

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING FINAL PLAT OF SUBDIVISION, AMENDED  
SPECIAL USE PERMIT, AND VARIATIONS FROM THE CREST HILL ZONING  
ORDINANCE AND CREST HILL CODE OF ORDINANCES WITH RESPECT TO  
CERTAIN REAL PROPERTY LOCATED AT 1812 N LARKIN AVE IN CREST HILL,  
ILLINOIS (APPLICATION OF EXTRA SPACE STORAGE LLC)**

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the “Code”) authorizes the corporate authorities to vary the application of its local Zoning Requirements “in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;” and

**WHEREAS**, the Code states that subdivision of land, special use, and variation requests shall be permitted only upon the finding of certain requirements listed in the Code; and

**WHEREAS**, the City of Crest Hill (“City”) has enacted procedures, requirements, and standards for variations from its Zoning Requirements in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

**WHEREAS**, the City has enacted procedures, requirements, and standards for special uses in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

**WHEREAS**, the City has enacted procedures, requirements, and standards for subdivision of land in Section 15.32 Subdivision Regulations of the Crest Hill Code of Ordinances; and

**WHEREAS**, Extra Space Storage LLC (the “Applicant”) is the owner of real property located at 1812 N Larkin Avenue in the City of Crest Hill, Illinois, bearing PIN 11-04-31-405-049-0000, and the Applicant entered into a real estate contract to purchase the real property in the City of Crest Hill, Illinois, bearing PINs 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000, which are legally described in Exhibit 1 of the attached Exhibit A (the “Property”), and has filed an application requesting approval of Preliminary and Final Plat of Subdivision, amended Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and Variations from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances on the Property (the “Application”); and

**WHEREAS**, Ordinance 1248A was passed by the Crest Hill City Council on June 3, 2002, approving a rezoning and special use for the Applicant to operate a self-service storage facility on part of the subject property; and

**WHEREAS**, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on January 8, 2026; and

**WHEREAS**, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested Preliminary and Final Plat of Subdivision, Special Use, and Variations outlined in Exhibit 2 of the attached Exhibit A at its January 8, 2026, meeting:

- A. The Preliminary and Final Plat of Subdivision, Special Use and Variations are in harmony with the general purpose and intent of the Zoning Ordinance; and
- B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- C. The plight of the owner is due to unique circumstances and thus strict enforcement of the Zoning Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and
- D. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance; and
- E. The Preliminary and Final Plat of Subdivision, Special Use and Variation, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

**WHEREAS**, the Plan Commission's recommendation to approve the Preliminary and Final Plat of Subdivision, Special Use, and Variations listed in Exhibit 2 of the attached Exhibit A was made subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and application documents referenced in the January 8, 2026, Community Development Department Staff Report attached hereto as Exhibit 3 of the Attached Exhibit A (the "Staff Report"); and

**WHEREAS**, the City Council has examined the January 8, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Owner in an open meeting regularly scheduled; and

**WHEREAS**, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and application documents referenced in Exhibit A3; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

**SECTION 1:** The Preambles of this Ordinance are incorporated herein by reference.

**SECTION 2:** That the City Council hereby adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

**SECTION 3:** The Plat of Subdivision prepared by Kimley-Horn & Associates, Inc., last revised December 30, 2025, Special Use, and Variations listed in Exhibit 2 of the attached Exhibit A are hereby granted and approved subject to the project being implemented in substantial conformance with the following eight (8) conditions for approval and application documents referenced in Exhibit A3, as follows:

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 with the land and will transfer to any new property owner.

**SECTION 4:** The City Clerk is hereby authorized and directed to record a copy of this Ordinance and Plat of Subdivision referenced in Section 3 against the Subject Property in the office of the Will County Recorder, and further to annotate the Special Use permit granted hereby on the Crest Hill Official Zoning Map.

**SECTION 5:** This Ordinance shall take effect upon its passage according to law.

**[Left Intentionally Blank]**

PASSED THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2026

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Ray Soliman	_____	_____	_____	_____

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Christine Vershay-Hall, City Clerk

APPROVED THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2026.

