



Meeting Date: February 2, 2026

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

Department: Community Development

Agenda Item: Approval of an Ordinance approving application of Extra Space Storage LLC for 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 from the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances (Case # V-26-1-1-1) with respect to real property located at 1812 N Larkin Avenue in Crest Hill, Illinois

Summary:

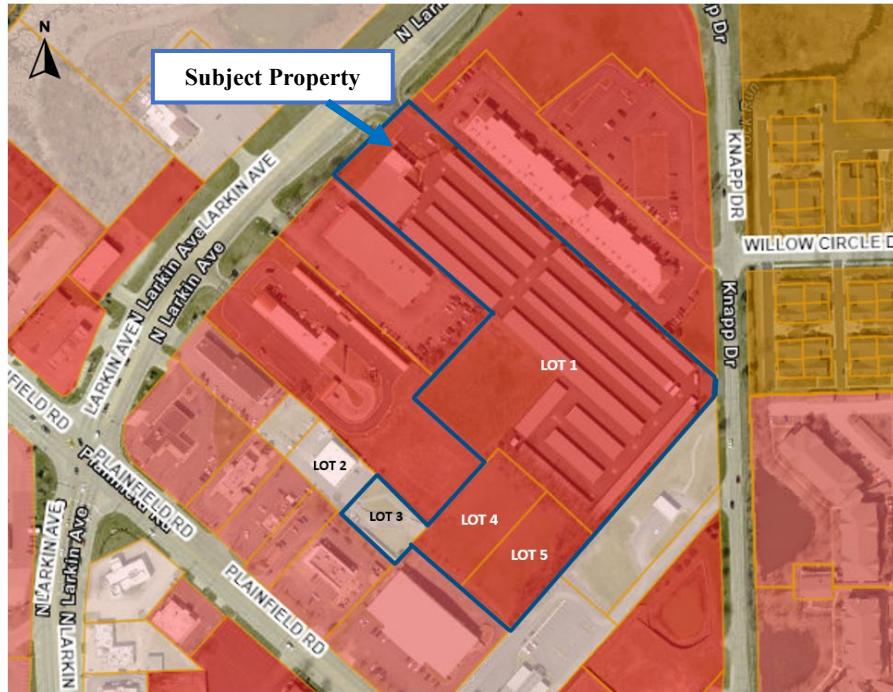
Extra Space Storage LLC (the “Applicant”) has requested approval of the following items:

1. Preliminary and Final Plat of Subdivision
2. Amended Special Use in the B-1 and B-3 Zoning Districts for an existing and a new self-service storage facilities
3. A variation from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance, and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinance that would waive the masonry requirement for exterior façade of the new self-service storage facility

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. The total existing property is 5.83-acres with 79,640 SF of existing drive-up self-storage buildings. 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 vacant property has no public roadway access or visibility and has remained vacant for many years.

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; 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 clad with metal panels matching the existing self-service storage buildings. 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. Considering that the new structure will match the existing metal exterior facades, Staff supports the variation request to waive the masonry requirement.

The Subject Property, including the existing business and new lots is illustrated below:



The property's 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. 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.

The Plan Commission conducted the required public hearing for this application at its January 8, 2026, meeting and recommended unanimous but conditional approval of the requested Preliminary and Final Plat of Subdivision, Special Use, and Variation from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances subject to the project being implemented in substantial conformance with eight (8) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

At the January 26, 2026 City Council Work Session, the application was presented and a discussion took place about the application. No alterations were requested to the draft Ordinance that was attached to the packet. As such, the attached Ordinance and Exhibits are the same as the packet presented at the Work Session.

Council Action Requested: Community Development Staff recommend that the City Council approve the Ordinance pertaining to Plat of Subdivision, Special use and Variations requested for the Property 1812 N Larkin Ave, Crest Hill, IL.

Attachments:

- Attachment A – January 8, 2026, Plan Commission Meeting Transcript
- Attachment B – January 8, 2026, Plan Commission Draft Meeting Minutes
- Attachment C – An Ordinance Approving Preliminary and Final Plat of Subdivision, Amended Special Use Permit, and Variation to 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 (with associated Exhibits)