

CREST HILL PLAN COMMISSION

JANUARY 8, 2026

REPORT OF PROCEEDINGS had in the
above-entitled matter, at 20600 City Center
Boulevard, Crest Hill, Illinois, commencing at
7:00 o'clock p.m. on the 8th day of January, 2026.

BEFORE:

Bill Thomas, Chairman
John Stanton, Commissioner
Gordon Butler, Commissioner
Jeff Peterson, Commissioner
Cheryl Slabozeski, Commissioner
Daniel Ritter, Community/Economic Development
Director
Samantha Tilley, Executive Secretary
Atefa Ghaznawi, City Planner

PRESENT:

Clint Kleppe
Jeremy Highland
Alexa Falbo
Mike Aufderheide

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1 CHAIRMAN THOMAS: Okay. Good evening and
2 thank you for coming out on this not so nice
3 weather evening. It's 7:00 p.m. and I would like
4 to call the January 8th, 2026 Plan Commission
5 meeting to order.

6 Please rise, if you are able, for the
7 Pledge of Allegiance.

8 (Pledge of Allegiance)

9 CHAIRMAN THOMAS: Thank you.

10 Roll call, please.

11 SAMANTHA TILLEY: Bill Thomas?

12 CHAIRMAN THOMAS: Here.

13 SAMANTHA TILLEY: Ken Carroll?

14 (No response.)

15 SAMANTHA TILLEY: Gordon Butler?

16 COMMISSIONER BUTLER: Here.

17 SAMANTHA TILLEY: Marty Flynn?

18 (No response.)

19 SAMANTHA TILLEY: John Stanton?

20 COMMISSIONER STANTON: Here.

21 SAMANTHA TILLEY: Cheryl Slabozeski?

22 COMMISSIONER SLABOZESKI: Here.

23 SAMANTHA TILLEY: And Jeff Peterson?

24 COMMISSIONER PETERSON: Here.

1 CHAIRMAN THOMAS: Okay. Thank you.

2 Also sitting up here tonight is our City
3 Planner, Atefa, and our Community and Economic
4 Development Director Daniel Ritter as well as our
5 executive secretary, Samantha Tilley.

6 First order of business is I would like
7 to have a motion to approve the minutes from the
8 Plan Commission meeting that was held on
9 December 11th, 2025.

10 COMMISSIONER PETERSON: I'll make that
11 motion.

12 CHAIRMAN THOMAS: Motion by Commissioner
13 Peterson.

14 Do we have a second?

15 COMMISSIONER BUTLER: Second.

16 CHAIRMAN THOMAS: Commissioner Butler
17 seconded.

18 Roll call, please.

19 SAMANTHA TILLEY: Jeff Peterson?

20 COMMISSIONER PETERSON: Yes.

21 SAMANTHA TILLEY: Gordon Butler?

22 COMMISSIONER BUTLER: Yes.

23 SAMANTHA TILLEY: John Stanton?

24 COMMISSIONER STANTON: Yes.

1 SAMANTHA TILLEY: Cheryl Slabozeski?

2 COMMISSIONER SLABOZESKI: Abstain.

3 SAMANTHA TILLEY: And Bill Thomas?

4 CHAIRMAN THOMAS: Yes.

5 SAMANTHA TILLEY: Motion carried.

6 CHAIRMAN THOMAS: Okay. So, again,
7 welcome for coming out. If I was a betting man
8 I'd say, well, we'll probably have two people, and
9 I know who the two people are going to be, but
10 it's very nice of you to come out to a Plan
11 Commission meeting on this kind of weather.

12 So we have one item on the agenda for
13 tonight that actually involves two cases, and the
14 published definition is we are going to hold a
15 public hearing and consideration of petitions plat
16 of subdivision Case SU-26-1-1-1 and Case
17 V-26-1-1-1, a request of Extra Space Storage LLC
18 seeking special use approvals from the City of
19 Crest Hill Subdivision Zoning Ordinance and City
20 Code to consolidate four lots into one lot and
21 dedicate utility and drainage easements and
22 amended special use for an existing self-storage
23 facility -- self-service storage facility and
24 addition of a new self-service storage facility

1 and a variation from Section 8.7-2 Building Facade
2 of the Crest Hill Zoning Ordinance and Section
3 15.04.040, standards for structural appearance and
4 site location plans, subsection I-1, Building
5 Facades of Crest Hill Code of Ordinance that would
6 decrease the masonry requirement for exterior
7 facade of a new self-service storage facility to
8 zero percent and for an existing and new
9 self-service storage facilities located on the 7.5
10 acre B3 business service district zoned property
11 located at 1812 North Larkin Avenue Crest Hill,
12 Illinois.

