	0.000	0.000
590.20	0.006	0.000	0.000
590.30	0.018	0.001	0.002
590.40	0.035	0.003	0.004
590.50	0.050	0.004	0.008
590.60	0.059	0.005	0.014
590.80	0.094	0.015	0.029
591.00	0.130	0.022	0.052
591.50	0.147	0.069	0.121
592.00	0.160	0.077	0.198
592.50	0.162	0.080	0.278
593.00	0.162	0.081	0.359
593.10	0.165	0.016	0.375
593.20	0.169	0.017	0.392
594.00	0.169	0.135	0.527

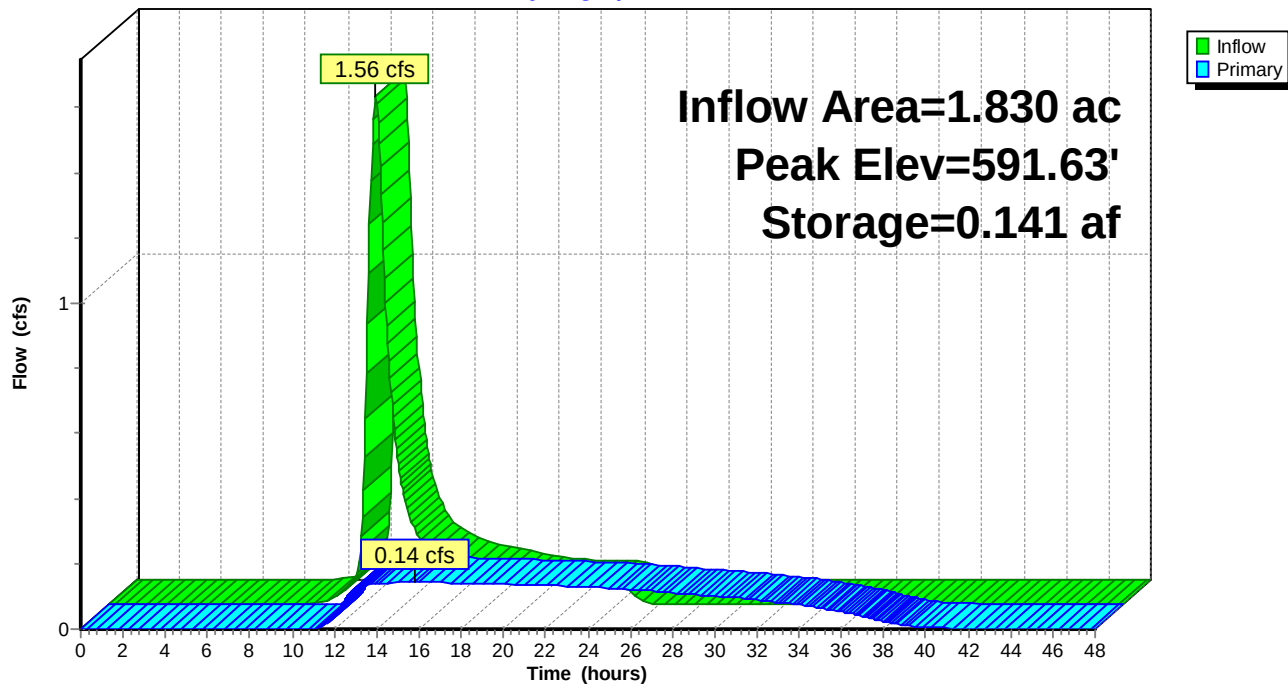
Device	Routing	Invert	Outlet Devices
#1	Primary	590.28'	2.2" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Primary	593.00'	10.0' long + 10.0 ' SideZ x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Primary	593.20'	50.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=0.14 cfs @ 15.84 hrs HW=591.63' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.14 cfs @ 5.41 fps)
 2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)
 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 11P: Existing Pond (COMBINED)

Hydrograph



2025-1031 Post Development

Prepared by Kimley-Horn & Associates

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Type II 24-hr 100YR 24HR Rainfall=8.57"

