



**Plan Commission**  
Crest Hill, IL  
**January 08, 2026**  
**7:00 PM**  
Council Chambers  
20600 City Center Boulevard, Crest Hill, IL 60403

## Agenda

### Call to Order:

Pledge of Allegiance

Roll Call

### Minutes:

1. Approve the Minutes from the Plan Commission Meeting Held on December 11, 2025.

### New Business:

2. Public Hearing and Consideration of petitions Plat of Subdivision, SU-26-1-1-1, and V-26-1-1-1, a request of Extra Space Storage LLC seeking special approvals from the City of Crest Hill Subdivision, 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 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 decrease the masonry requirement for exterior façade of the new self-service storage facility to zero percent, for an existing and a new self-service storage facilities located on the 7.58 acre, B-3 Business Service District zoned property located at 1812 N Larkin Ave, Crest Hill, Illinois.

### Other Business:

### Public Comment:

### Adjournment:

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.

## MINUTES OF THE CREST HILL PLAN COMMISSION

The December 11, 2025, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Gordon Butler, Commissioner Jeff Peterson, and Commissioner John Stanton.

Also present were: Community & Economic Development Director Dan Ritter, City Planner Atefa Ghaznawi, and Executive Secretary Samantha Tilley.

Absent were: Commissioner Cheryl Slabozeski, Commissioner Marty Flynn, and City Attorney Mike Stiff.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on November 13, 2025, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the Plan Commission meeting held on November 13, 2025.

On roll call, the vote was:

AYES: Commissioners Peterson, Carroll, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn, Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented Case Number TXT-25-2-12-1, a request of the City of Crest Hill seeking approval of the following text amendments to the Crest Hill Zoning Ordinance, Crest Hill Code of Ordinances, and Crest Hill Development Handbook to Remove Sub-Section (I)(8) Access from Section 15.04.040 Standards for Structural Appearance and Site Location Plans, Chapter 15.04 Building Requirements of the Crest Hill Code of Ordinances, Add Amended Access Requirements and Sign Requirements to Section 11.6 Design, Development, and Maintenance of the Crest Hill Zoning Ordinance, Amend Section 5.0 of the Crest Hill Zoning Ordinance to clarify zoning ordinance compliance requirements for non-conforming uses at time of the sale, transfer, or convenience, and Amend Court Reporter Requirements in Steps 6 and 10 of Section 1 Development Process Description of the Crest Hill Development Handbook.

Chairman Thomas asked if the paperwork was in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number TXT-25-2-12-1.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing on case number TXT-25-2-12-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn, Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:04 p.m.

Chairman Thomas asked the Community & Economic Development Director Daniel Ritter to present the specifics on this case.

Community & Economic Development Director Daniel Ritter presented the case to the Commission. He explained that the proposed text amendments represented the first of several planned improvements to the City's ordinances based on staff review. He noted that these amendments address issues that have proven to be barriers for staff and developers and were not functioning as intended.

Director Ritter outlined the three main components of the amendments:

1. Eliminating court reporter requirements for hearings. He explained that these are outdated requirements since meetings are recorded and minutes are publicly available. The current requirement creates an unnecessary cost for applicants and can delay meetings if a court reporter is not available.
2. Clarifying regulations regarding non-conforming uses and structures when properties are sold or transferred. The current language has been interpreted inconsistently and could be read to require bringing entire properties into conformance with current code at the time of sale, which was not the intent. This has been especially problematic for commercial properties like existing shopping centers. The amendment would clarify what type of non-conforming situations it addresses and makes it clear that non-conforming non-residential and multi-family uses and structures need to be brought into compliance with the detailed provisions of Section 5 in conjunction with the sale transfer or conveyance of the same.
3. Revising requirements for driveway/right of way access: The current driveway and access requirements and restrictions (minimum width of 20 feet and maximum width of 30 feet) apply to all zoning districts (residential, commercial, and industrial) and are impractical and inconsistently enforced. The proposed amendments allow more flexibility by defining different requirements and restrictions for residential, commercial, and industrial properties. The amendment also provides some administrative flexibility for the Community Development Director and City Engineer to approve minor variances based on public safety or engineering needs.

Chairman Thomas asked the Commissioners if they had any questions. There were no questions.

Chairman Thomas asked if anyone in the audience would like to make a public comment, but no one from the audience spoke on the matter.

Chairman Thomas asked for a motion to close the public hearing on case number TXT-25-2-12-1. (#3) Motion by Commissioner Butler seconded by Commissioner Peterson, to close the public hearing on Case Number TXT-25-2-12-1.

On roll call, the vote was:

AYES: Commissioners Butler, Peterson, Carroll, Stanton, and Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Slabozeski, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:15 p.m.

Chairman Thomas commented that he had discussed these amendments in depth with staff and appreciated the substantial work that went into developing them. He noted that the code of ordinances was developed quite some time ago and needed to be updated to reflect current conditions. He stated that the amendments would benefit both City staff and applicants by clarifying requirements and reducing costs in the permitting process.

Chairman Bill Thomas asked for a motion for approval to recommend to the City Council the requested Text Amendments related to Case # TXT-25-2-12-1 to the City of Crest Hill Zoning Ordinance, Code of Ordinances and Development Handbook for Driveway/ Right of Way Access Requirements, Regulations for Non-Conforming Buildings, Structures, Uses and Lots, and Court Reporter Requirement for Development Applications.

(#4) Motion by Commissioner Carroll seconded by Commissioner Peterson, to recommend to the City Council the requested Text Amendments related to Case # TXT-25-2-12-1 to the City of Crest Hill Zoning Ordinance, Code of Ordinances and Development Handbook for Driveway/ Right of Way Access Requirements, Regulations for Non-Conforming Buildings, Structures, Uses and Lots, and Court Reporter Requirement for Development Applications.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Slabozeski, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas announced that this will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case at the January 12, 2026, at the Work Session Meeting and then again on January 19, 2026, City Council meeting for formal vote.

OTHER BUSINESS: Director Ritter informed the Commission that the Comprehensive Plan update had been presented to City Council at their last workshop on December 8, 2025, and it was recommended to move forward. The contract with House of Levine (who developed the 2014

Comprehensive Plan) will go to City Council for final approval on Monday, December 15, 2025. He explained that they would be conducting an "express" update of the plan, auditing what has been accomplished since 2014 and identifying current goals and needs.

Director Ritter noted that the update process would begin in February or March of 2026 and should be completed before the end of 2026. The Plan Commission will be involved in this process, potentially including a combined meeting with the City Council. He emphasized that the plan would incorporate public input through surveys and open houses, as it is intended to be the City's plan, not just staff or the Council's.

Director Ritter expressed enthusiasm for the update, stating it would help guide staff in planning, budgeting, and focusing efforts. He encouraged Commissioners to review the current comprehensive plan on the City's website to prepare for the update process.

Chairman Thomas expressed that the Commission was looking forward to participating in the update and appreciated the opportunity to help shape the City's future direction.

Commissioner Carroll wished everyone a Merry Christmas and a Happy New Year.

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#5) Motion by Commissioner Peterson seconded by Commissioner Butler, to adjourn the December 11, 2025, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Carroll, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn, Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED

The meeting was adjourned at 7:25 p.m.

As approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

As presented \_\_\_\_\_

As amended \_\_\_\_\_

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BILL THOMAS, COMMISSION CHAIRMAN



Item 2.

**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

<b>Project:</b>	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
<b>Applicant:</b>	Extra Space Storage LLC
<b>Requests:</b>	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.
<b>Location:</b>	1812 N Larkin Ave (the "Subject Property")

#### Site Details

<b>Lot Size:</b>	Approximately 7.58 acres
<b>Existing Zoning:</b>	B-3 Business Service District and B-1 Limited Business District (Lot 3)
<b>Existing Improvements:</b>	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
<b>Subject Parcels</b>	Self-Service Storage facility, stormwater detention, and vacant land	Local Commercial	B-3 and B-1
<b>North</b>	Retail/Commercial, Stormwater Detention, and Forest Preserve	Local Commercial, Detention, and Natural/Preserve Areas	B-1 and B-3
<b>South</b>	Retail/Commercial	Local Commercial	B-1 and B-2
<b>East</b>	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
<b>West</b>	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 Kimberly-Horn & Associates, Inc. 2025-06-09
10. Exhibit L – Plat of Subdivision and Preliminary Engineering Plans, Prepared by Kimberly-Horn & Associates, Inc. last revised 2025-12-30
11. Exhibit M - Preliminary Stormwater Memo, Prepared by Kimberly-Horn & Associates, Inc. last revised 2025-12-30

## Application Background and Project Summary

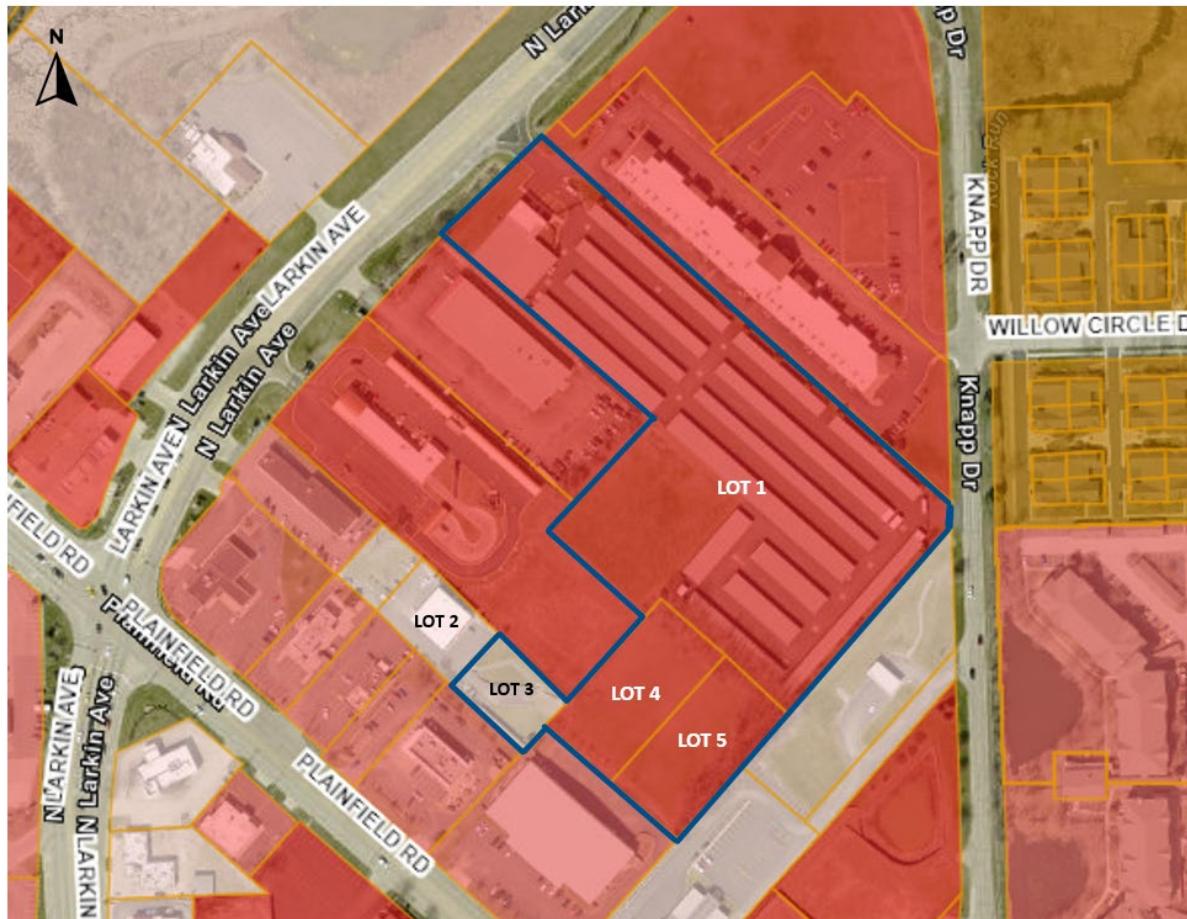
Extra Space Storage is an existing self-service storage facility located at 1812 N Larkin Avenue, which was established through a Special Use permit in 2002 (ORD #1248A). The total existing property is 5.83-acres with 79,640 SF of existing drive-up self-storage buildings.

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: Aerial 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 (Kimberly-Horn & Associates, Inc., dated 2025-06-09) and Plat of Subdivision and Preliminary Engineering Plans (Kimberly-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:**

**Project Name:** Extra Space Storage Expansion

**Owner:** Charles Dinaso Jr. **Correspondence To:** Extra Space Storage LLC

**Street address:** ██████████ **Street address:** ██████████

**City, St., Zip:** ██████████ **City, St., Zip:** ██████████

**Phone:** ██████████ **Phone:** ██████████

**Email:** ██████████ **Email:** ██████████

**Property Address:** 1812 N Larkin Ave **Property Information:** Lot Width: 250 ft

**City, St., Zip:** Crest Hill, IL., 60403 **Lot Depth:** 246 ft

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

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

\*Submit an electronic version of the legal description only in a Word document to:  
[buildingdepartment@cityofcresthill.com](mailto:buildingdepartment@cityofcresthill.com)

**Existing Zoning:** B-3 **Existing Land Use:** Undeveloped

**Requested Zoning:** B-3 **Proposed Land Use:** Self Service Storage Facility

**Adjoining Properties Zoning and Uses:**

**North of Property:** Self Storage Facility Zoned B-3

Retail sales of goods greater than 15,000 sqft but less than

**South of Property:** 100,000 sqft Zoned B-1

**East of Property:** Banks (Financial Institutions) Zoned B-3

**West of Property:** Drive Through Zoned B-2

**Purpose 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 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 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 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 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.**

*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 Chapman  
Name: Kelly Chapman  
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.**

# Kimley»Horn

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.