13 Samantha, is all the paperwork in order?

14 SAMANTHA TILLEY: Yes. All the necessary
15 paperwork is in order.

16 CHAIRMAN THOMAS: All right. Thank you.

17 In that case I would like to have a
18 motion to open the public hearing for case
19 SU-26-1-1-1 and V-26-1-1-1.

20 Motion, please.

21 COMMISSIONER PETERSON: I'll make that
22 motion.

23 COMMISSIONER SLABOZESKI: Second.

24 CHAIRMAN THOMAS: Motion by Commissioner

1 Peterson. Second by Commissioner Slabozeski.

2 Roll call, please.

3 SAMANTHA TILLEY: Jeff Peterson?

4 COMMISSIONER PETERSON: Yes.

5 SAMANTHA TILLEY: Cheryl Slabozeski?

6 COMMISSIONER SLABOZESKI: Yes.

7 SAMANTHA TILLEY: Gordon Butler?

8 COMMISSIONER BUTLER: Yes.

9 SAMANTHA TILLEY: John Stanton?

10 COMMISSIONER STANTON: Yes.

11 SAMANTHA TILLEY: Bill Thomas?

12 CHAIRMAN THOMAS: Yes.

13 SAMANTHA TILLEY: Motion carried.

14 CHAIRMAN THOMAS: Okay. Public hearing
15 opened at 7:04 p.m.

16 Again, the subject of our hearing this
17 evening is to discuss the two cases that are
18 involved in a request by Extra Space Storage LLC
19 seeking special use approvals and variances from
20 the City of Crest Hill Subdivision Zoning
21 Ordinance and City Code. So I would like to ask
22 Atefa, our city planner, to present the specifics
23 of the cases.

24 ATEFA GHAZNAWI: Thank you, Mr. Chairman.

1 Extra Space Storage is an existing
2 self-service storage facility located at
3 1812 North Larkin Avenue, which was established
4 through a special use permit in 2002. Extra Space
5 Storage is looking to purchase an additional 1.74
6 acre vacant property in the southwest of the
7 existing property to expand the existing facility.
8 The proposed project includes removal of 980
9 square foot of an existing storage building on the
10 southwest end of the existing property and
11 construction of a one-story building, stormwater
12 management, landscaping and utilities to service a
13 new building on the vacant property.

14 The vacant property --

15 CHAIRMAN THOMAS: Sam, can you hear her?
16 I can't hear her.

17 Thank you.

18 Sorry about that.

19 ATEFA GHAZNAWI: The vacant property has
20 no public roadway access or visibility and has
21 remained vacant for many years.

22 Adequate screening and landscaping are
23 proposed along the perimeter of the subject
24 property to buffer the new self-service storage

1 facility from the adjacent properties. The
2 proposal will consolidate all four lots into one
3 lot, revise drainage and utility easements, remove
4 the existing roadway and retaining walls on Lot 3
5 and use the entire Lot 3 as stormwater retention,
6 request a special use approval for the existing
7 and the new self-service storage facilities and
8 request variation from the Crest Hill Zoning
9 Ordinance and Code of Ordinances to waive the
10 masonry requirement for exterior facades of the
11 new facility. The exterior of the proposed
12 building will be clad with metal panels
13 matching the existing storage buildings.

14 Overall the subject property represents a
15 unique circumstance within the B3 Zoning District
16 due to the unique circumstance related to the
17 subject property and proposed use rather than to
18 general conditions in the Zoning District. The
19 vacant property is landlocked and accessed only by
20 private access easements. The location severely
21 limits building configuration, construction
22 logistics and overall site efficiency. With no
23 visibility access or public frontage it is likely
24 that this lot remains undeveloped if this special

1 use is not approved. Considering that the
2 existing facility has metal exterior facades,
3 Staff do not oppose the variation request to waive
4 the masonry requirement for the new building.

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

12 If Staff recommends approval of the
13 preliminary and final plat of subdivision, a
14 special use for the existing and new self-service
15 storage facilities and variation request to waive
16 the masonry requirements for the new development,
17 subject to the project being implemented in
18 substantial conformance with the conditions for
19 approval and application documents referenced in
20 the January 8, 2026, Plan Commission Staff Report
21 for petitions preliminary and final plat of
22 subdivision, Case No. SU-26-1-1-1 and Case No.
23 V-26-1-1-1.

24 I would like to request the applicant to

1 come to the podium and present their application.

2 CHAIRMAN THOMAS: Okay. I think there's
3 a place for you to sign in and then state your
4 name and then raise your right hand and I will
5 swear you in.