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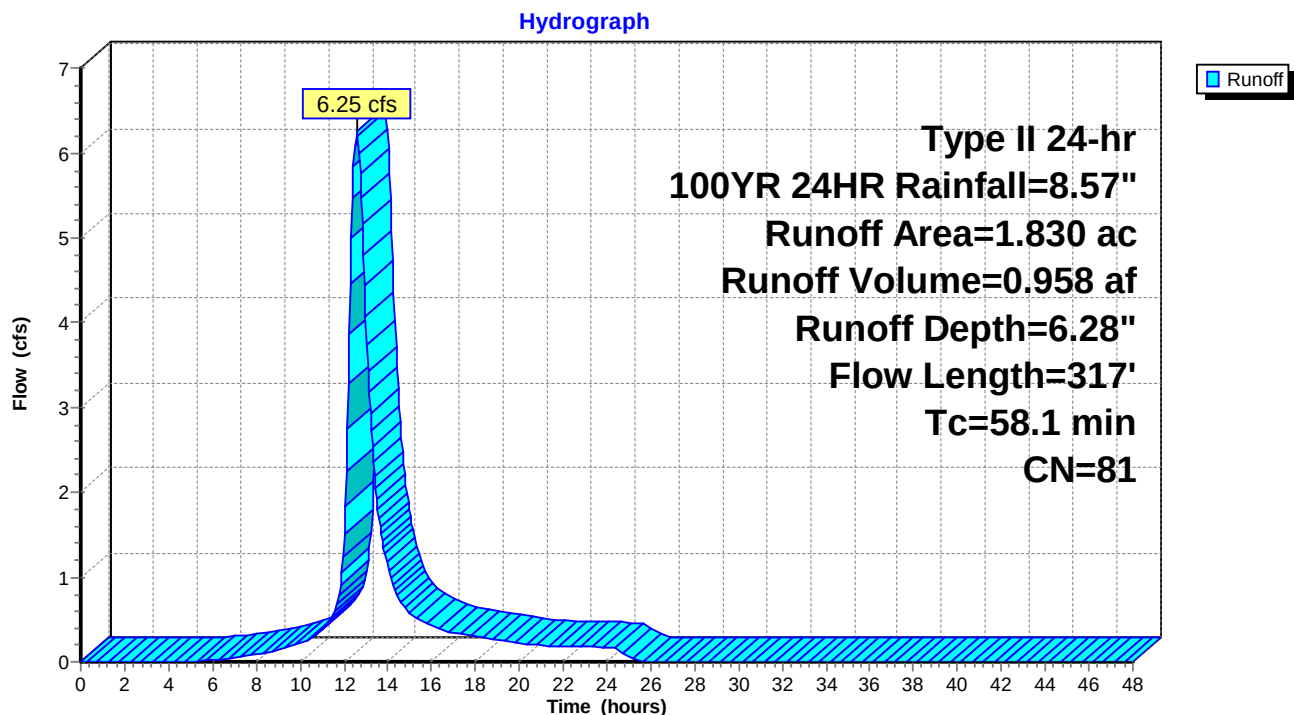
Summary for Subcatchment 9S: Existing Area

Runoff = 6.25 cfs @ 12.59 hrs, Volume= 0.958 af, Depth= 6.28"
Routed to Pond 11P : Existing Pond (COMBINED)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR 24HR Rainfall=8.57"

Area (ac)	CN	Description
1.690	80	>75% Grass cover, Good, HSG D
0.140	98	Paved parking, HSG D
1.830	81	Weighted Average
1.690		92.35% Pervious Area
0.140		7.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.0	300	0.0020	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.34"
0.1	17	0.0250	3.21		Shallow Concentrated Flow, Paved Kv= 20.3 fps
58.1	317	Total			

Subcatchment 9S: Existing Area

2025-1031 Post Development

Type II 24-hr 100YR 24HR Rainfall=8.57"

