



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.