6 ALEXA FALBO: Okay.

7 If anyone else is going to speak should
8 they come at this time?

9 CHAIRMAN THOMAS: When they come up they
10 can.

11 ALEXA FALBO: Okay.

12 DANIEL RITTER: Do you want to swear them
13 all in at once?

14 CHAIRMAN THOMAS: Yeah, I could.

15 If you're going to speak, you can at
16 least stand and raise your right hand and I will
17 swear in you.

18 (Individuals duly sworn.)

19 CHAIRMAN THOMAS: Okay. Now, I am not
20 going to make any jokes, but the last thing I did
21 when I left home tonight was tell Alexa to close
22 my door. Nobody has ever teased you about that,
23 right?

24 ALEXA FALBO: Oh, I think I get a joke

1 daily. Covid times were really hard working from
2 home when everyone's systems would light up any
3 time my name was mentioned on a conference call.

4 CHAIRMAN THOMAS: Yeah, I can imagine.

5 All right. I apologize for teasing you.

6 DANIEL RITTER: They're a Google
7 household, right --

8 ALEXA FALBO: We are a --

9 DANIEL RITTER: -- no Amazon?

10 ALEXA FALBO: -- fully Google household.
11 I think Amazon owes me free Prime for life, but
12 that's just my opinion.

13 Thank you all so much for having us
14 today. I'm Alexa Falbo. I'm with Kimley-Horn.
15 We're the civil engineer for the project. Just
16 want to thank both Daniel and Atefa so much for
17 answering all of our questions and lots of phone
18 calls, emails, and time spent meeting with us to
19 get this project where it is today. They have
20 done a phenomenal job helping us through this
21 process, so thank you both very much.

22 So, yes, we are here today for the
23 expansion project. Extra Space Storage, as Atefa
24 mentioned, owns the larger parcel. They currently

1 own and operate those self-storage drive-up
2 buildings that are there today, and we are looking
3 at expanding on the three lots on the screen here.

4 Lot 3 is a detention pond parcel and
5 Lot 4 and 5 are both empty lots that are, you
6 know, they're all landlocked, there's no access to
7 them, and there's not high visibility from any
8 streets, so we feel the expansion of this
9 property, extending it to the back, makes the most
10 sense for this property.

11 The existing property has street frontage
12 access from Larkin Avenue and Knapp Road, and
13 those will continue to be the only access points
14 for the property.

15 So as part of our site plan proposal and
16 as part of the Plat of Subdivision and the
17 conditional use request, we're proposing a 26,000
18 square foot one-story climate controlled building
19 for the self-storage. We are proposing to remove
20 small portions of the existing building that's
21 right in front of it on the screen in order to
22 have adequate access drive aisles to get to the
23 back of the property.

24 As part of this we will be putting in new

1 utility taps for fire protection, for water line,
2 storm sewer lines, and electric as needed.

3 We have had a lot of work that is being
4 done on the existing detention pond parcel. We
5 have worked Staff heavily with this over the last
6 couple of weeks to kind of nail down the
7 stormwater management plan. So we will be
8 modifying the existing pond that is out there
9 today. There are old retaining walls that are not
10 in the best of shape so we will be removing that
11 and putting -- and grading out a fresh new pond as
12 part of this redevelopment.

13 In addition to that, although there isn't
14 high visibility, we are beefing up the landscape
15 plan including a variety of evergreen and
16 ornamental trees and shrubs around the new
17 building and around the property line limits to
18 comply with the landscape code requirements.

19 And, with that, I will pass it over to
20 our architect.

21 MIKE AUFDERHEIDE: Hi. Good evening.
22 I'm Mike Aufderheide. I'm with the architecture
23 firm, SGW Architects. Excuse me.

24 Okay. So I would like to walk you

1 through the architecture portion of the project.

2 As Alexa mentioned, it's a climate
3 controlled self-storage building. There will be
4 some exterior accessed units, which you can see on
5 the right side of the plan. Those will face the
6 interior of the site. As you see, there's three
7 loading doors, each of them will have canopies on
8 them, but, beside those, on the right margin
9 the -- all of the building will be enclosed.

10 The elevations. The top elevation shows
11 you those exterior accessed storage lockers, the
12 other three elevations, you can see, the one
13 below, the second from the top, is the one that
14 would face the majority of the exterior exposure.
15 The other two elevations are the sides. You can
16 see there are sliding access doors for folks to
17 bring their things into the building.

18 These are just views. So the top left
19 you can see that's our loading area. In the
20 center there are the exterior lockers. The top
21 right is one of our side loading doors and the
22 bottom left is the other, and the bottom right is
23 a detailed view of the main loading area, and you
24 can see there's a canopy there that protects the

1 doors for folks to bring their things in. I think
2 that's it. So...

3 CHAIRMAN THOMAS: Is that -- are you
4 going to say anything, Tim, or you're waiting for
5 the questions if we have some?