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Summary for Pond 11P: Existing Pond (COMBINED)

Inflow Area = 1.830 ac, 7.65% Impervious, Inflow Depth = 6.28" for 100YR 24HR event
 Inflow = 6.25 cfs @ 12.59 hrs, Volume= 0.958 af
 Outflow = 6.30 cfs @ 12.90 hrs, Volume= 0.903 af, Atten= 0%, Lag= 19.1 min
 Primary = 6.30 cfs @ 12.90 hrs, Volume= 0.903 af

Routing by Sim-Route method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 593.26' @ 12.91 hrs Surf.Area= 0.169 ac Storage= 0.402 af

Plug-Flow detention time= 508.4 min calculated for 0.903 af (94% of inflow)
 Center-of-Mass det. time= 475.9 min (1,319.2 - 843.2)

Volume	Invert	Avail.Storage	Storage Description
#1	590.10'	0.527 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
590.10	0.002	0.000	0.000
590.20	0.006	0.000	0.000
590.30	0.018	0.001	0.002
590.40	0.035	0.003	0.004
590.50	0.050	0.004	0.008
590.60	0.059	0.005	0.014
590.80	0.094	0.015	0.029
591.00	0.130	0.022	0.052
591.50	0.147	0.069	0.121
592.00	0.160	0.077	0.198
592.50	0.162	0.080	0.278
593.00	0.162	0.081	0.359
593.10	0.165	0.016	0.375
593.20	0.169	0.017	0.392
594.00	0.169	0.135	0.527

Device	Routing	Invert	Outlet Devices
#1	Primary	590.28'	2.2" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Primary	593.00'	10.0' long + 10.0 'I' SideZ x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Primary	593.20'	50.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=6.01 cfs @ 12.90 hrs HW=593.25' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.22 cfs @ 8.18 fps)
 2=Broad-Crested Rectangular Weir (Weir Controls 3.69 cfs @ 1.15 fps)
 3=Sharp-Crested Rectangular Weir (Weir Controls 2.10 cfs @ 0.77 fps)

Pond 11P: Existing Pond (COMBINED)

Hydrograph

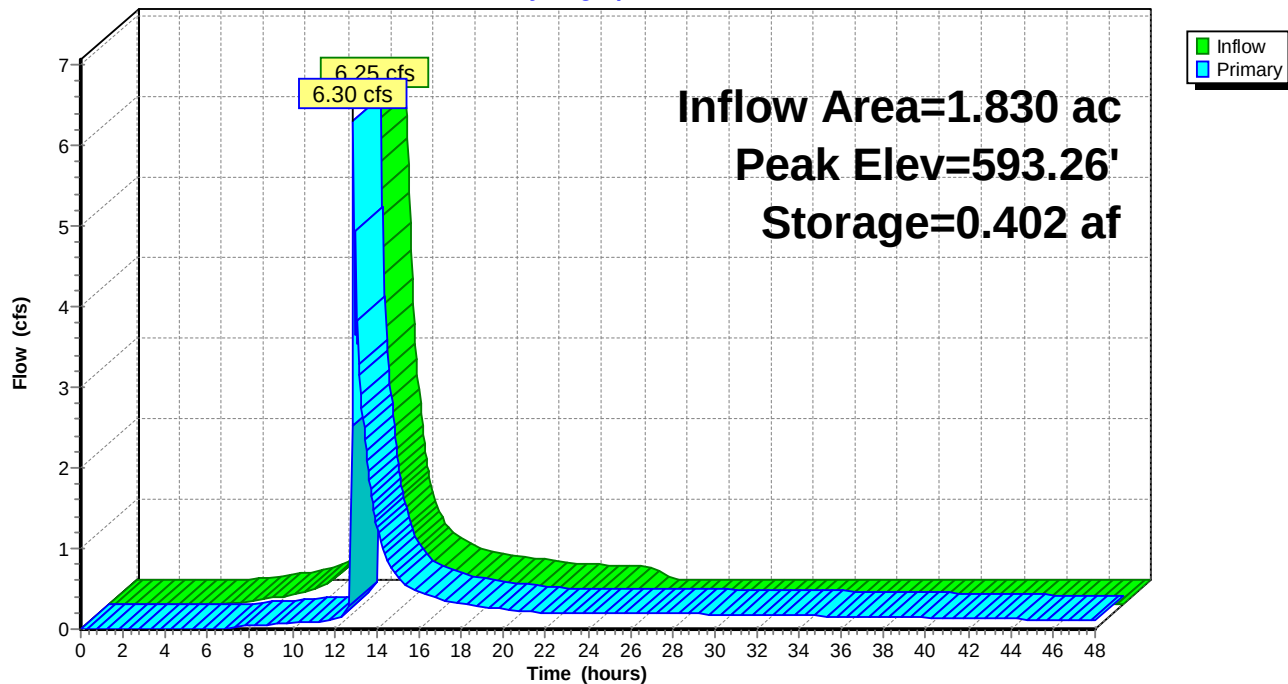
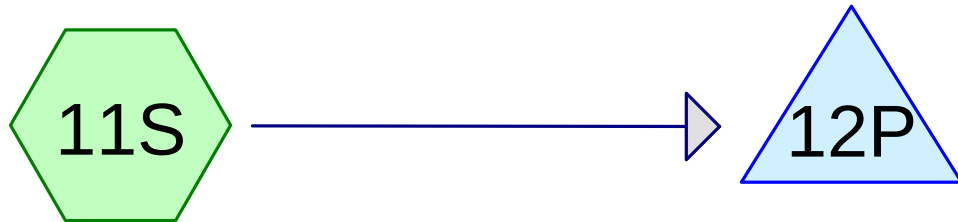