# Kimley»Horn

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**





**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-feet 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.**

## EXHIBIT J

## 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.**

## EXHIBIT K



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@extraspaces.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

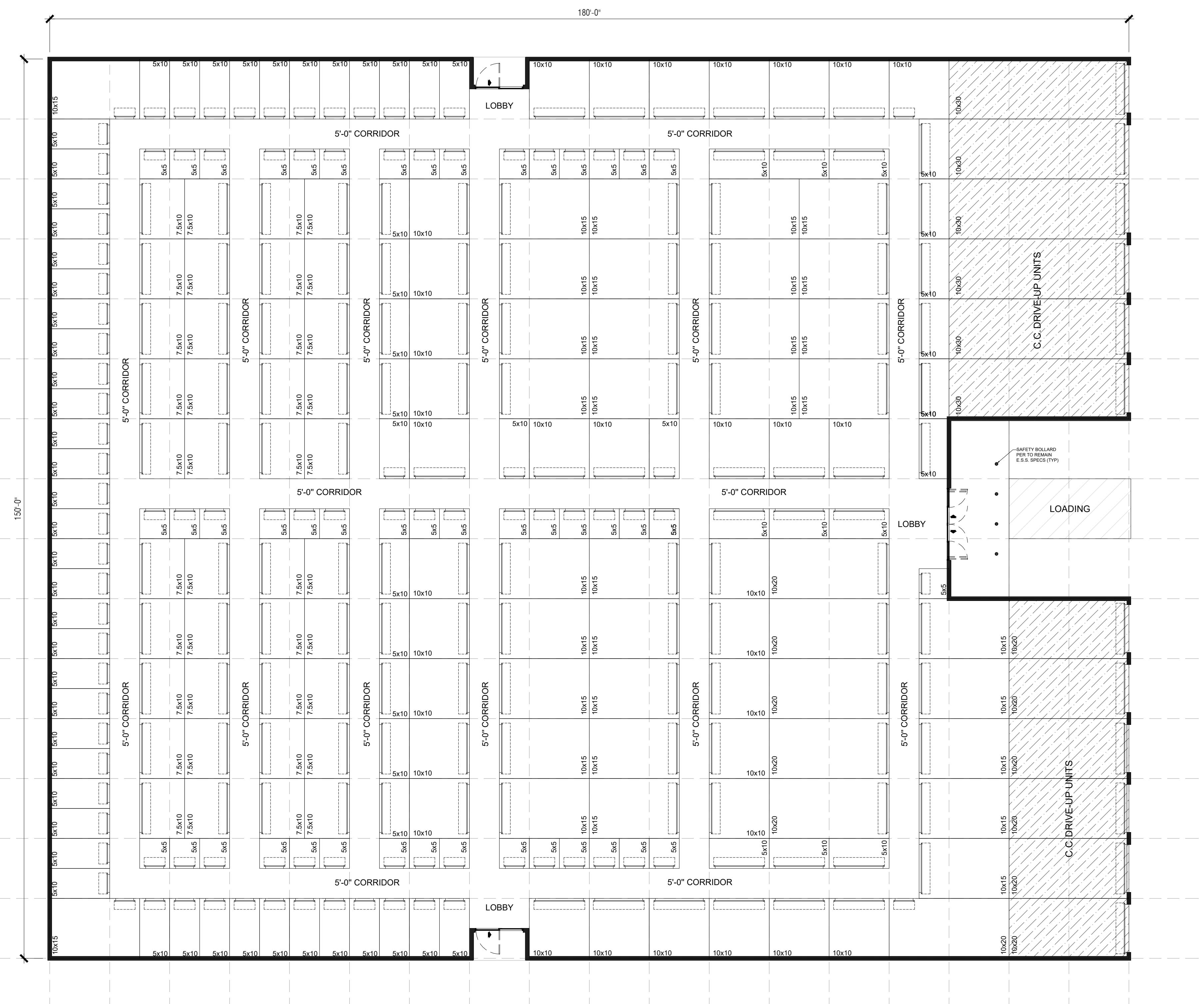
06/09/2025

## SHEET TITLE

FLOOR PLANS

## SHEET NUMBER

A-02



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

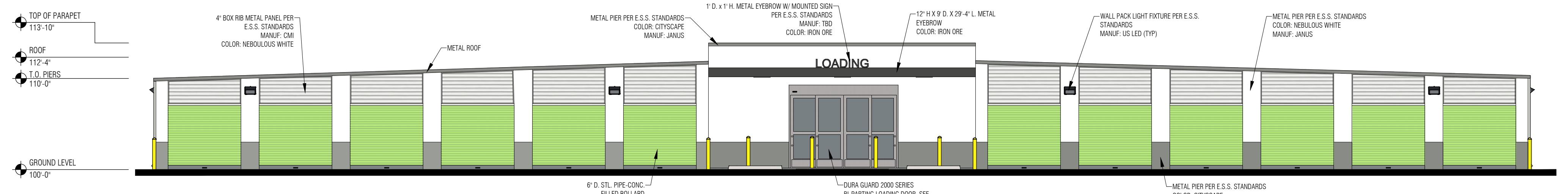
NET RENTABLE  
AVG. UNIT SIZE  
GROSS SQ.FT.  
EFFICIENCY

20,425  
83  
26,340  
78%

## UNIT MIX SCHEDULE

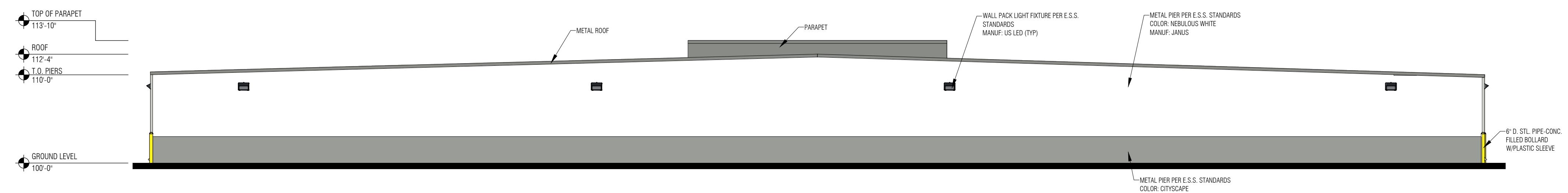
2  
A02

THESE DRAWINGS ARE FOR REFERENCE USE ONLY AND  
ARE NOT FOR CONSTRUCTION. ARCHITECT TO USE  
THESE DRAWINGS FOR REFERENCE ONLY.  
ARCHITECT/ENGINEER IS RESPONSIBLE FOR VERIFYING  
ALL DIMENSIONS AND CODE REQUIREMENTS AS  
REQUIRED BY LOCAL JURISDICTIONS.



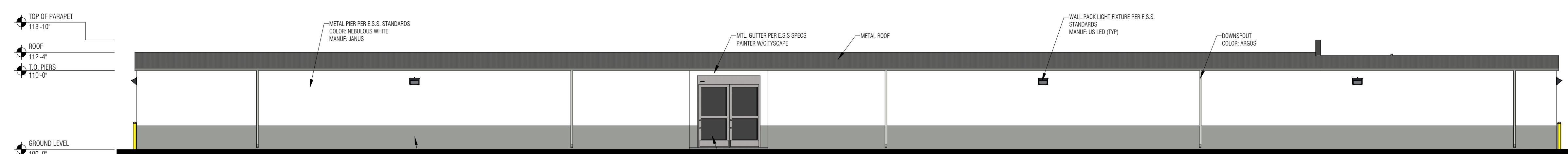
1  
NORTH-EAST ELEVATION  
A03

SCALE: 1/8"=1'-0"



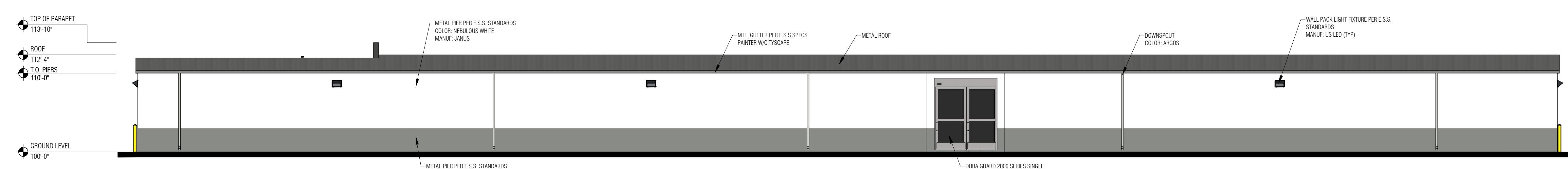
2  
SOUTH-WEST ELEVATION  
A03

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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ALL DIMENSIONS AND CODE REQUIREMENTS AS  
REQUIRED BY LOCAL JURISDICTIONS.

#### PROJECT CONTACT

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

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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THESE DRAWINGS FOR REFERENCE ONLY.  
ARCHITECT/ENGINEER IS RESPONSIBLE FOR VERIFYING  
ALL DIMENSIONS AND CODE REQUIREMENTS AS  
REQUIRED BY LOCAL JURISDICTIONS.



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@extraspaces.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

## EXHIBIT L

# PRELIMINARY ENGINEERING PLANS EXTRA SPACE STORAGE

1812 N LARKIN AVE  
CREST HILL, IL 60403



1-800-892-0123

Item 2	DATE
REVISIONS	NO.

### 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

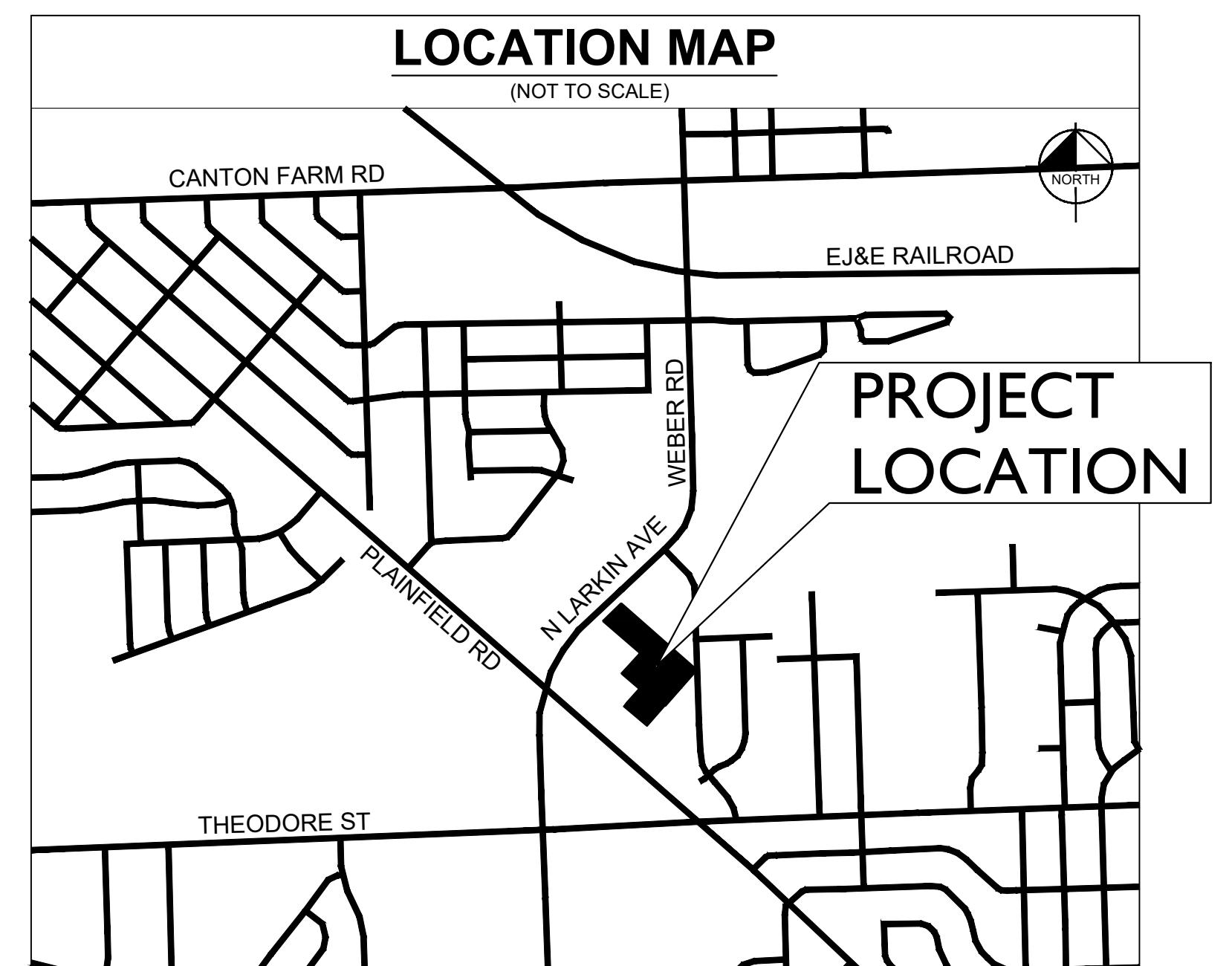
WATER SERVICE  
CITY OF CREST HILL PUBLIC WORKS  
2090 OAKLAND AVENUE  
CREST HILL, IL 60403  
TEL: (815) 741-5108

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  
EXTRA SPACE STORAGE  
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