6 CLINT KLEPPE: Yeah. Absolutely.

7 CHAIRMAN THOMAS: Okay. Is there anybody
8 else in the audience that would like to come to
9 the podium? Please state your name and I think
10 there's a place to sign in and then I will swear
11 you in.

12 CONSTANCE JAROS: Okay. My name is
13 Constance Jaros. I live in Willow Falls
14 subdivision which is right across from where the
15 property is going to be.

16 CHAIRMAN THOMAS: All right. Will you
17 raise your right hand, please?

18 CONSTANCE JAROS: Yes, sir.

19 (Constance Jaros duly sworn.)

20 CHAIRMAN THOMAS: Okay.

21 CONSTANCE JAROS: My concern was when --
22 the other day I was reading the description. It
23 first sounded like she said there was no access to
24 Knapp Road from that plot or from that, you know,

1 storage thing. So if there is going to be an
2 access, could they identify that for us?

3 CHAIRMAN THOMAS: I believe it's there
4 already, isn't it?

5 ALEXA FALBO: It's existing access.

6 CONSTANCE JAROS: Oh, it's the one that's
7 already there and you're not putting a new one?

8 CLINT KLEPPE: No, there's no new access.

9 CONSTANCE JAROS: Okay. That was my
10 concern.

11 ATEFA GHAZNAWI: So, yeah, just to
12 clarify. When I said "no access," I meant the
13 three smaller parcels, they don't have direct
14 access to the street, but the existing
15 self-storage facility has already two existing
16 access, one from Larkin Avenue and one from Knapp
17 Drive.

18 CONSTANCE JAROS: Okay. Well, it's
19 pretty well hidden on Knapp, so that's the only
20 reason I was wondering. I think that was it.
21 Thank you very much.

22 CHAIRMAN THOMAS: Okay. Thank you for
23 asking.

24 Is there anyone else that would like to

1 come to the podium? All right.

2 How about Commissioners? Do we have any
3 questions for them?

4 COMMISSIONER PETERSON: No, I have a
5 comment, though. I did stop over on Saturday and
6 talk to Steven and then I snooped around by the
7 back and went in the back by the retention pond
8 and, personally, I think it's an excellent idea.
9 It will clean that area up real nice for the bank
10 and for all the other businesses around there, so
11 good job.

12 CHAIRMAN THOMAS: Commissioner Stanton,
13 any questions?

14 COMMISSIONER STANTON: No.

15 CHAIRMAN THOMAS: Well, I have a few.

16 First of all, a curiosity question.
17 There are all kinds of self-storage units it seems
18 like within the last year and some in the
19 surrounding areas. You obviously must have some
20 data that says that there is still a significant
21 need for extra storage. Can you just make a few
22 comments about the economic picture?

23 CLINT KLEPPE: Absolutely. Yeah. There
24 is quite a bit of storage activity, and this

1 particular facility is not like a lot of
2 facilities we have that are almost completely
3 occupied and, when I say that, we're about
4 95 percent occupied and we have been at that stage
5 for quite some time. And, interestingly enough,
6 it was the property owner that had this parcel
7 available, they approached us and they were --
8 they wanted to see if we were interested in
9 expanding at the time and -- because they were
10 obviously having a difficult time with marketing
11 that property and doing something with it and
12 wanted to do something with it, so that's when we
13 took a bigger look at this particular property and
14 noticed its strong occupancy trends and that's
15 what kind of led us to this point with you guys,
16 but it does seem to be that real estate, overall,
17 that a lot of people are kind of jumping on this
18 bandwagon. Extra Space has been around since
19 1977, so we're not, you know, newbies to this
20 industry, but there are a lot of other people that
21 have kind of jumped on and gotten with doing this
22 sort of thing that we have been doing for quite
23 some time.

24 CHAIRMAN THOMAS: So if someone rents a

1 space, then you give them some kind of an access
2 code that allows them during your 6:00 a.m. to
3 10:00 p.m., on their own they can come in and get
4 to their unit?

5 CLINT KLEPPE: Yeah. Absolutely. Yeah.
6 When they come and they sign a rental agreement,
7 which allows them that access during that time,
8 and, on our newer facilities, especially like, for
9 instance, this building, we'll have access control
10 that if they rent a unit inside that particular
11 building it will grant them access into that
12 building, but anybody else that doesn't have a
13 unit within that building won't be granted access
14 to that building to provide even a higher level of
15 security for that -- for the newer building.

16 CHAIRMAN THOMAS: Now, what if I wanted
17 to enter off of Knapp Road? Can I use a code? Is
18 there a gate that has a code that we can come in
19 that way?