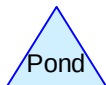
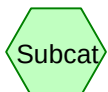
EXHIBIT 4



Proposed Detention
Pond

Proposed Pond

POST-DEVELOPMENT



Routing Diagram for 2025-1222 Post Development
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2025-1222 Post Development

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR 24HR	Type II 24-hr		Default	24.00	1	3.34	2
2	100YR 24HR	Type II 24-hr		Default	24.00	1	8.57	2

2025-1222 Post Development

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.650	80	>75% Grass cover, Good, HSG D (11S)
1.180	98	Paved parking, HSG D (11S)

2025-1222 Post Development

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Type II 24-hr 2YR 24HR Rainfall=3.34"

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Page 4

Summary for Subcatchment 11S: Proposed Detention Pond

Runoff = 5.66 cfs @ 12.06 hrs, Volume= 0.379 af, Depth= 2.48"
Routed to Pond 12P : Proposed Pond

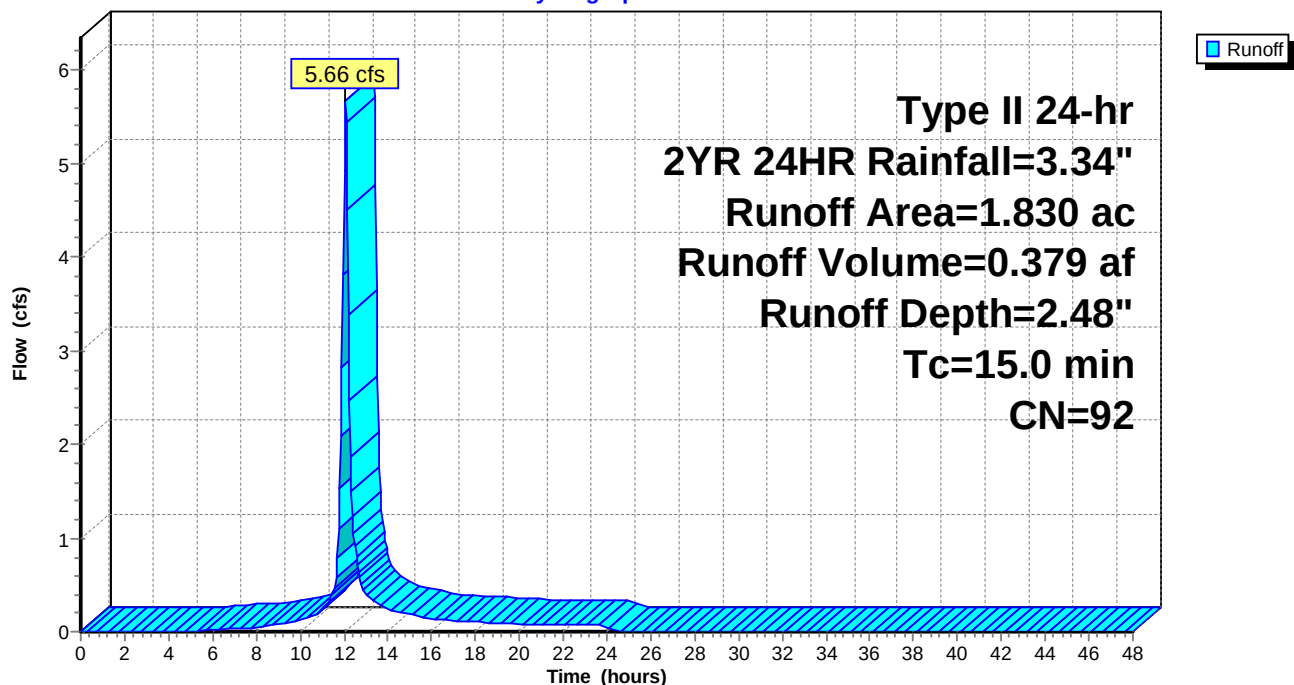
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2YR 24HR Rainfall=3.34"

Area (ac)	CN	Description
0.650	80	>75% Grass cover, Good, HSG D
1.180	98	Paved parking, HSG D
1.830	92	Weighted Average
0.650		35.52% Pervious Area
1.180		64.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 11S: Proposed Detention Pond

Hydrograph



2025-1222 Post Development

Type II 24-hr 2YR 24HR Rainfall=3.34"

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Summary for Pond 12P: Proposed Pond

Inflow Area = 1.830 ac, 64.48% Impervious, Inflow Depth = 2.48" for 2YR 24HR event
 Inflow = 5.66 cfs @ 12.06 hrs, Volume= 0.379 af
 Outflow = 0.17 cfs @ 15.39 hrs, Volume= 0.379 af, Atten= 97%, Lag= 199.4 min
 Primary = 0.17 cfs @ 15.39 hrs, Volume= 0.379 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 592.63' @ 15.39 hrs Surf.Area= 0.171 ac Storage= 0.237 af

Plug-Flow detention time= 674.5 min calculated for 0.379 af (100% of inflow)
 Center-of-Mass det. time= 674.4 min (1,475.8 - 801.4)