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Raymond R Soliman, Mayor

ATTEST:

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Christine Vershay-Hall, City Clerk

## EXHIBIT A

### **FINDINGS AND DECISION OF THE PLAN COMMISSION AS TO PRELIMINARY AND FINAL PLAT OF SUBDIVISION, CASE NO. SU-26-1-1-1 AND CASE NO. V-26-1-1-1**

### **THE APPLICATION OF EXTRA SPACE STORAGE LLC FOR PRELIMINARY AND FINAL PLAT OF SUBDIVISION, AMENDED SPECIAL USE FOR AN EXISTING SELF-SERVICE STORAGE FACILITY AND ADDITION OF A NEW SELF-SERVICE STORAGE FACILITY, AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE AND CREST HILL CODE OF ORDINANCES AT PROPERTY LOCATED AS 1812 N LARKIN AVENUE IN THE CITY OF CREST HILL, ILLINOIS.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on January 8, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

- A. That the applicant, Extra Space Storage LLC, is the owner of real property located at 1812 N Larkin Avenue in the City of Crest Hill, Illinois, bearing PIN 11-04-31-405-049-0000, and the Applicant entered into a real estate contract to purchase the real property in the City of Crest Hill, Illinois, bearing PINs 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000.
- B. That the application seeks to consolidate four (4) lots into one (1) lot, and dedicate utility and drainage easements, an amended Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and Variations from the Crest Hill Zoning Ordinance and Code of Ordinances for the property described in the application, commonly known as 1812 N Larkin Avenue in Crest Hill, Illinois (the “Property”), which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;
- C. That the Property is zoned B-1 and B-3;
- D. That the application seeks approval of Preliminary and Final Plat of Subdivision, amended Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variations 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, specifically to waive the masonry requirement for the new self-service storage facility. All requested Variations are listed in the attached Exhibit A-2 and relate to the property located at 1812 N Larkin Avenue in Crest Hill, Illinois, with PINs 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.
- E. That the requested variation involves waiving the masonry requirement for the new self-service storage facility on the Property;

F. That the application for the Preliminary and Final Plat of Subdivision, Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variations was properly submitted and notice of the application and the public hearing were properly made;

G. That no interested parties filed their appearances herein;

H. That the public hearing was opened and called to order on January 8, 2026, and the applicant presented evidence and arguments in support of its application on January 8, 2026.

I. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

J. That the proposed Preliminary and Final Plat of Subdivision, Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variations request, as considered under section 12.6 and section 12.7 of the Zoning Ordinance, meet the eight (8) standards for special use under section 12.7-6, and three (3) standards for the granting of a variation under section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8).

**THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF PRELIMINARY AND FINAL PLAT OF SUBDIVISION, SPECIAL USE AND VARIANCES, AS FOLLOWS:**

1. That the approval of the application of Extra Space Storage LLC for Preliminary and Final Plat of Subdivision, Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variation as listed in attached Exhibit A-2 for property located at 1812 N Larkin Avenue in Crest Hill, Illinois with PINs 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 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the Preliminary and Final Plat of Subdivision, Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variation request be granted subject to the project being implemented in substantial conformance with the following eight (8) conditions for approval and application documents referenced in the January 8, 2026, Community Development Staff Report for this request, as follows:

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.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 8<sup>TH</sup> Day of January 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	<u>X</u>	_____	_____	_____
Commissioner Ken Carroll	_____	_____	<u>X</u>	_____
Commissioner Cheryl Slabozeski	<u>X</u>	_____	_____	_____
Commissioner Gordon Butler	<u>X</u>	_____	_____	_____
Commissioner Marty Flynn	_____	_____	<u>X</u>	_____
Commissioner Jeff Peterson	<u>X</u>	_____	_____	_____
Commissioner John Stanton	<u>X</u>	_____	_____	_____

Approved:

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Bill Thomas, Chairman

Attest:

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Christine Vershay-Hall, City Clerk

## EXHIBIT A-1

### 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 A-2

### 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 A-3

January 8, 2026 Community Development Department Staff Report