20 CLINT KLEPPE: So right now the Knapp
21 Road entrance is more or less an emergency egress,
22 and what the plan is now that we're expanding more
23 on the east side of the property, we're going to
24 make that an active entrance with a code that you

1 can enter in with an automatic gate that will lift
2 up and grant you access, and then when you exit
3 the exit, it's called "free exit" there's going to
4 be a loop detector in the ground that will detect
5 a vehicle and the gate will just open
6 automatically without having to reenter your code.

7 CHAIRMAN THOMAS: Okay. I was also kind
8 of interested in knowing that -- and I have talked
9 to the City Staff about this. You know, Larkin is
10 not a city road so we don't control some of the
11 rules, but I'm kind of curious, has anybody
12 complained that the only way they can enter in is
13 from the south and if they want to go back south
14 they can't do that, they can only exit north?

15 CLINT KLEPPE: That hasn't come up. You
16 know, I have spent some time with the store
17 manager and the GM and that's not an issue that is
18 brought up by our tenants at this point.

19 CHAIRMAN THOMAS: I mean, the tenants to
20 the south of you, when they -- when you exit
21 there, even a car, you can go either way. I'm
22 just surprised that -- is there a reason why they
23 would do that for a self-storage unit, right, and
24 not the other businesses that are there?

1 DANIEL RITTER: I think it's more of an
2 engineer side of things. That's a county road and
3 that access does control the shopping center
4 traffic as well, so I think that might be part of
5 why they limited that. Plus, it's a little newer
6 than some of the other ones might have had
7 existing, so when this one went in the county is
8 usually pretty restrictive with giving full
9 access. They want those pretty limited,
10 especially on Larkin and Weber. They're fairly
11 restrictive with those.

12 CHAIRMAN THOMAS: Well, that's pretty
13 good if nobody has complained, so guess it's a
14 non-issue. But now if Knapp was able to be used
15 to get to the back units eventually I think that
16 will help.

17 CLINT KLEPPE: It's definitely going to
18 help with fire access back there, and the fire
19 department was very pleased with what our plan is
20 going to be for that new building.

21 CHAIRMAN THOMAS: Let's see. Yeah. I
22 think -- I think you -- between you and Alexa you
23 answered everything else, so, yeah. All right.
24 Thank you.

1 CLINT KLEPPE: All right. Thank you.

2 CHAIRMAN THOMAS: Let's see. Okay. So
3 looking over my notes, maybe I -- I think I missed
4 this.

5 So any recommendation that we would end
6 up giving is going to be contingent on the eight
7 conditions, which I think they have -- our City
8 Staff has discussed those and you're in complete
9 agreement with those eight conditions?

10 CLINT KLEPPE: Yes.

11 ALEXA FALBO: Yes.

12 CHAIRMAN THOMAS: Okay. Thank you.

13 Okay. City Staff, any more comments you
14 want to make on this before we close the hearing?

15 DANIEL RITTER: I'll just thank -- I
16 think some of this got kicked off by Ron Mentzer
17 who I think contacted -- the owner was maybe
18 talking with him and they were trying to figure
19 out what to do with this parcel and I think he
20 said well, maybe call one of the existing
21 businesses because it's just kind of a dead space
22 piece of land that really is tough to develop, so
23 we're glad to see a good use. You know, no
24 offense, nobody gets super excited about

1 self-storage, but it's kind of the highest and
2 best use here and it is a good location for it.
3 So just want to thank Ron for kind of, you know,
4 helping move this project along.

5 CHAIRMAN THOMAS: Okay. Well, okay, if
6 there are no further questions or comments I would
7 like to ask for a motion to close the public
8 hearing.

9 COMMISSIONER PETERSON: I'll make that
10 motion.

11 COMMISSIONER BUTLER: Second.

12 CHAIRMAN THOMAS: Motion by Commissioner
13 Peterson. Second by Commissioner Butler.

14 Roll call, please.

15 SAMANTHA TILLEY: Jeff Peterson?

16 COMMISSIONER PETERSON: Yes.

17 SAMANTHA TILLEY: Gordon Butler?

18 COMMISSIONER BUTLER: Yes.

19 SAMANTHA TILLEY: John Stanton?

20 COMMISSIONER STANTON: Yes.

21 SAMANTHA TILLEY: Cheryl Slabozeski?

22 COMMISSIONER SLABOZESKI: Yes.

23 SAMANTHA TILLEY: And Bill Thomas?

24 CHAIRMAN THOMAS: Yes.

1 SAMANTHA TILLEY: Motion carried.

2 CHAIRMAN THOMAS: Public hearing closed
3 at 7:24.

4 Okay. Commissioners, have we got any
5 concerns that we want to address before I propose
6 a motion?

7 (No response.)