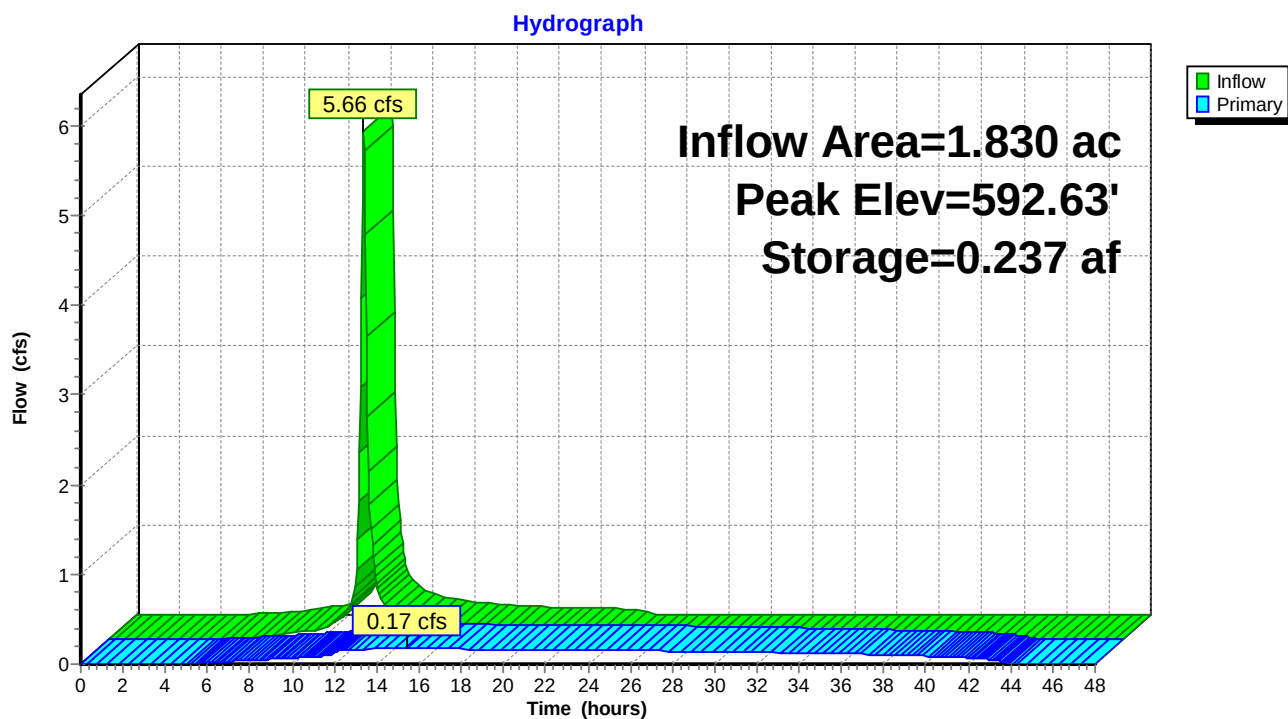
Volume	Invert	Avail.Storage	Storage Description
#1	590.00'	1.142 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
590.00	0.000	0.000	0.000
590.10	0.004	0.000	0.000
590.50	0.032	0.007	0.007
591.00	0.076	0.027	0.034
591.50	0.111	0.047	0.081
592.00	0.133	0.061	0.142
593.00	0.193	0.163	0.305
593.50	0.251	0.111	0.416
593.75	0.287	0.067	0.483
594.75	1.030	0.659	1.142

Device	Routing	Invert	Outlet Devices
#1	Primary	590.00'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.17 cfs @ 15.39 hrs HW=592.63' (Free Discharge)

↑ **1=Orifice/Grate** (Orifice Controls 0.17 cfs @ 7.68 fps)

Pond 12P: Proposed Pond



2025-1222 Post Development

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Type II 24-hr 100YR 24HR Rainfall=8.57"

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Summary for Subcatchment 11S: Proposed Detention Pond

Runoff = 16.32 cfs @ 12.06 hrs, Volume= 1.160 af, Depth= 7.61"
Routed to Pond 12P : Proposed Pond