**Kimley»Horn**

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

**NOT FOR CONSTRUCTION**  
ExtraSpace®  
Storage

COVER SHEET

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

### 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



ORIGINAL ISSUE:  
10/30/2025

KHA PROJECT NO.  
268783002

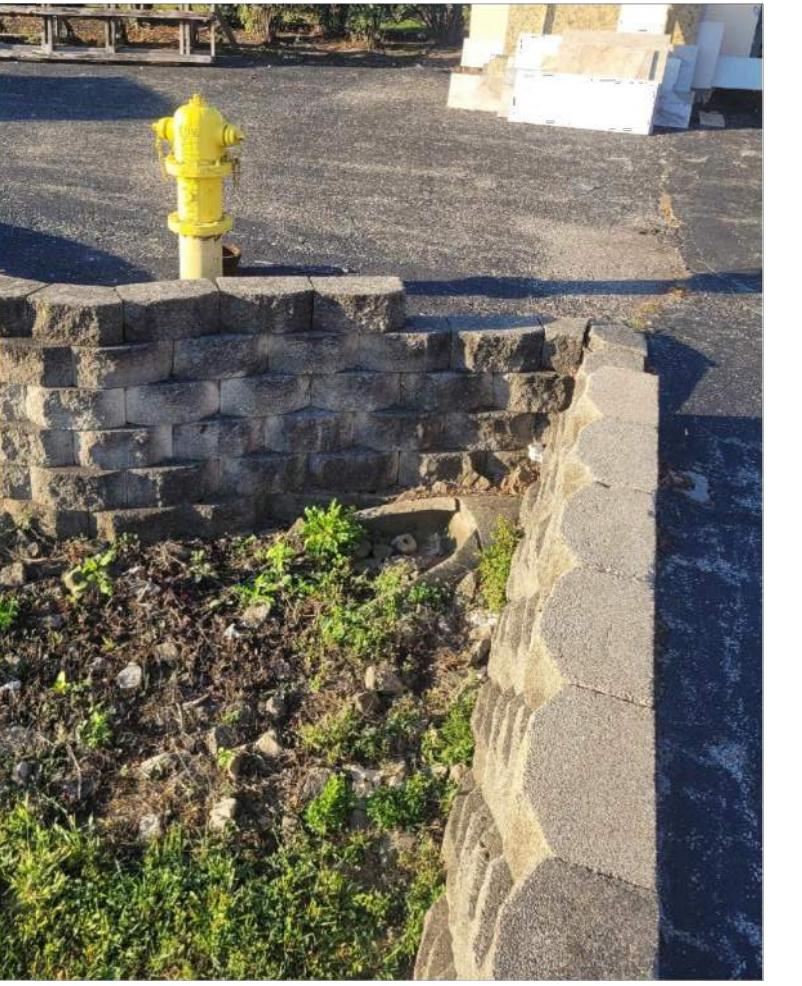
SHEET NUMBER

C0.0







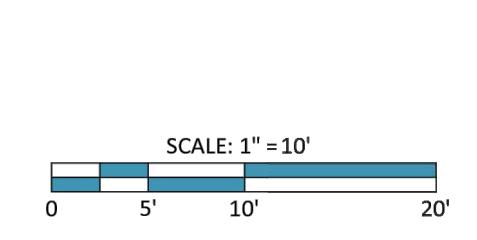


FES FROM STRUCTURE #204

# 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

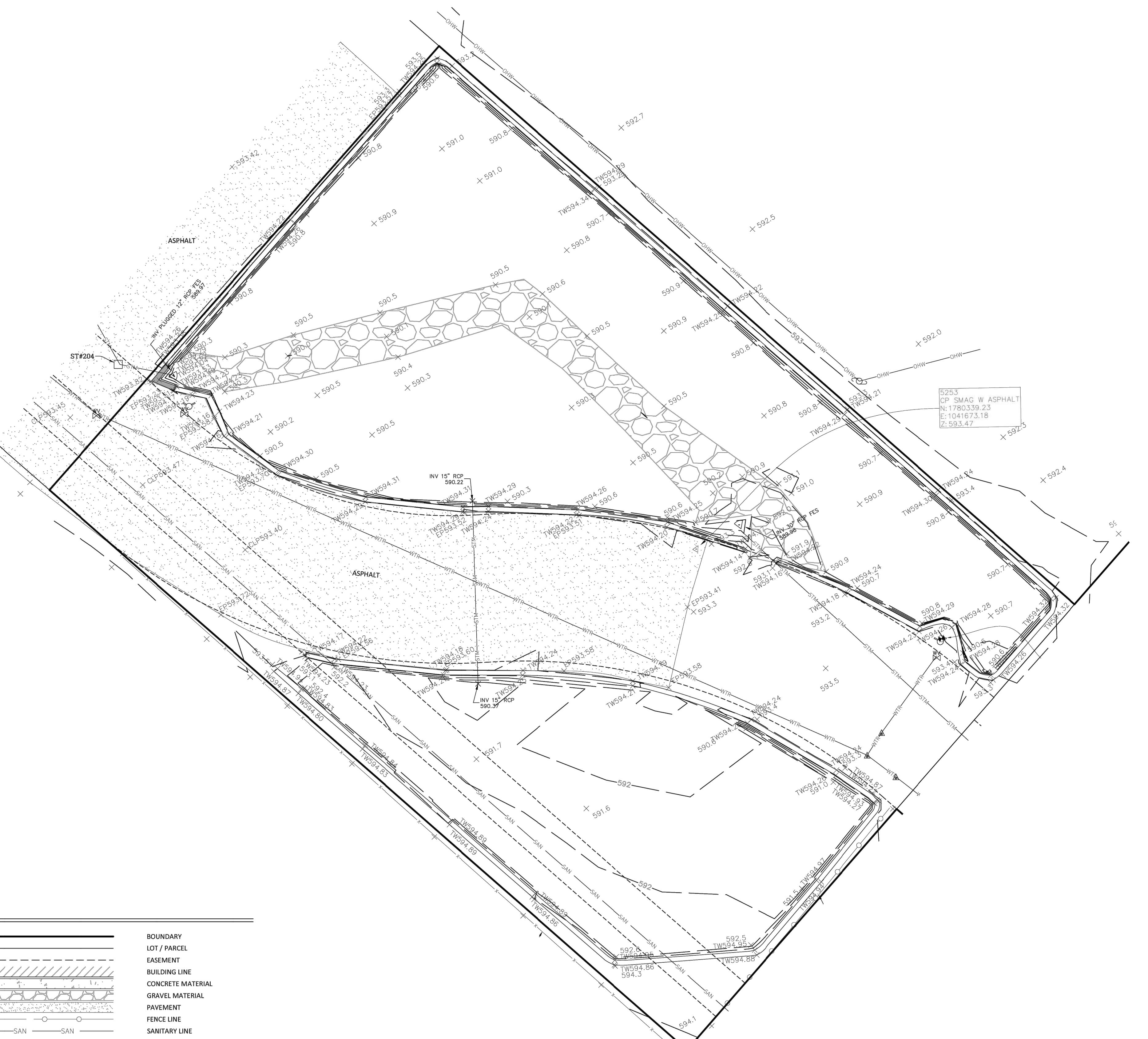
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PARCEL 2 PIN: 11-04-31-407-007-0000  
PARCEL 3 PIN: 11-04-31-407-008-0000  
PARCEL 4 PIN: 11-04-31-407-009-0000  
PARCEL 5 PIN: 11-04-31-407-010-0000



PREPARED FOR:

**Horn**

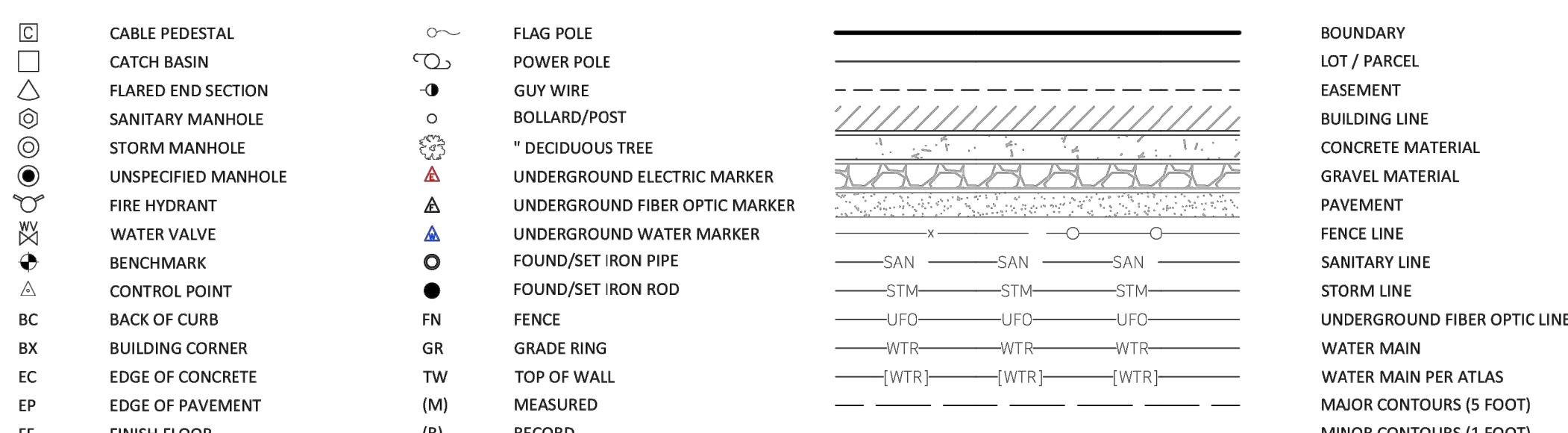
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY  
EXTRA SPACE STORAGE  
CREST HILL, IL



## STRUCTURE INFORMATION

ST#200 SANITARY MANHOLE RIM=598.00 6" NW INV=581.10 6" SW INV=581.00 6" SE INV=580.90	ST#201 SANITARY MANHOLE RIM=593.91 6" PVC NE INV=588.01 6" PVC CS INV=588.11 6" PVC NW INV=589.61 6" PVC SW INV=587.96	ST#202 WATER VALVE VAULT RIM=598.64 TOP OF PIPE NW&E=592.59 TOP OF VALVE=593.84 BOTTOM OF STRUCTURE=590.99
ST#203 SANITARY MANHOLE RIM=594.85 6" E INV=589.00 6" S INV=589.00	ST#204 CATCH BASIN RIM=593.12 12" RCP E INV=589.99 6" PVC NW INV=589.97	ST#205 STORM MANHOLE RIM=593.75 10" PVC S INV=590.75 36" CPP NW INV=590.25
ST#206 SANITARY MANHOLE RIM=593.80 6" PVC N INV=586.55 12" CLAY W INV=586.55	ST#207 SANITARY MANHOLE RIM=602.737.65 6" PVC NE INV=595.08 6" PVC SW INV=595.08	ST#208 CATCH BASIN RIM=592.10 4" PVC NE INV=590.10 4" PVC SE INV=590.25 4" PVC SE INV=590.25
ST#209 STORM MANHOLE RIM=591.94 12" RCP NE INV=589.49 12" RCP SW INV=589.59 12" RCP NW INV=589.24	ST#210 SANITARY MANHOLE RIM=598.58 6" PVC NE INV=591.46 6" PVC SW INV=591.48	ST#209 SANITARY MANHOLE RIM=598.64 4" PVC W INV=590.25 4" PVC NW INV=590.25

## LEGEND



● CABLE PEDESTAL	○ FLAG POLE
□ CATCH BASIN	○ POWER POLE
○ FLARED END SECTION	○ GUY WIRE
○ SANITARY MANHOLE	○ BOLLARD/POST
○ STORM MANHOLE	○ " DECIDUOUS TREE
○ UNSPECIFIED MANHOLE	△ UNDERGROUND ELECTRIC MARKER
○ FIRE HYDRANT	△ UNDERGROUND FIBER OPTIC MARKER
○ WATER VALVE	△ UNDERGROUND WATER MARKER
○ BENCHMARK	○ FOUND/SET IRON PIPE
● CONTROL POINT	● FOUND/SET IRON ROD
BC BACK OF CURB	FN FENCE
BX BUILDING CORNER	GR GRADE RING
EC EDGE OF CONCRETE	TW TOP OF WALL
EP EDGE OF PAVEMENT	[WTR] TOP OF ATLAS
FF FINISH FLOOR	(M) MEASURED
	(R) RECORD

Weaver  
Consultants  
Group



WEAVER CONSULTANTS GROUP  
3316 BOND STREET SUITE 108  
NAPERVILLE, ILLINOIS 60563  
(630) 717-4848  
WWW.WCGRP.COM

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DRAWN BY: CPW/ATA

REVIEWED BY: JTB

DATE: 10/20/2025

FILE: 807-363-2025 09 29.dwg

SHEET 2 OF 2

V0.3

# ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

THAT PART OF THE SOUTHEAST ~~QUARTER~~<sup>1/16</sup> OF SECTION 31, TOWNSHIP 36  
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL  
COUNTY, ILLINOIS

PREPARED FOR: **Levy**

## **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 #2000-102268 AND BY PLAT OF DINASO COMMERCIAL PARK,  
AFORESAID.

## 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 MATERI
	UNSPECIFIED MANHOLE		UNDERGROUND ELECTRIC MARKER		GRAVEL MATERIA
	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 F
BX	BUILDING CORNER	GR	GRADE RING		WATER MAIN
EC	EDGE OF CONCRETE	TW	TOP OF WALL		WATER MAIN PER
EP	EDGE OF PAVEMENT	(M)	MEASURED		MAJOR CONTOUR
FF	FINISH FLOOR	(R)	RECORD		MINOR CONTOUR

## **TITLE COMMITMENT SCHEDULE B**

GRID151 TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: QS-EXT-IL-CP-1659094  
COMMITMENT DATE: AUGUST 22, 2025 AT 8:00 AM

## ALTA SURVEY STANDARDS - TABLE A NOTES

---

ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON. 1.

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 17197C0142G WITH A MAP EFFECTIVE DATE OF 02/15/2019.

ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON. 2.

ITEM 5, VERTICAL RELIEF SHOWN HEREON. 3.

ITEMS 7(A), 7(B)(1), NO BUILDINGS EXIST AT TIME OF SURVEY OR MEASURED DIMENSIONS OF BUILDINGS SHOWN HEREON. 4.

ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON. 5.

ITEM 11(A), UNDERGROUND UTILITIES SHOWN HEREON PER UTILITY ATLAS INFORMATION PER CITY OF CREST HILL. 6.

ITEM 13, PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES. 7.

ITEM 14, THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THE SITE MAP.

## **SURVEY NOTES**

---

S SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION  
ARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY  
LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS, THE EXAMINATION OF DOCUMENTS  
VIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE  
BACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE  
VEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE  
CY AND LOCAL ORDINANCES.

AREAS ARE MORE OR LESS.

MPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF  
ERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR  
EVELOPMENT OF THIS TRACT.

UTILITIES SHOWN MAY NOT COMPRIZE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE  
ABANDONED. UTILITY MARKS SHOWN HEREON WERE OBSERVED AT THE TIME OF SURVEY.

STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST  
WLEDGE AND BELIEF.

SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF  
TTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN  
DOCUMENTS PROVIDED TO THE SURVEYOR.

## SURVEYOR'S CERTIFICATE

A surveyor's seal is visible on the left side of the page. It features a circular border with the text "ILLINOIS PROFESSIONAL LAND SURVEYOR" and "NO. 035-004137" at the top, and "JAMES T. BERGER" and "WEEVER CONSULTANTS GROUP" at the bottom. The seal is partially obscured by a large, diagonal red watermark that reads "DRAFT".

STATE OF ILLINOIS  
PROFESSIONAL LAND SURVEYOR  
NO. 035-004137  
JAMES T. BERGER  
WEEVER CONSULTANTS GROUP  
ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2026.  
4004465  
THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A  
TOPOGRAPHIC SURVEY.

# Weaver Consultants Group

WEAVER CONSULTANTS GROUP  
1316 BOND STREET SUITE 100  
NAPERVILLE, ILLINOIS 60563  
(630)-717-4848

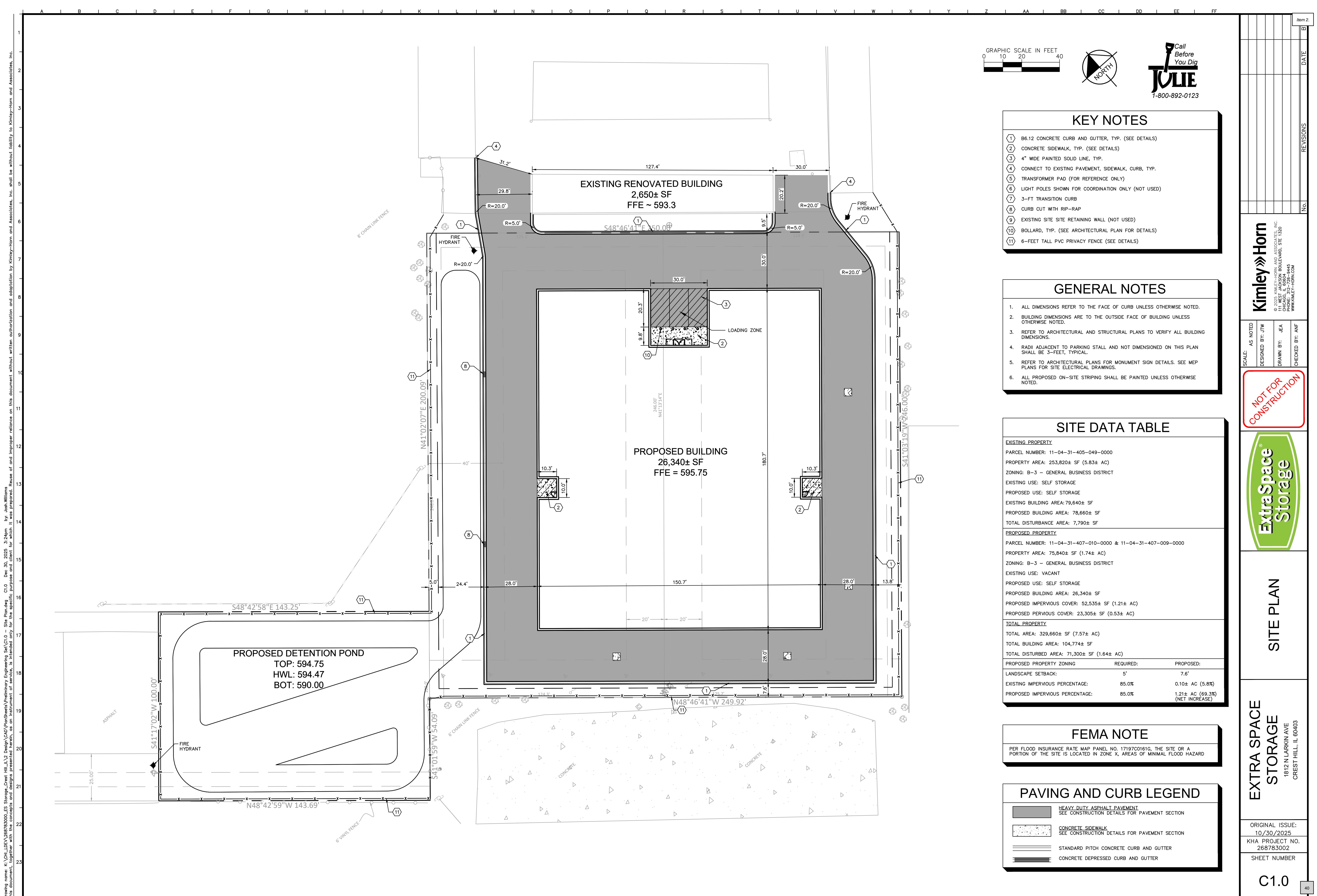
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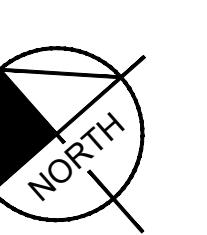
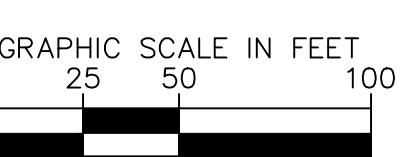
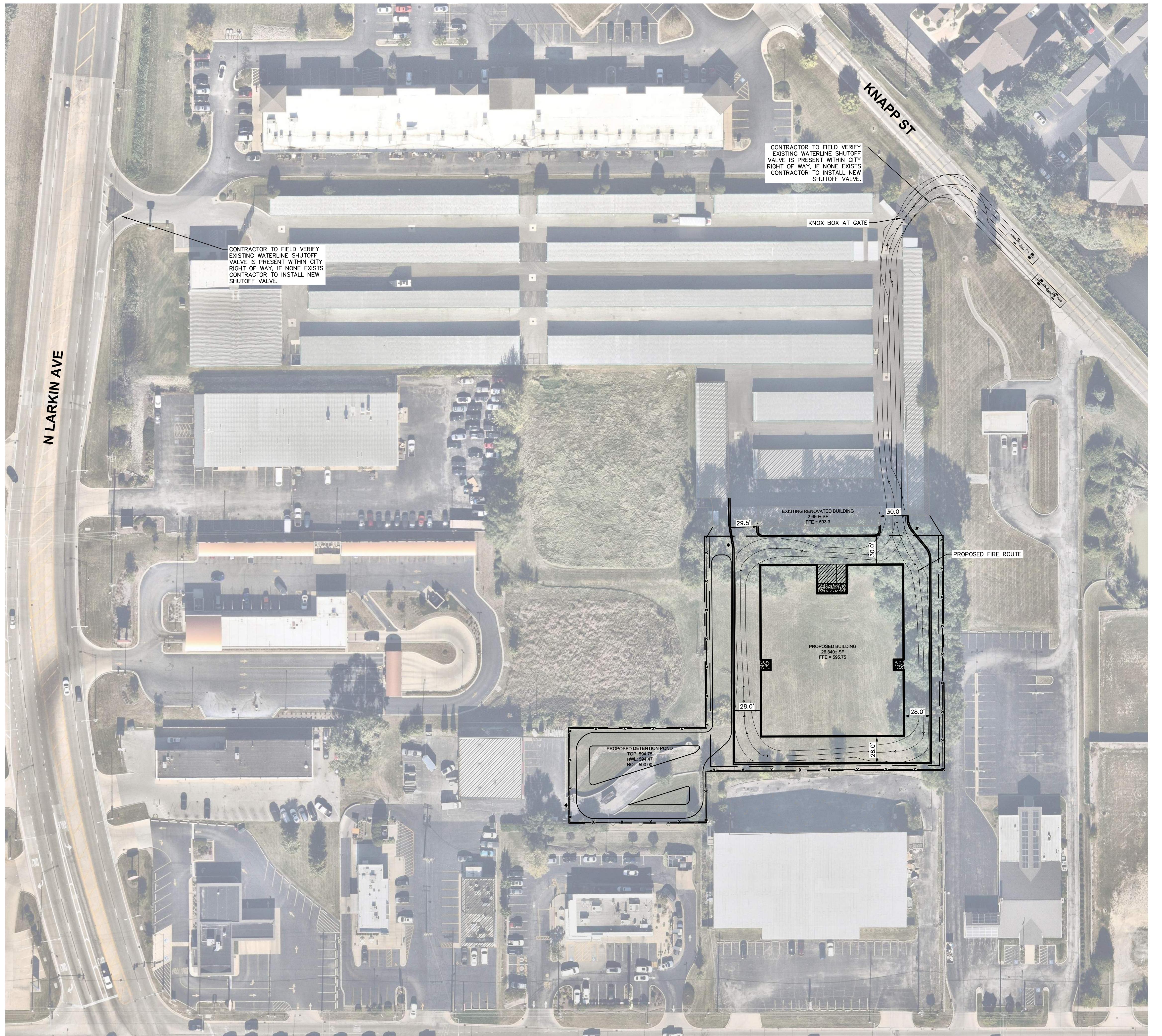
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## GENERAL NOTES

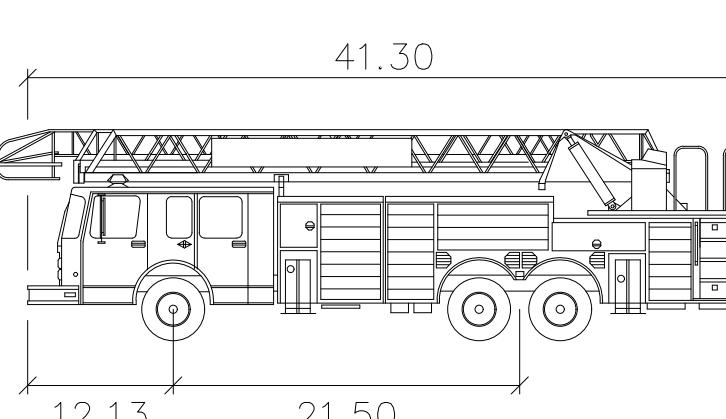
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN 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. 17197C00161G, 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.

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

FIRE TRUCK  
TURN PLAN

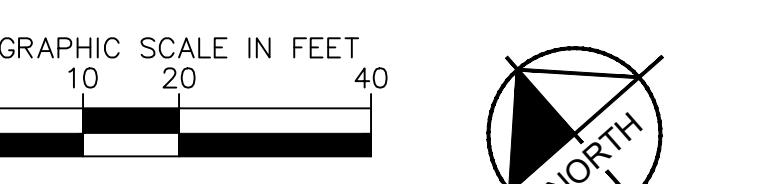
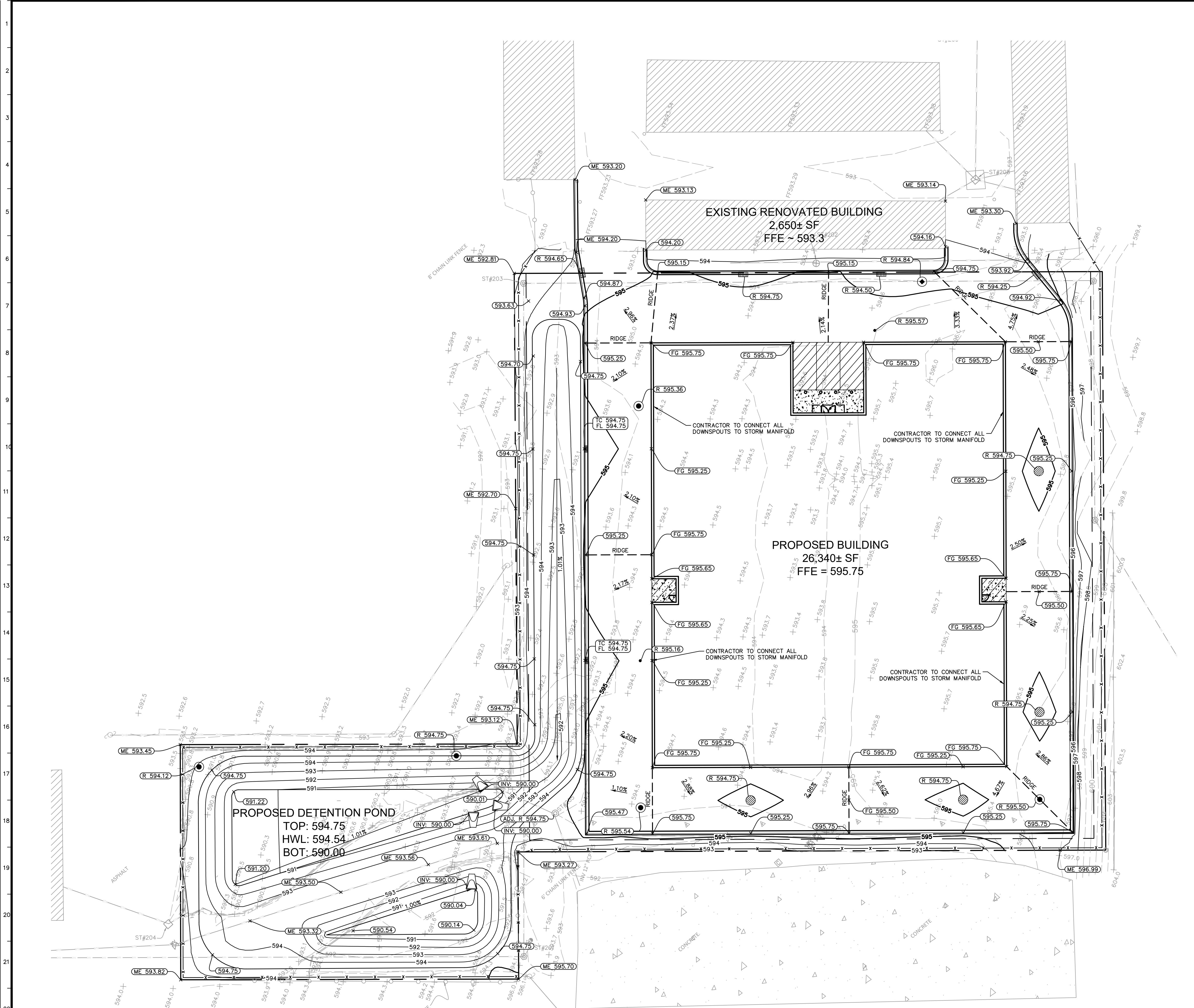
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CHICAGO, IL 60606-3445  
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SCALE: AS NOTED  
DESIGNED BY: JTW  
DRAWN BY: JEA  
CHECKED BY: ANF