8 CHAIRMAN THOMAS: So can I have a motion
9 to approve the request of Extra Space Storage LLC
10 for the special approvals they are seeking from
11 the City of Crest Hill Subdivision Zoning
12 Ordinance and City Code as stated in the January
13 8th, 2026 City of Crest Hill Staff Report.

14 COMMISSIONER PETERSON: I'll make that
15 motion.

16 COMMISSIONER SLABOZESKI: Second.

17 CHAIRMAN THOMAS: Motion by Commissioner
18 Peterson. Second by Commissioner Slabozeski.

19 Roll call, please.

20 SAMANTHA TILLEY: Jeff Peterson?

21 COMMISSIONER PETERSON: Yes.

22 SAMANTHA TILLEY: Cheryl Slabozeski?

23 COMMISSIONER SLABOZESKI: Yes.

24 SAMANTHA TILLEY: Gordon Butler?

1 COMMISSIONER BUTLER: Yes.

2 SAMANTHA TILLEY: John Stanton?

3 COMMISSIONER STANTON: Yes.

4 SAMANTHA TILLEY: And Bill Thomas?

5 CHAIRMAN THOMAS: Yes.

6 SAMANTHA TILLEY: Motion carried.

7 CHAIRMAN THOMAS: Okay. Before I give
8 you the motion -- and I think maybe tell me -- or
9 Steve said it, but I would like to just personally
10 on behalf of the City of Crest Hill thank Extra
11 Space Storage for being a Crest Hill business for
12 almost 24 years.

13 CLINT KLEPPE: It has been there a while.

14 CHAIRMAN THOMAS: That's incredible and
15 really for having the confidence in the City of
16 Crest Hill and surrounding areas that there's
17 still some economic opportunities to be taken.
18 Again, we really appreciate that. And, as our
19 director said, if somebody would have said "is
20 there any land back there? I would have said "I
21 have no idea. I can't see back there. How would
22 I know?" And to think that we could take land
23 that's not really totally unusable, but it's kind
24 of like who in the world would want to build

1 something back there, it's so hard to get to, we
2 want to thank you for investing in that and
3 thinking about that, and I think it's going to
4 turn out to be very beneficial for Extra Space
5 and, of course, for the City of Crest Hill as
6 well.

7 So you have to understand that before the
8 Plan Commission is allowed to make a positive
9 recommendation on a subject that comes before us,
10 Section 12.6-2 of the City of Crest Hill Zoning
11 Ordinance states that a list of standards must be
12 complied with. The January 8th staff report that
13 has been alluded to that was sent to us on the
14 Plan Commission indicated that all of the required
15 standards have been met and as a result of that
16 and tonight's public hearing, the Plan Commission
17 unanimously recommends city council conditional
18 approval of the preliminary and final plat of
19 subdivision to consolidate four lots into one lot
20 and dedicate utility and drainage easements as
21 special use for an existing self-service storage
22 facility and addition of a new self-service
23 storage facility, a variation from Section 8.7-2,
24 Building Facade of the Crest Hill Zoning Ordinance

1 and Section 15.04.040 Standards for Structural
2 Appearance and Site Location Plans Subdivision I-1
3 building facades of the Crest Hill Code of
4 Ordinance that decreases the masonry requirement
5 for the exterior facade of the new self-service
6 storage facility to zero percent subject to the
7 project being implemented in substantial
8 conformance with the eight conditions for approval
9 and application documents referenced in the
10 January 8th, 2026 Plan Commission Staff Report for
11 petitions preliminary and final plat of
12 subdivision for Case SU-26-1-1-1 and Case
13 V-26-1-1-1.

14 Now why didn't I put that -- we have to
15 do a roll call, don't we?

16 Roll call, please.

17 SAMANTHA TILLEY: We did a roll call for
18 the motion.

19 CHAIRMAN THOMAS: Oh, we did that
20 already. So I'm just stating the motion.

21 All right. Alexa, it just kind of got to
22 me here.

23 So our recommendation will be forwarded
24 to the City Council keeping in mind that the Plan

1 Commission is a recommending body only, and I
2 believe that the city council workshop will hear
3 this on --

4 ATEFA GHAZNAWI: January 26th.

5 CHAIRMAN THOMAS: -- January 26th
6 followed by the actual city council meeting on
7 February --

8 ATEFA GHAZNAWI: 2nd.

9 CHAIRMAN THOMAS: February 2nd unless the
10 ground hog sees his shadow. No. It has been a
11 long night.

12 Okay. Congratulations, Extra Space.
13 Thank you for a wonderful presentation. Again,
14 thank you for being a business in the City of
15 Crest Hill. We do not take that lightly and we
16 wish you nothing but success going forward and
17 thank you again. Great job tonight.