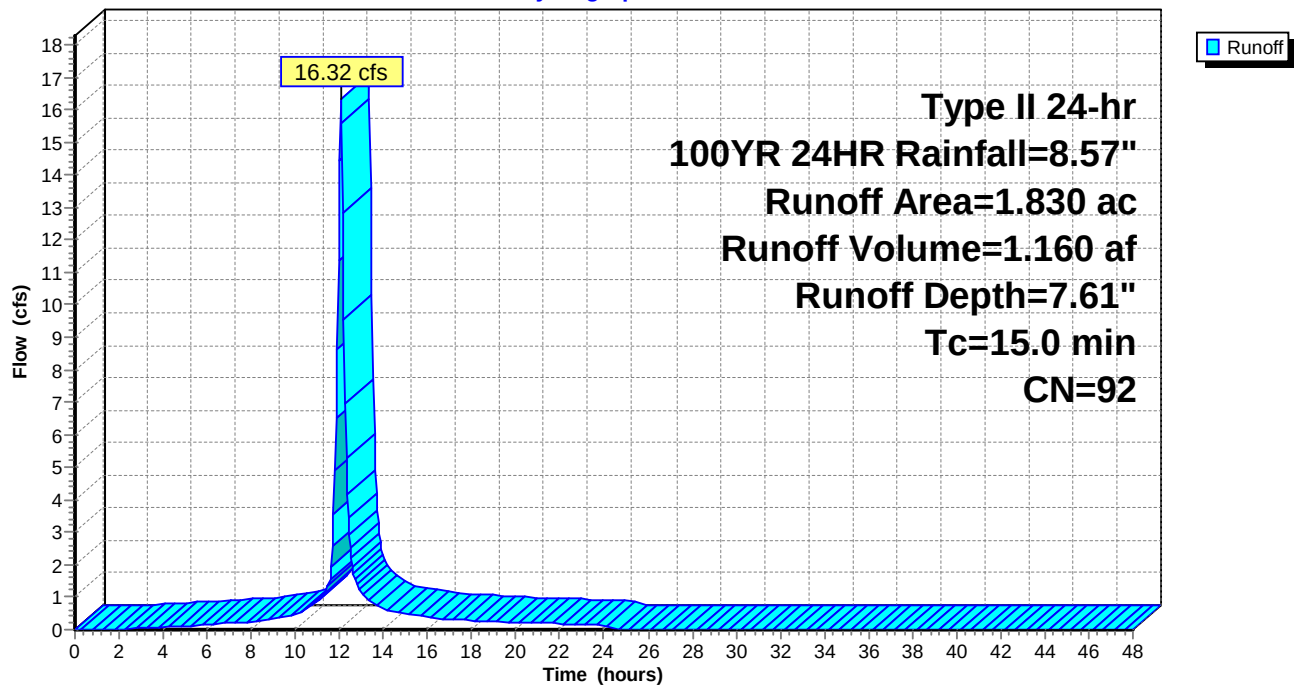
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR 24HR Rainfall=8.57"

Area (ac)	CN	Description
0.650	80	>75% Grass cover, Good, HSG D
1.180	98	Paved parking, HSG D
1.830	92	Weighted Average
0.650		35.52% Pervious Area
1.180		64.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 11S: Proposed Detention Pond

Hydrograph



2025-1222 Post Development

Type II 24-hr 100YR 24HR Rainfall=8.57"

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Page 8

Summary for Pond 12P: Proposed Pond

Inflow Area = 1.830 ac, 64.48% Impervious, Inflow Depth = 7.61" for 100YR 24HR event
 Inflow = 16.32 cfs @ 12.06 hrs, Volume= 1.160 af
 Outflow = 0.22 cfs @ 19.81 hrs, Volume= 0.706 af, Atten= 99%, Lag= 465.2 min
 Primary = 0.22 cfs @ 19.81 hrs, Volume= 0.706 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 594.47' @ 19.81 hrs Surf.Area= 0.819 ac Storage= 0.880 af

Plug-Flow detention time= 990.9 min calculated for 0.705 af (61% of inflow)
 Center-of-Mass det. time= 885.9 min (1,657.9 - 772.0)

Volume	Invert	Avail.Storage	Storage Description
#1	590.00'	1.142 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
590.00	0.000	0.000	0.000
590.10	0.004	0.000	0.000
590.50	0.032	0.007	0.007
591.00	0.076	0.027	0.034
591.50	0.111	0.047	0.081
592.00	0.133	0.061	0.142
593.00	0.193	0.163	0.305
593.50	0.251	0.111	0.416
593.75	0.287	0.067	0.483
594.75	1.030	0.659	1.142

Device	Routing	Invert	Outlet Devices
#1	Primary	590.00'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.22 cfs @ 19.81 hrs HW=594.47' (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.22 cfs @ 10.08 fps)

Pond 12P: Proposed Pond

Hydrograph