NOT FOR  
CONSTRUCTION

ExtraSpace  
Storage

C1.1



## GRADING NOTES

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

## GRADING LEGEND

TP = TOP OF PAVEMENT	PROPOSED CONTOUR
EP = EDGE OF PAVEMENT	EXISTING CONTOUR
FL = FLOW LINE	RIDGE LINE
TC = TOP OF CURB	SLOPE AND FLOW DIRECTION
TF = TOP OF FOUNDATION	100-YEAR OVERLAND OVERFLOW ROUTE
R = RIM ELEVATION	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
TW = TOP OF WALL	PROPOSED SWALE
FG = FINISHED GRADE	REVERSED PITCH CURB AND GUTTER
TS = TOP OF STAIRS	ACCESSIBLE ROUTE
BS = BOTTOM OF STAIRS	RIP RAP (SEE DETAILS)
ME = MATCH ELEVATION	

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

## GRADING AND DRAINAGE PLAN

EXTRA SPACE STORAGE

1812 N LARKIN AVE  
CREST HILL, IL 60403

ORIGINAL ISSUE:  
10/30/2025

KHA PROJECT NO.  
268783002

SHEET NUMBER

C2.0

42

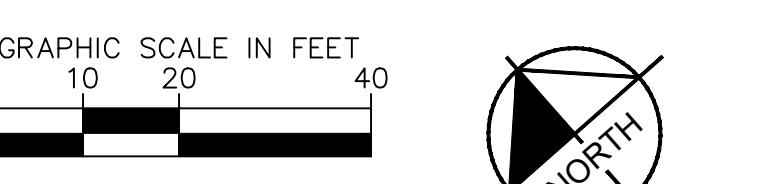
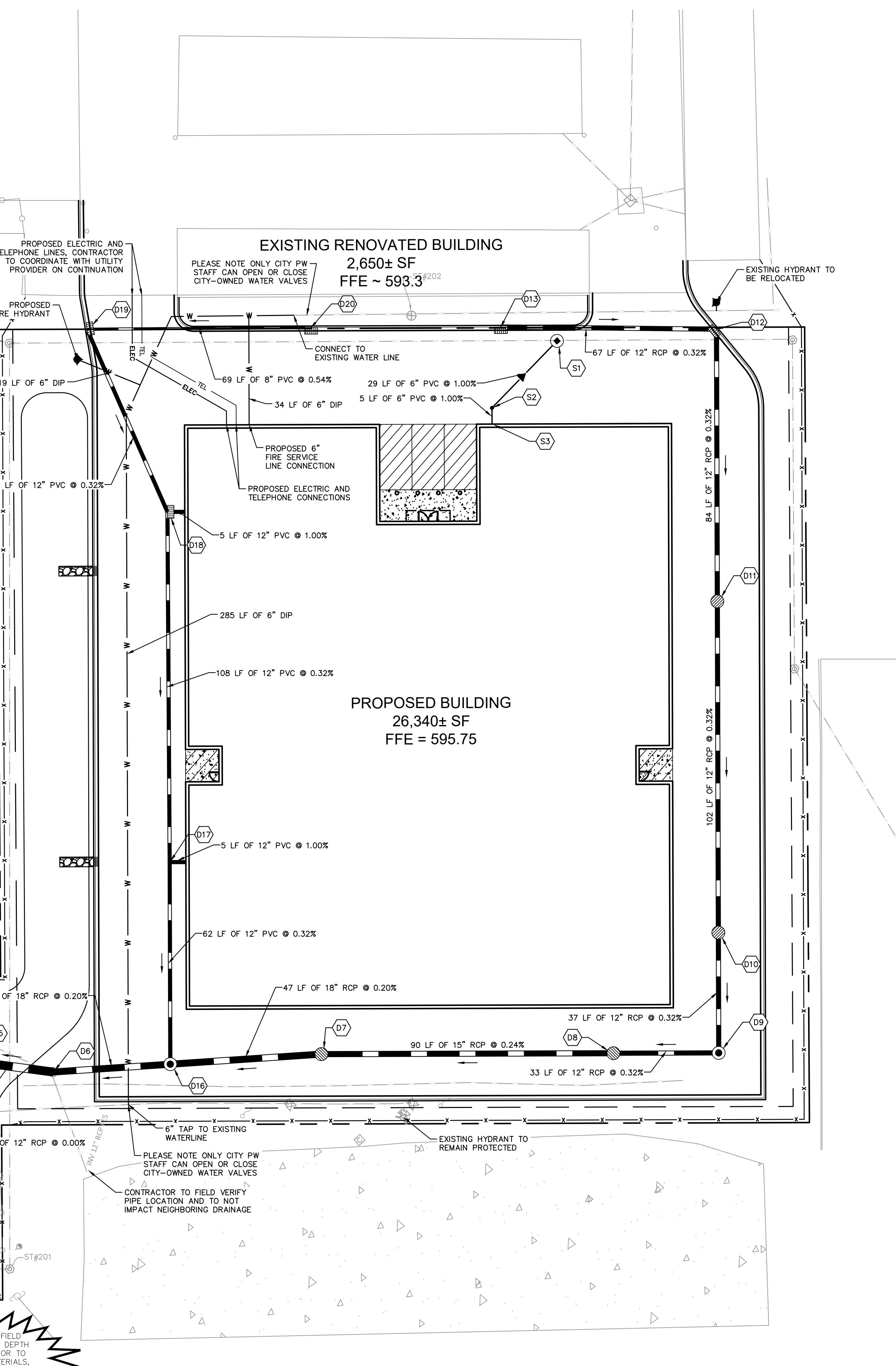
Item 2  
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 DATE  
 REVISIONS  
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 Kimley-Horn  
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 111 WEST JACKSON BOULEVARD, STE 1320  
 CHICAGO, IL 60606-3445  
 WWW.KIMLEY-HORN.COM

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	CONNECT TO EXISTING STORM STRUCTURE RIM: 591.17 INV IN: 590.00 (NE, 12") INV OUT: 589.97 (NW, 6")
D2	4" DIA. STORM MH WITH OPEN 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 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: 595.50 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 (NW, 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: 594.48 INV IN: 591.48 (NW, 12") INV OUT: 591.48 (SW, 12")
D13	2" DIA. STORM INLET WITH CURB GRATE RIM: 594.50 INV IN: 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 CLOSED LID 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 IN: 591.44 (NW, 8")

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")

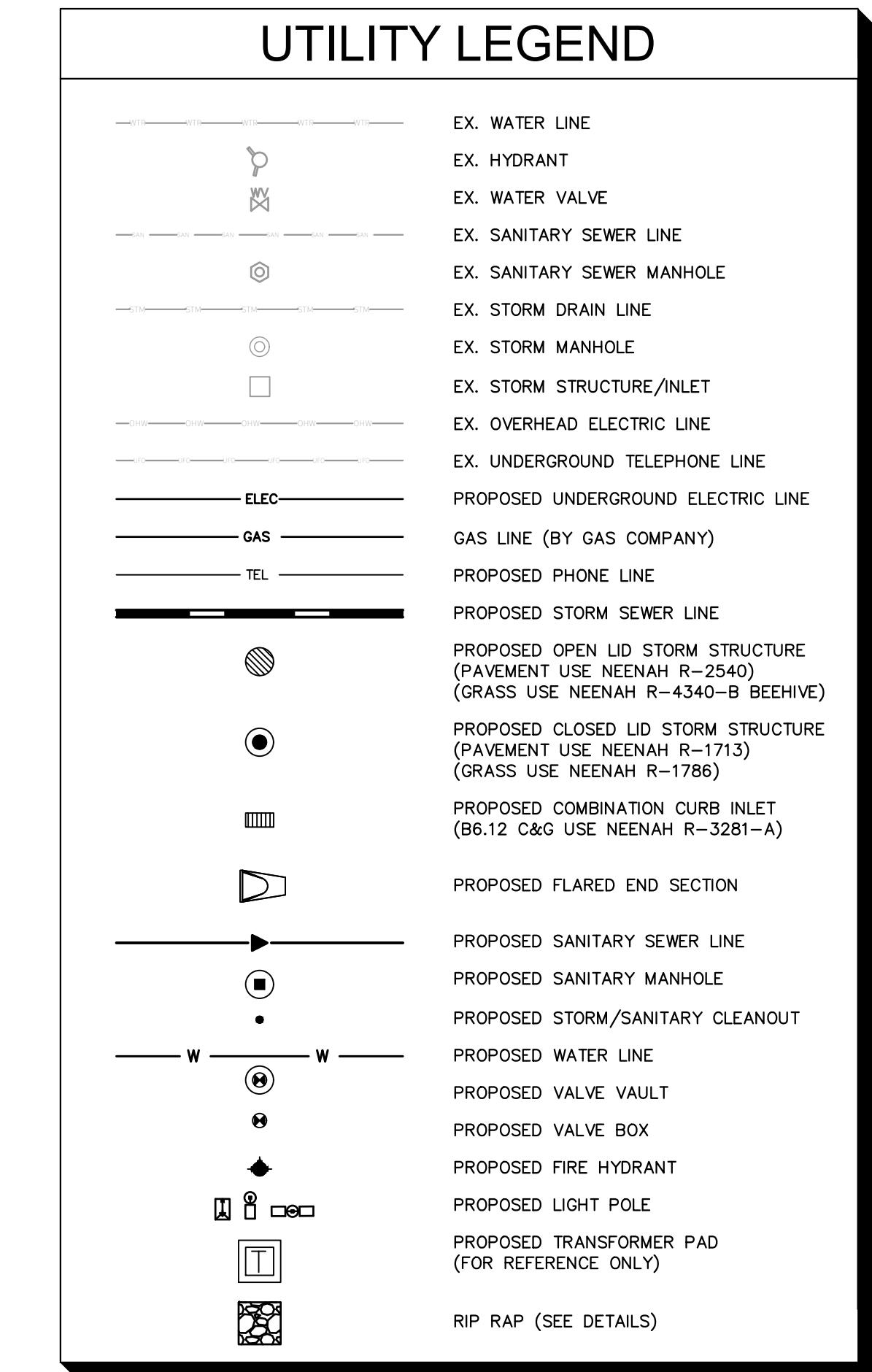
SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	4" DIA. SANITARY DOUGHHOUSE MANHOLE RIM: 594.84 INV IN: 583.34 (NW, 6") INV IN: 583.34 (W, 6") INV OUT: 583.34 (SE, 6")
S2	6" CLEANOUT RIM: 595.57 INV IN: 583.72 (SW, 6") INV OUT: 583.72 (E, 6")
S3	6" BUILDING CONNECTION RIM: 595.75 INV OUT: 583.77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



Call  
Before  
You Dig  
**JULIE**  
1-800-892-0123

## UTILITY NOTES

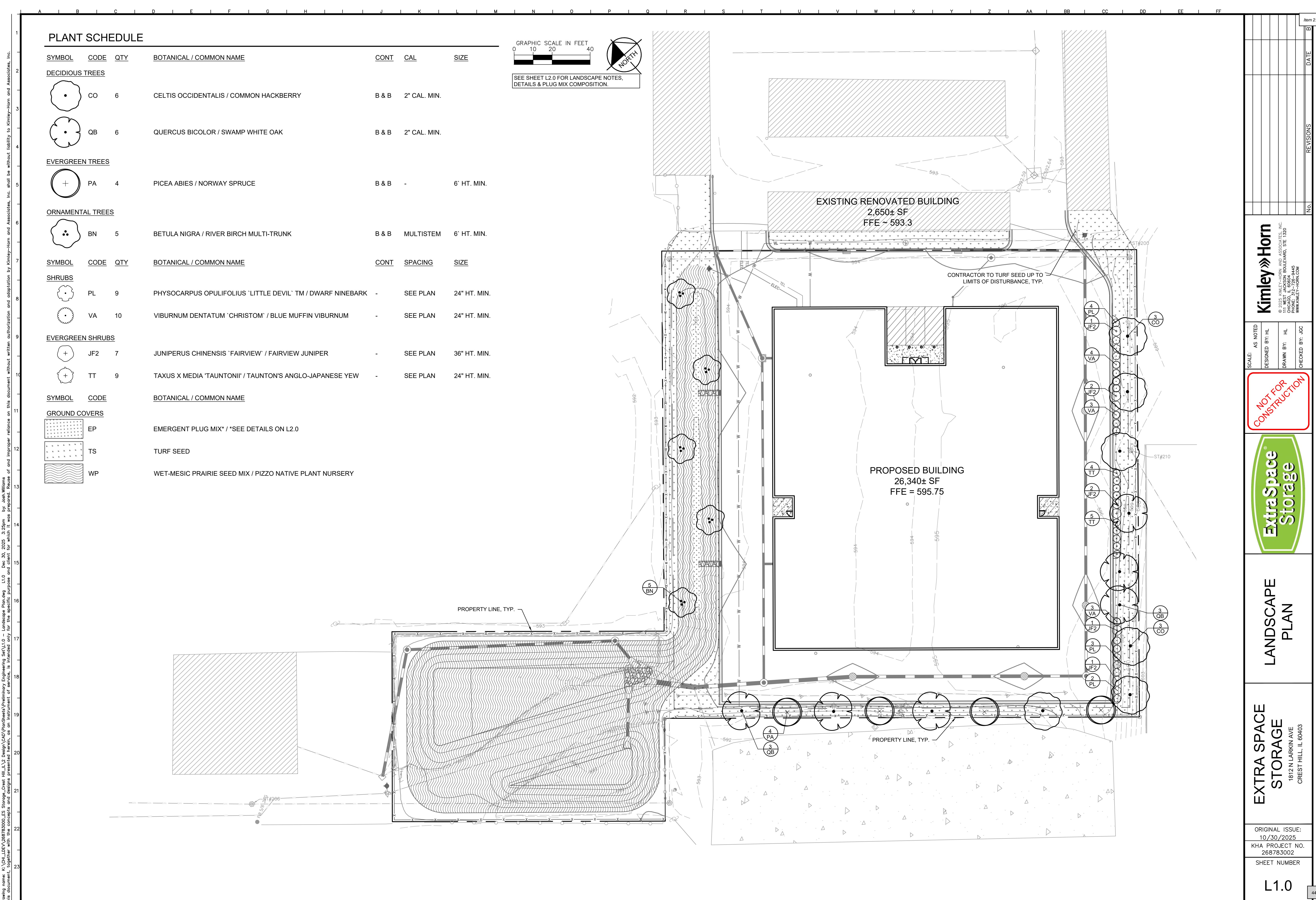
- ALL WATER LINES  $\geq$  3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER, SEE SHEET DETAILS. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE COORDINATED 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 UTILITY, THE CONTRACTOR SHALL EXCAVATE A VERTICAL SECTION OF THE PIPE OR CONDUIT AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND 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 GUARD SYSTEMS, SLOPING, BENching, AND OTHER MEASURES FOR PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGREGS 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 PLAN

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

C3.0



Item 2.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF FOOTBALL 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.