18 CLINT KLEPPE: Thank you.

19 CHAIRMAN THOMAS: Is there any other
20 business we need to bring up?

21 Okay. Is there anyone in the audience
22 that wants to make a public comment about anything
23 other than this case?

24 (No response.)

1 CHAIRMAN THOMAS: That being the case,
2 can I have a motion to adjourn?

3 COMMISSIONER PETERSON: I'll make that
4 one, too.

5 COMMISSIONER SLABOZESKI: I'll second.

6 CHAIRMAN THOMAS: Motion by Commissioner
7 Peterson. Second by Commissioner Slabozeski.
8 Roll call, please.

9 SAMANTHA TILLEY: Jeff Peterson?

10 COMMISSIONER PETERSON: Yes.

11 SAMANTHA TILLEY: Cheryl Slabozeski?

12 COMMISSIONER SLABOZESKI: Yes.

13 SAMANTHA TILLEY: Gordon Butler?

14 COMMISSIONER BUTLER: Yes.

15 SAMANTHA TILLEY: John Stanton?

16 COMMISSIONER STANTON: Yes.

17 SAMANTHA TILLEY: Bill Thomas?

18 CHAIRMAN THOMAS: Yes.

19 SAMANTHA TILLEY: Motion carried.

20 CHAIRMAN THOMAS: Meeting adjourned at
21 7:31. Thank you, everybody, for coming. Be safe
22 going home.

23 (Meeting adjourned at 7:31 p.m.
24 on January 8th, 2026.)

1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF WILL)
4

5 Hailey Schoot, CSR, RPR, being first duly
6 sworn, on oath says that she is a court
7 reporter doing business in the State of
8 Illinois; and that she reported in shorthand
9 the proceedings of said meeting and that the
10 foregoing is a true and correct transcript of
11 her shorthand notes so taken as aforesaid, and
12 contains the proceedings given at said
13 meeting.

14 *Hailey Schoot*

15
16 Hailey Schoot, CSR, RPR
17 Illinois CSR License 084-004897
18
19
20
21
22
23
24