2X ROOT BALL WIDTH

SHREDDED HARDWOOD MULCH

EXCAVATED BACKFILL

TAMPED BACKFILL

SUBGRADE

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
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EXCAVATED BACKFILL

TAMPED BACKFILL

SUBGRADE

NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL OR 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 LOSEN 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.

MINIMUM 6' BEYOND ROOT BALL

SHREDDED HARDWOOD MULCH

AMENDED SOIL

SUBGRADE

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NOTES:

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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 EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEDED 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 GROUNDCOVER 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 SEDED, 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.

NOTES:

1. TREE PROTECTION FENCING IS TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES. WHERE POSSIBLE TREE PROTECTION FENCING SHOULD BE CONTOUROUS 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.
4. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
5. 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.
6. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
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.

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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 SEDED, 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.

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 PRIOR TO ANY EXCAVATION.
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.
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13. EDGING TO BE

## EXHIBIT M



## 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.

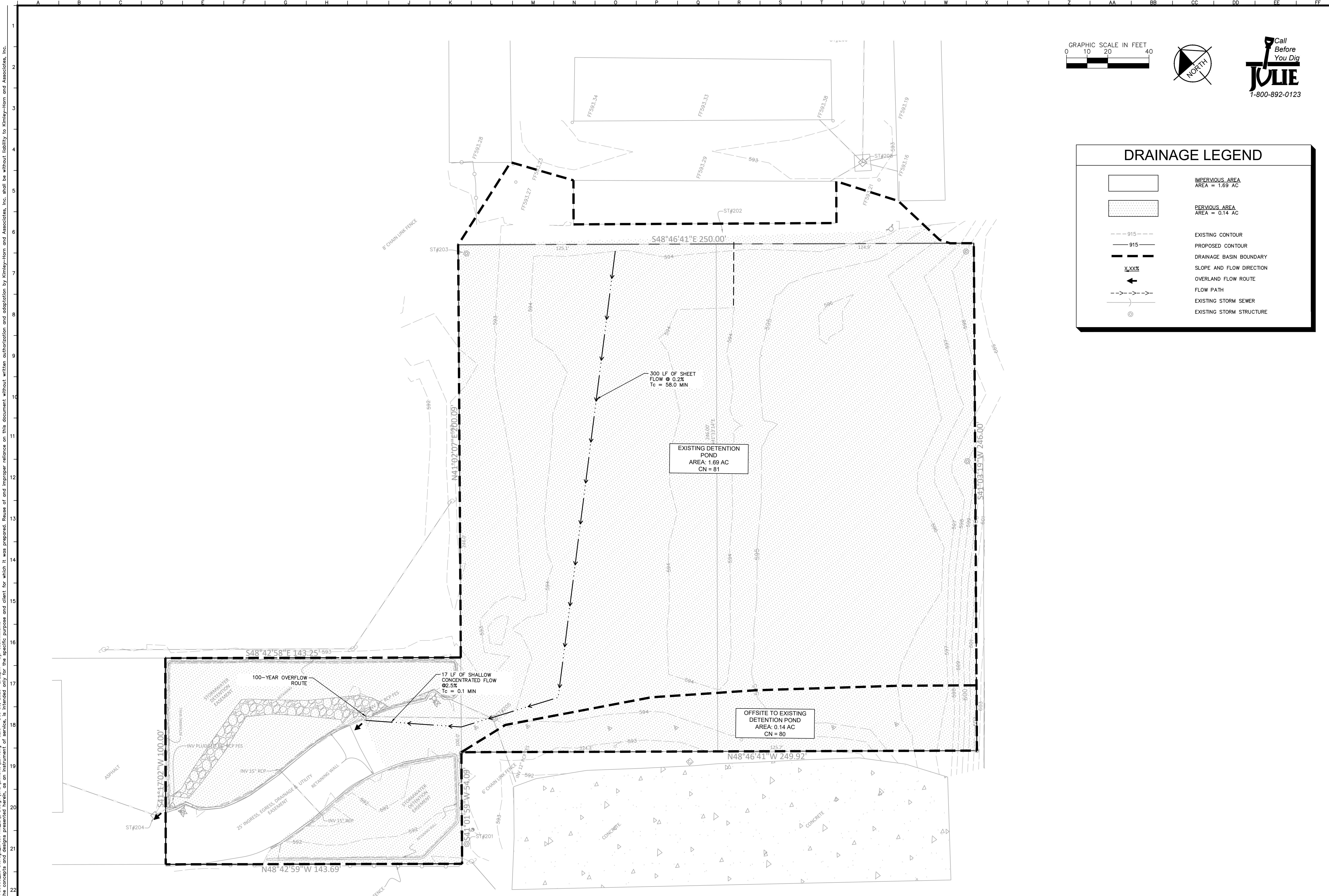
Table 1: Peak Runoffs

	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

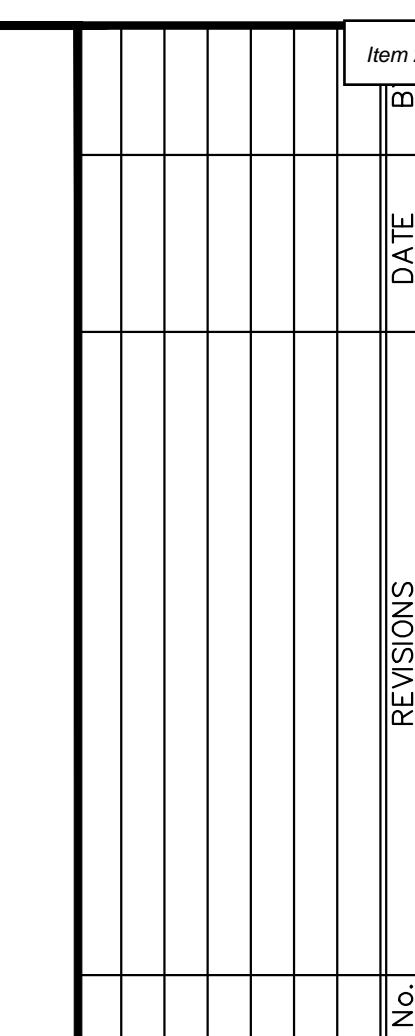
The proposed stormwater management on site will meet the requirements for the 100-year release rate. The site cannot meet the 2-year release rate, due to the limited disturbed area and maintenance concerns of a smaller orifice.

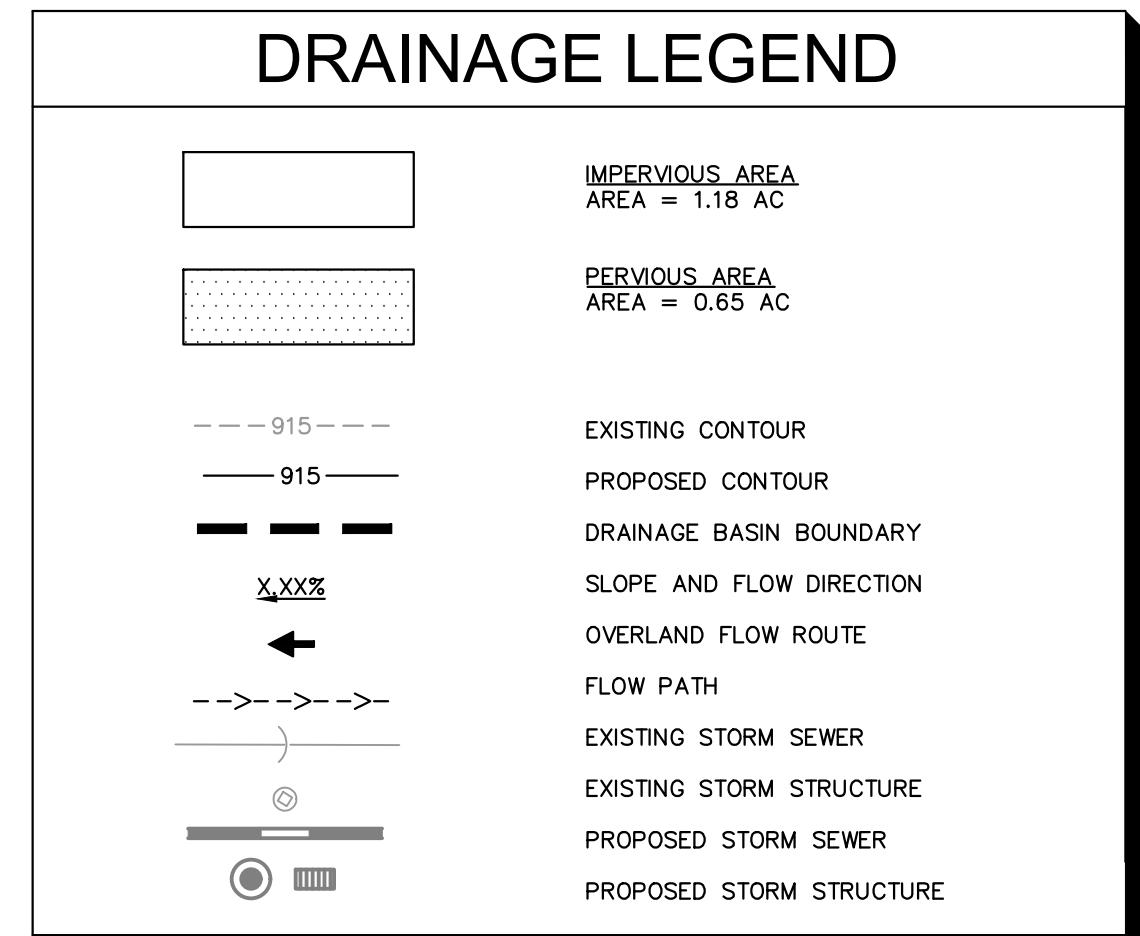
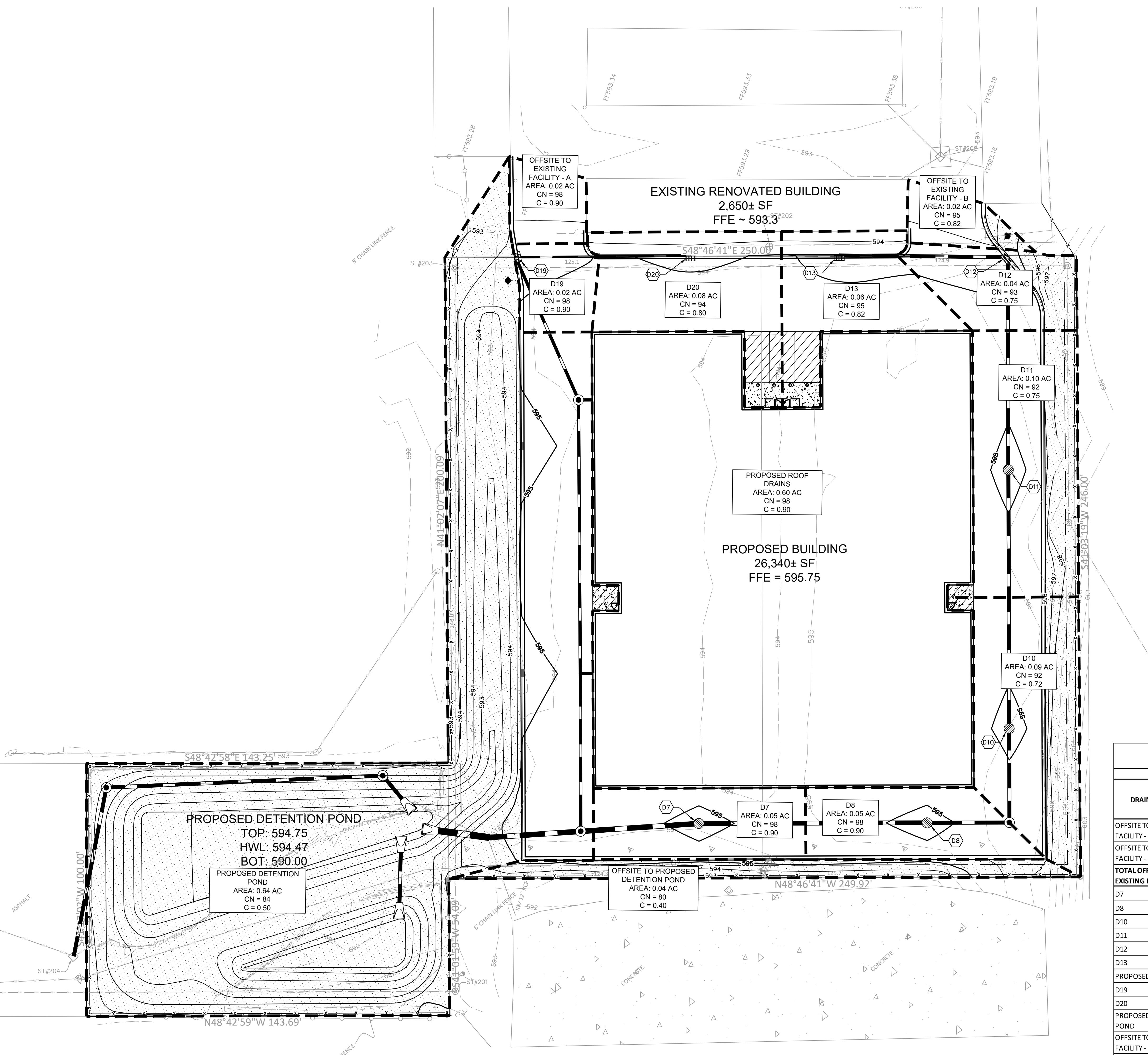
#### **Attachments**

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



EXTRA SPACE STORAGE	EXISTING DRAINAGE PLAN
1812 N LARKIN AVE CREST HILL, IL 60403	
NOT FOR CONSTRUCTION	ExtraSpace Storage
EXH. 1	48
ORIGINAL ISSUE: 10/30/2025	
KHA PROJECT NO. 268783002	
SHEET NUMBER	
Kimley»Horn	
SCALE: AS NOTED	DESIGNED BY: JTW
DRAWN BY: JEA	CHECKED BY: ANF
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 111 WEST JACKSON BOULEVARD, STE 1320 CHICAGO, IL 60606-3445 WWW.KIMLEY-HORN.COM	
REVISIONS	DATE
Item 2	





**Kimley»Horn**

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

**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**

49

**PROPOSED DRAINAGE AREAS**

**PROPOSED DRAINAGE AREA CALCULATIONS**

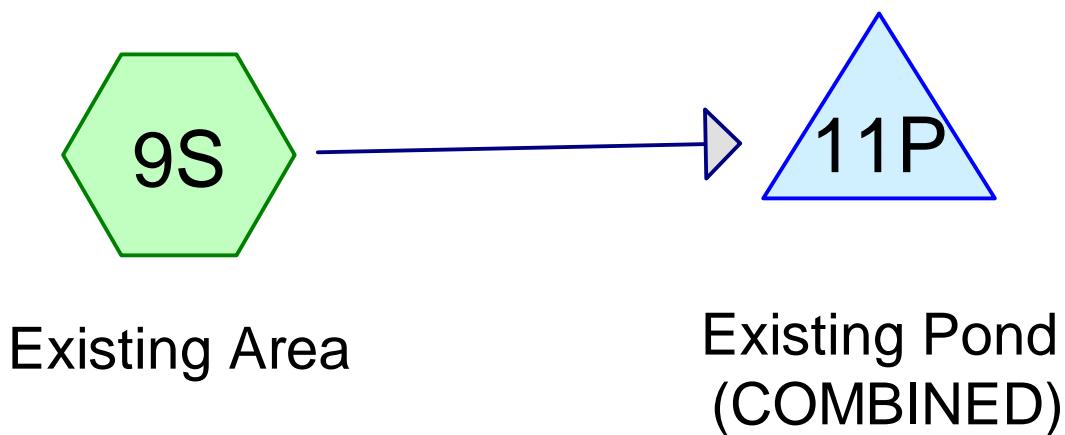
DRAINAGE AREA	TRIBUTARY AREA (ac)	IMPERVIOUS AREA (ac)	PERVIOUS AREA (ac)	CN	C	TC (min)	10-YR, 15 MIN DURATION INTENSITY (IN/HR)	10-Yr Flow (cfs)
OFFSITE TO EXISTING FACILITY - A	0.02	0.02	0.00	98	0.90	15.00	4.36	0.08
OFFSITE TO EXISTING FACILITY - B	0.02	0.02	0.00	95	0.82	15.00	4.36	0.07
<b>TOTAL OFFSITE TO EXISTING FACILITY</b>	<b>0.04</b>	<b>0.04</b>	<b>0.00</b>	<b>95</b>	<b>0.86</b>	<b>-</b>	<b>4.36</b>	<b>0.15</b>
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
<b>TOTAL</b>	<b>1.83</b>	<b>1.18</b>	<b>0.64</b>	<b>92</b>	<b>0.72</b>	<b>-</b>	<b>-</b>	<b>-</b>

**NOTES**

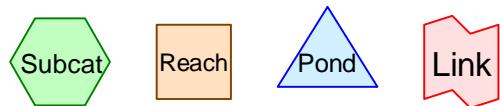
	RUNOFF COEFFICIENTS	
	CN	C
PERVIOUS	80	0.40
IMPERVIOUS	98	0.90

# EXHIBIT 3

Item 2.



## ***PRE-DEVELOPMENT***



**Routing Diagram for 2025-1031 Post Development**  
Prepared by Kimley-Horn & Associates, Printed 10/31/2025  
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**2025-1031 Post Development**

Prepared by Kimley-Horn &amp; Associates

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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

**2025-1031 Post Development**

Prepared by Kimley-Horn &amp; Associates

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Page 3

**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)

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

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Page 4

**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)

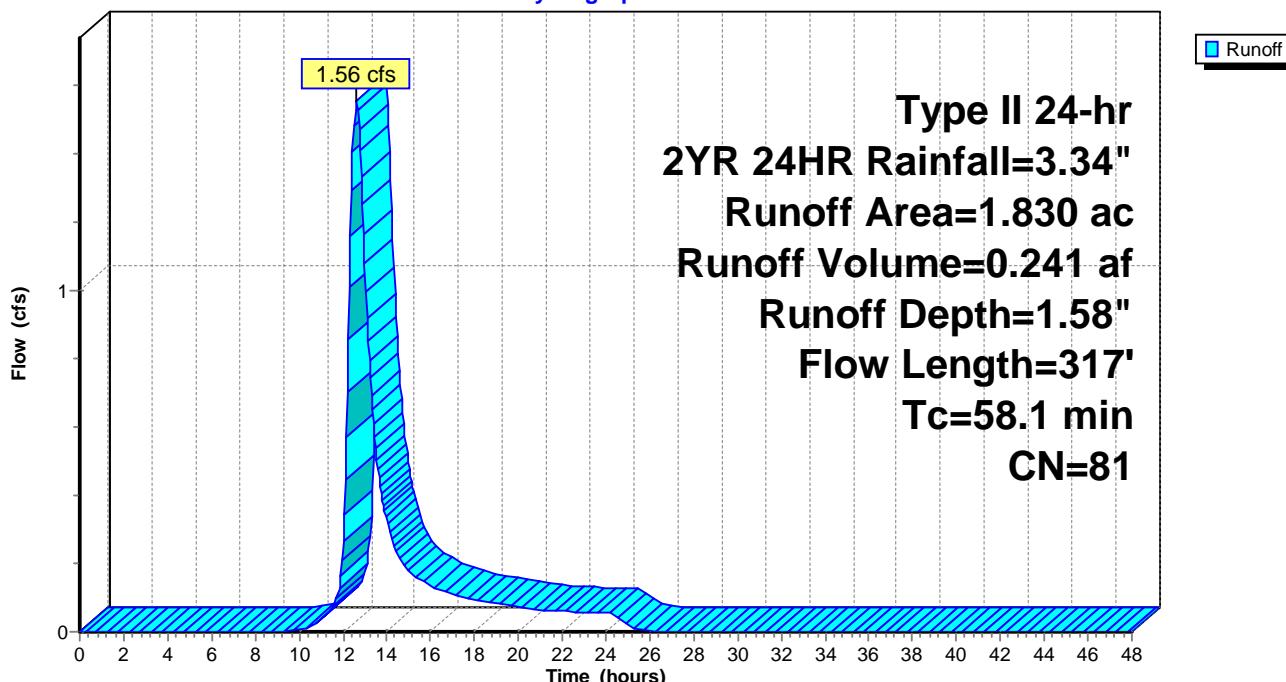
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2YR 24HR Rainfall=3.34"

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		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.34"
0.1	17	0.0250	3.21		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
58.1	317	Total			

**Subcatchment 9S: Existing Area**

Hydrograph



**2025-1031 Post Development**

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

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Page 5

**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	<b>Custom Stage Data (Prismatic)</b> 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'	<b>2.2" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#2	Primary	593.00'	<b>10.0' long + 10.0' / SideZ x 5.0' breadth Broad-Crested Rectangular Weir</b> 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'	<b>50.0' long Sharp-Crested Rectangular Weir</b> 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)

**2025-1031 Post Development**

Prepared by Kimley-Horn &amp; Associates

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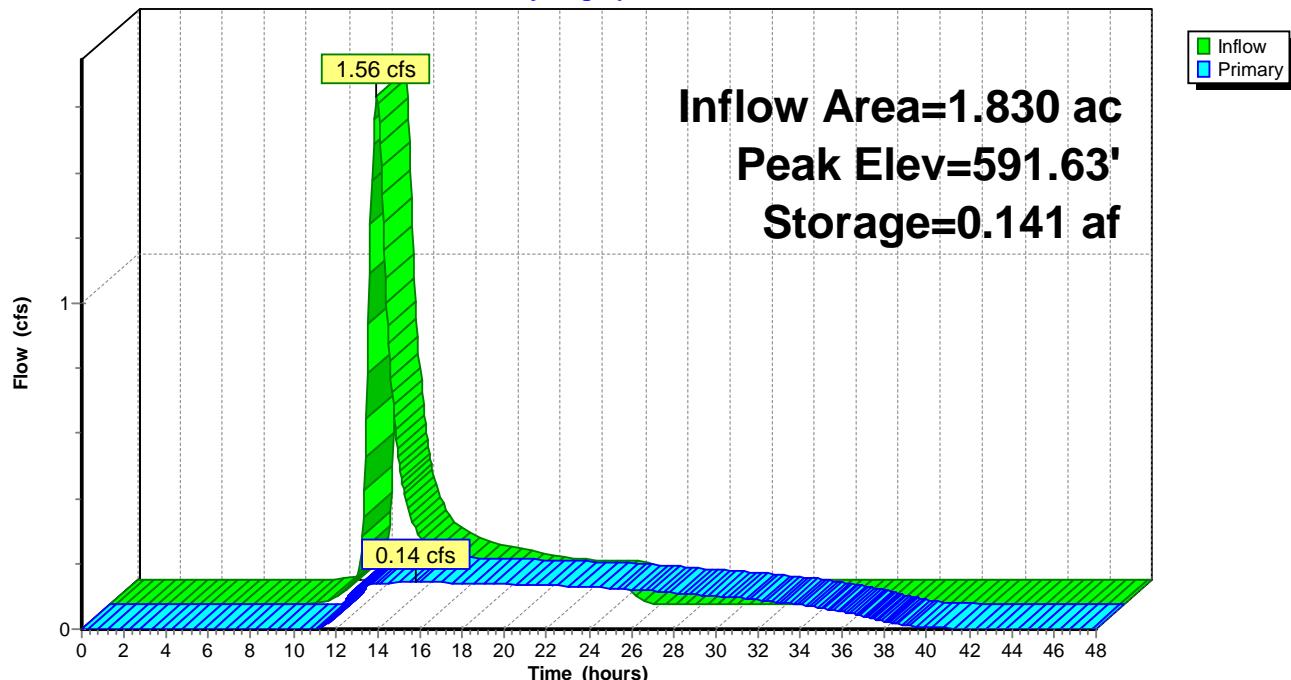
Type II 24-hr 2YR 24HR Rainfall=3.34"

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**Pond 11P: Existing Pond (COMBINED)**

Hydrograph



**2025-1031 Post Development**

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

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Page 7

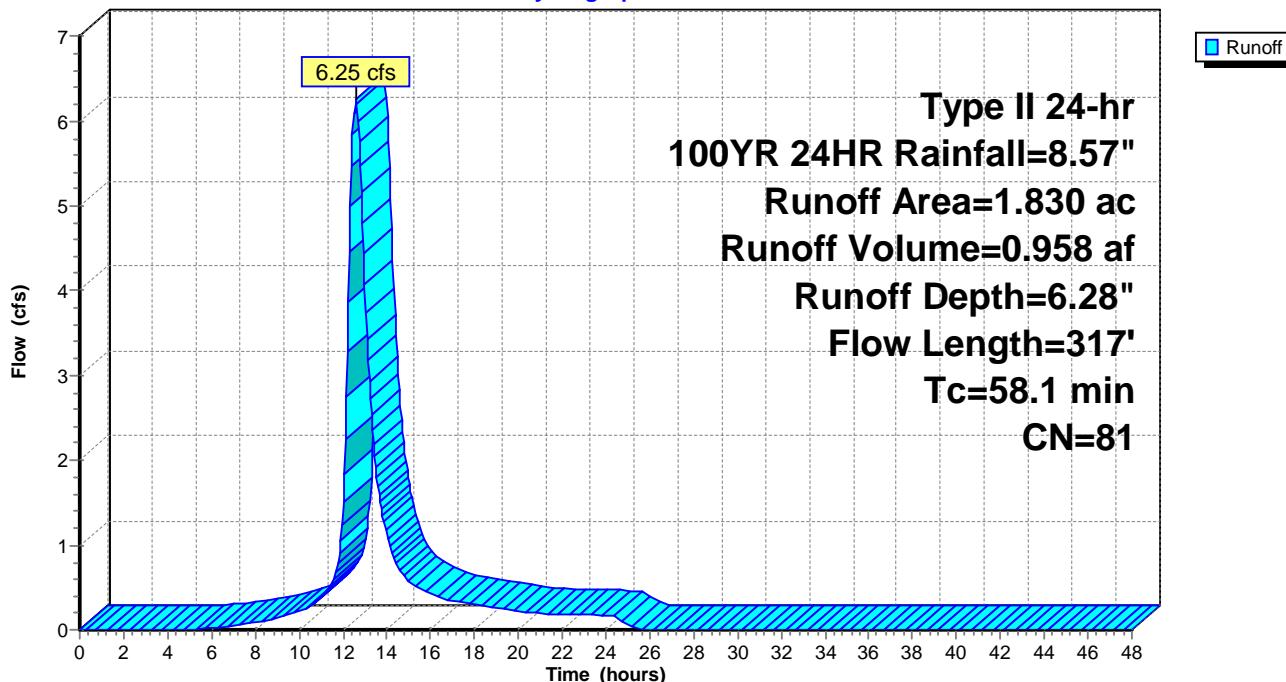
**Summary for Subcatchment 9S: Existing Area**