<p>A</p> <p>a.m 19:2</p> <p>able 2:6 21:14</p> <p>above-entitled 1:6</p> <p>Absolutely 15:6 17:23 19:5</p> <p>Abstain 4:2</p> <p>access 7:20 8:20,23 12:6,12,13,22 14:16 15:23 16:2 16:5,8,12,14,16 19:1,7,9,11,13 20:2 21:3,9,18</p> <p>accessed 8:19 14:4 14:11</p> <p>acre 5:10 7:6</p> <p>active 19:24</p> <p>activity 17:24</p> <p>actual 28:6</p> <p>addition 4:24 13:13 26:22</p> <p>additional 7:5</p> <p>address 24:5</p> <p>adequate 7:22 12:22</p> <p>adjacent 8:1</p> <p>adjourn 29:2</p> <p>adjourned 29:20 29:23</p> <p>adversely 9:10</p> <p>affect 9:10</p> <p>aforsaid 30:10</p> <p>agenda 4:12</p> <p>agreement 19:6 22:9</p> <p>aisles 12:22</p> <p>Alexa 1:19 10:6,11 10:21,24 11:8,10 11:14 14:2 16:5 21:22 22:11 27:21</p> <p>Allegiance 2:7,8</p> <p>allowed 26:8</p> <p>allows 19:2,7</p> <p>alluded 26:13</p> <p>Amazon 11:9,11</p> <p>amended 4:22</p> <p>answered 21:23</p> <p>answering 11:17</p> <p>anybody 15:7</p>	<p>19:12 20:11</p> <p>apologize 11:5</p> <p>appearance 5:3 9:11 27:2</p> <p>applicable 9:6</p> <p>applicant 9:24</p> <p>application 9:19 10:1 27:9</p> <p>appreciate 25:18</p> <p>approached 18:7</p> <p>approval 8:6 9:12 9:19 26:18 27:8</p> <p>approvals 4:18 6:19 24:10</p> <p>approve 3:7 24:9</p> <p>approved 9:1</p> <p>architect 13:20</p> <p>Architects 13:23</p> <p>architecture 13:22 14:1</p> <p>area 14:19,23 17:9</p> <p>areas 17:19 25:16</p> <p>asking 16:23</p> <p>Atefa 1:15 3:3 6:22 6:24 7:19 11:16 11:23 16:11 28:4 28:8</p> <p>audience 15:8 28:21</p> <p>Aufderheide 1:19 13:21,22</p> <p>automatic 20:1</p> <p>automatically 20:6</p> <p>available 18:7</p> <p>Avenue 5:11 7:3 12:12 16:16</p> <p>B</p> <p>B3 5:10 8:15</p> <p>back 12:9,23 17:7,7 20:13 21:15,18 25:20,21 26:1</p> <p>bandwagon 18:18</p> <p>bank 17:9</p> <p>beefing 13:14</p> <p>behalf 25:10</p> <p>believe 16:3 28:2</p> <p>beneficial 26:4</p> <p>best 13:10 23:2</p>	<p>betting 4:7</p> <p>bigger 18:13</p> <p>Bill 1:11 2:11 4:3 6:11 23:23 25:4 29:17</p> <p>bit 17:24</p> <p>body 28:1</p> <p>bottom 14:22,22</p> <p>Boulevard 1:7</p> <p>bring 14:17 15:1 28:20</p> <p>brought 20:18</p> <p>buffer 7:24</p> <p>build 25:24</p> <p>building 5:1,4 7:9 7:11,13 8:12,21 9:4 12:18,20 13:17 14:3,9,17 19:9,11,12,13,14 19:15 21:20 26:24 27:3</p> <p>buildings 8:13 12:2</p> <p>business 3:6 5:10 25:11 28:14,20 30:6</p> <p>businesses 17:10 20:24 22:21</p> <p>Butler 1:12 2:15,16 3:15,16,21,22 6:7 6:8 23:11,13,17 23:18 24:24 25:1 29:13,14</p> <p>C</p> <p>call 2:4,10 3:18 6:2 11:3 22:20 23:14 24:19 27:15,16,17 29:8</p> <p>called 20:3</p> <p>calls 11:18</p> <p>canopies 14:7</p> <p>canopy 14:24</p> <p>car 20:21</p> <p>carried 4:5 6:13 24:1 25:6 29:19</p> <p>Carroll 2:13</p> <p>case 4:16,16 5:17 5:18 9:22,22 27:12,12 28:23</p>	<p>29:1</p> <p>cases 4:13 6:17,23</p> <p>center 1:6 14:20 21:3</p> <p>Chairman 1:11 2:1 2:9,12 3:1,12,16 4:4,6 5:16,24 6:12 6:14,24 7:15 10:2 10:9,14,19 11:4 15:3,7,16,20 16:3 16:22 17:12,15 18:24 19:16 20:7 20:19 21:12,21 22:2,12 23:5,12 23:24 24:2,8,17 25:5,7,14 27:19 28:5,9,19 29:1,6 29:18,20</p> <p>character 9:10</p> <p>Cheryl 1:13 2:21 4:1 6:5 23:21 24:22 29:11</p> <p>circumstance 8:15 8:16</p> <p>city 1:6,15 3:2 4:18 4:19 6:20,21,22 20:9,10 22:7,13 24:11,12,13 25:10 25:15 26:5,10,17 27:24 28:2,6,14</p> <p>civil 11:15</p> <p>cladded 8:12</p> <p>clarify 16:12</p> <p>clean 17:9</p> <p>climate 12:18 14:2</p> <p>Clint 1:18 15:6 16:8 17:23 19:5 19:20 20:15 21:17 22:1,10 25:13 28:18</p> <p>close 10:21 22:14 23:7</p> <p>closed 24:2</p> <p>code 4:20 5:5 6:21 8:9 13:18 19:2,17 19:18,24 20:6 24:12 27:3</p> <p>come 4:10 10:1,8,9 15:8 17:1 19:3,6</p>	<p>19:18 20:15</p> <p>comes 26:9</p> <p>coming 2:2 4:7 29:21</p> <p>commencing 1:7</p> <p>comment 17:5 28:22</p> <p>comments 17:22 22:13 23:6</p> <p>Commission 1:1 2:4 3:8 4:11 9:20 26:8,14,16 27:10 28:1</p> <p>Commissioner 1:11 1:12,12,13 2:16 2:20,22,24 3:10 3:12,15,16,20,22 3:24 4:2 5:21,23 5:24 6:1,4,6,8,10 17:4,12,14 23:9 23:11,12,13,16,18 23:20,22 24:14,16 24:17,18,21,23 25:1,3 29:3,5,6,7 29:10,12,14,16</p> <p>Commissioners 17:2 24:4</p> <p>Community 3:3</p> <p>Community/Eco... 1:13</p> <p>complained 20:12 21:13</p> <p>complete 22:8</p> <p>completely 18:2</p> <p>compliance 9:6</p> <p>complied 26:12</p> <p>comply 13:18</p> <p>concern 15:21 16:10</p> <p>concerns 24:5</p> <p>conditional 12:17 26:17</p> <p>conditions 8:18 9:18 22:7,9 27:8</p> <p>conference 11:3</p> <p>confidence 25:15</p> <p>configuration 8:21</p> <p>conformance 9:18 27:8</p>
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