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

**Subcatchment 9S: Existing Area****Hydrograph**

**2025-1031 Post Development**

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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	<b>Custom Stage Data (Prismatic)</b> 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

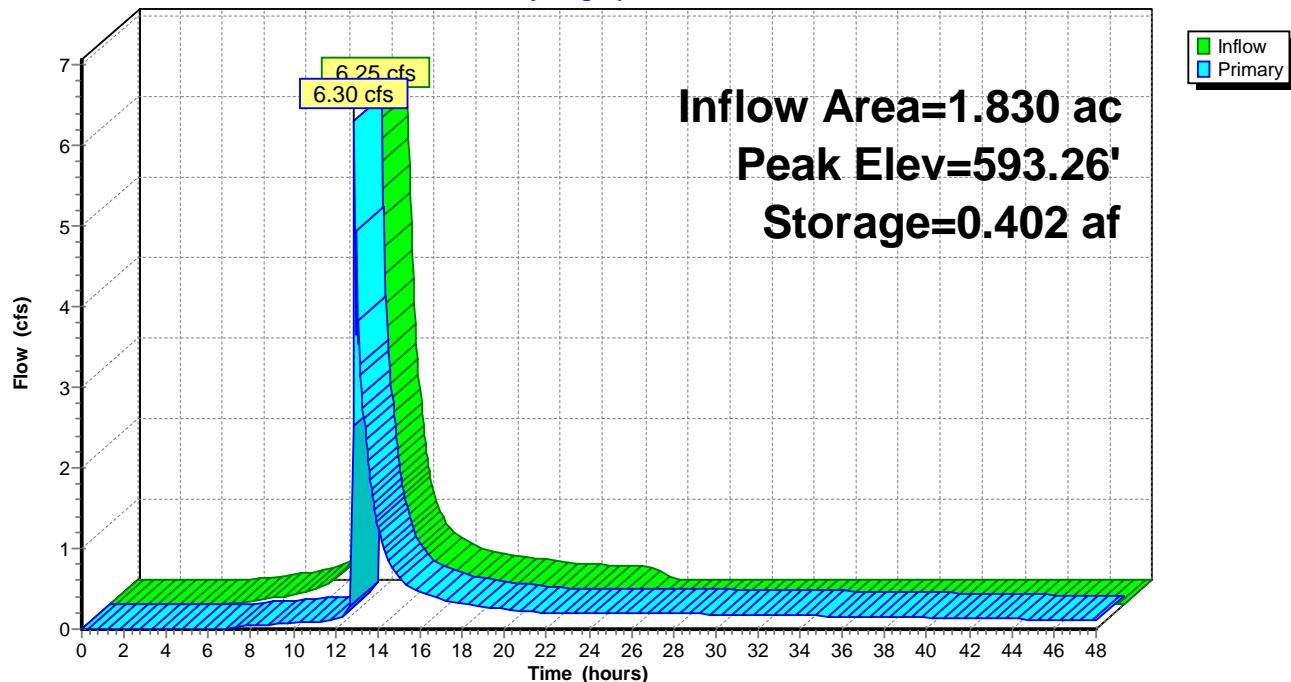
Device	Routing	Invert	Outlet Devices
#1	Primary	590.28'	<b>2.2" Vert. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads
#2	Primary	593.00'	<b>10.0' long + 10.0' / SideZ x 5.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 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'	<b>50.0' long Sharp-Crested Rectangular Weir</b> 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)

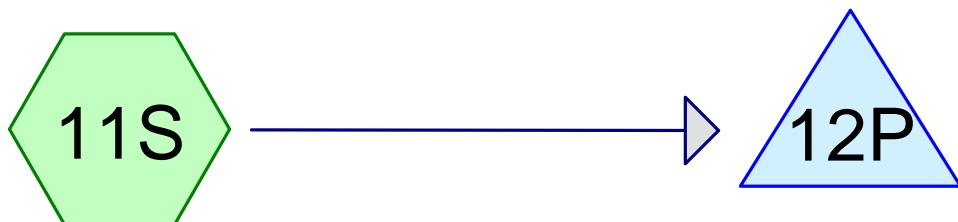
2=Broad-Crested Rectangular Weir (Weir Controls 3.69 cfs @ 1.15 fps)

3=Sharp-Crested Rectangular Weir (Weir Controls 2.10 cfs @ 0.77 fps)

**2025-1031 Post Development**Prepared by Kimley-Horn & Associates  
HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC**Type II 24-hr 100YR 24HR Rainfall=8.57"**Printed 10/31/2025  
Page 9**Pond 11P: Existing Pond (COMBINED)****Hydrograph**

# EXHIBIT 4

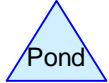
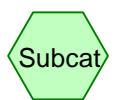
Item 2.



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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**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)

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

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**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

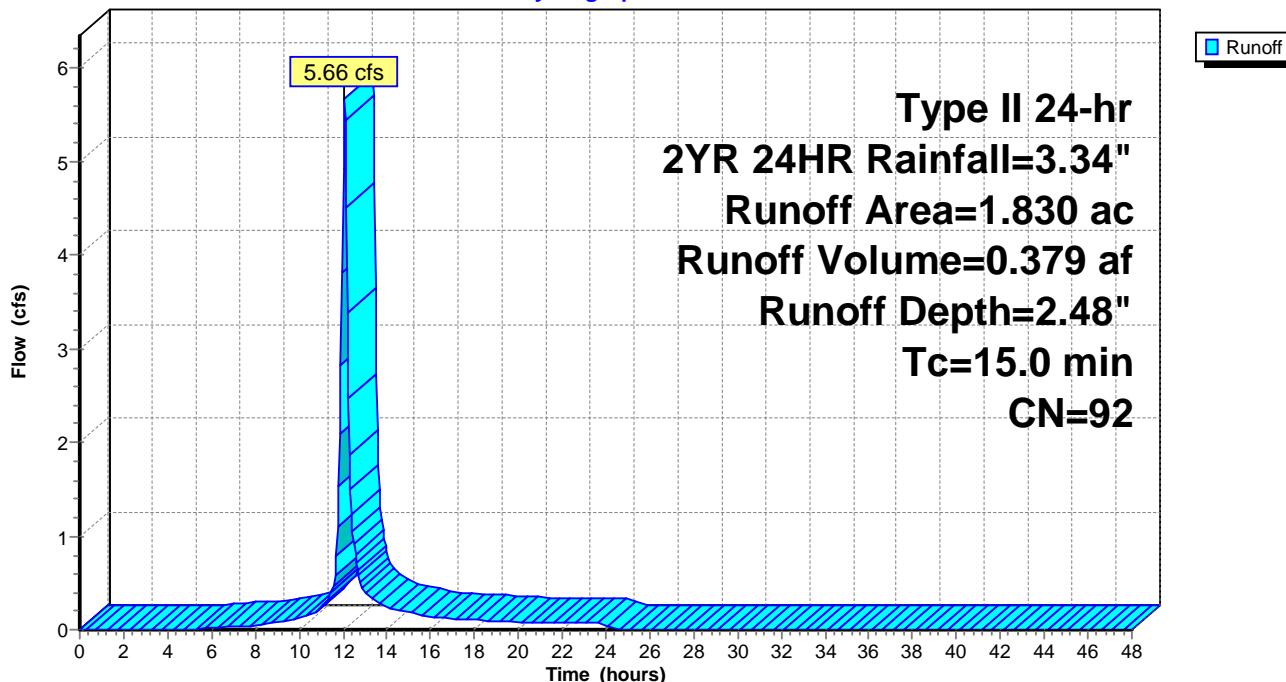
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2YR 24HR Rainfall=3.34"

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**

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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	<b>Custom Stage Data (Prismatic)</b> 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'	<b>2.0" Vert. Orifice/Grate</b> 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)

**2025-1222 Post Development**

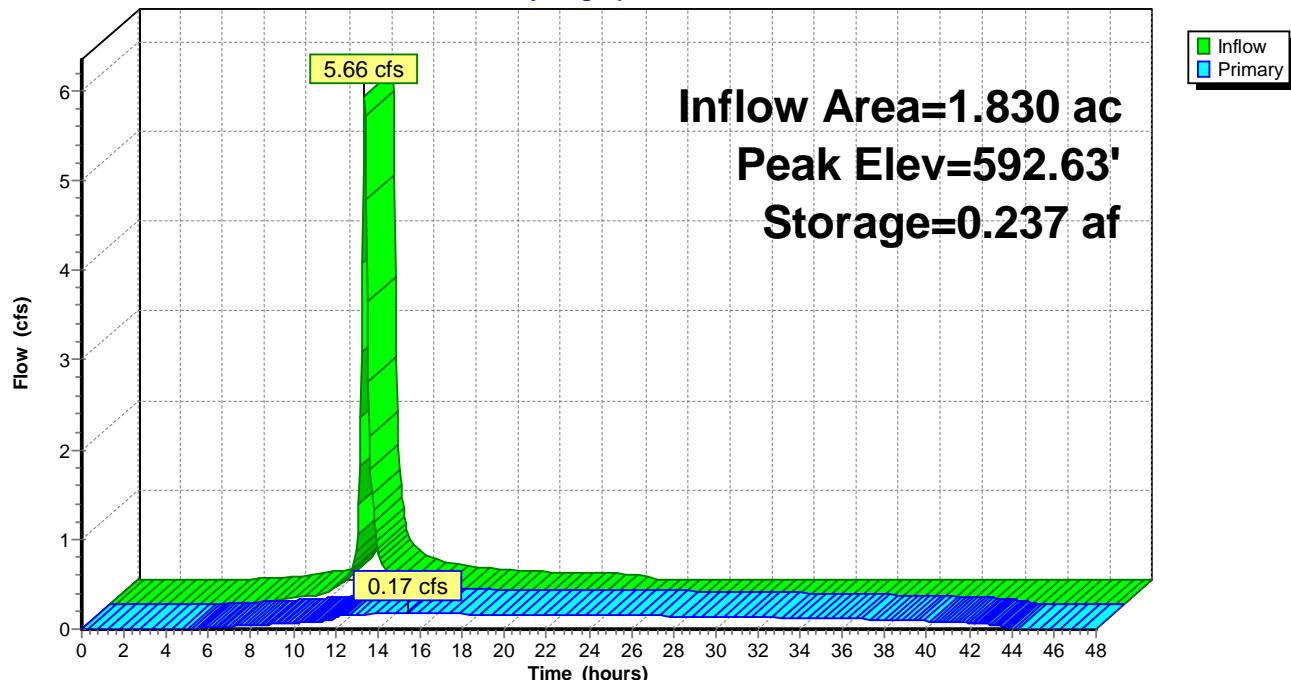
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Type II 24-hr 2YR 24HR Rainfall=3.34"

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**Pond 12P: Proposed Pond****Hydrograph**

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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

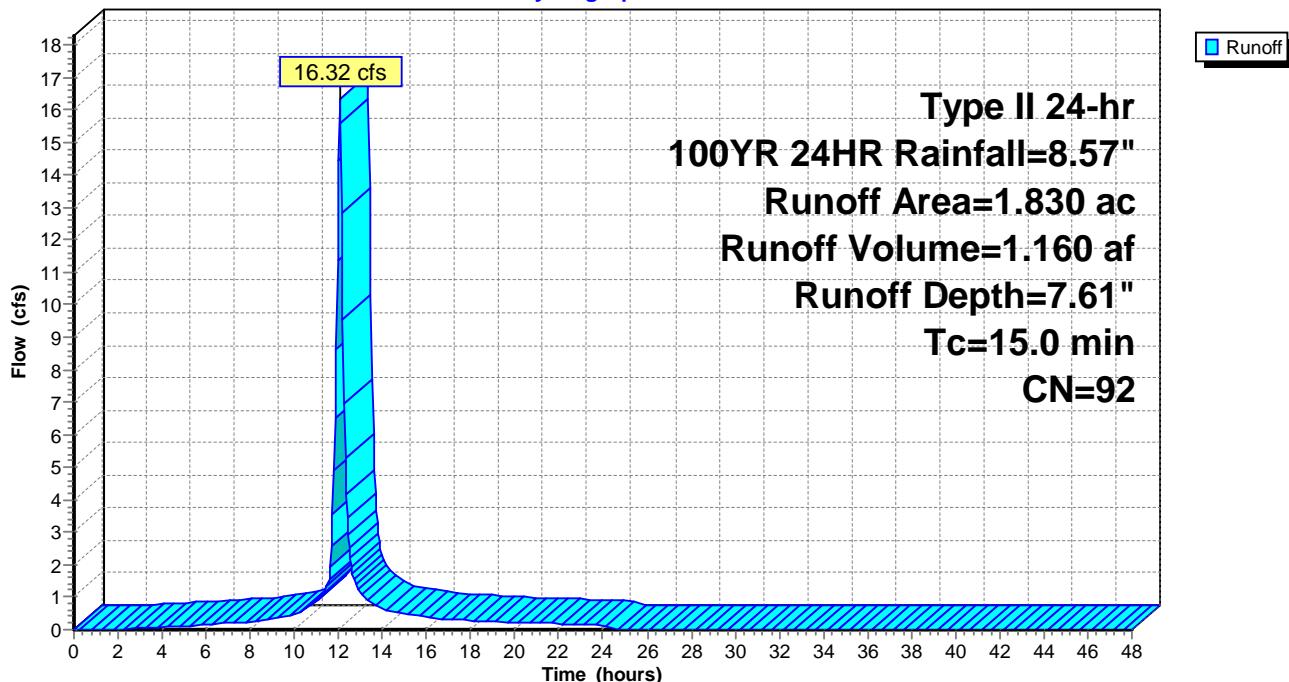
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100YR 24HR Rainfall=8.57"

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**

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

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**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	<b>Custom Stage Data (Prismatic)</b> 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'	<b>2.0" Vert. Orifice/Grate</b>	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)

**2025-1222 Post Development**

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

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**Pond 12P: Proposed Pond****Hydrograph**