



City Council Work Session

Crest Hill, IL

September 25, 2023

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

- [1.](#) The Creation of a new position: Communication Specialists
- [2.](#) Consideration for the Approval of the 2023 Annual Tax Levy
- [3.](#) Stop Sign Placement Request for Southbound Executive Drive and Private Drive Behind 20631 Renwick Road
- [4.](#) Consideration of Plan Commission Recommendation to Approve Flag Pole Set Back Variance at 2386 Jorie Court
- [5.](#) Consideration of Reza's Auto Repair for a Waiver of the Standard Variance Application Fee
6. Public Comments
7. Mayor's Updates
8. Committee/Liaison Updates
9. City Administrator Updates
10. 5ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. (Executive Session)

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.



Agenda Memo

Crest Hill, IL

Meeting Date: September 25, 2023

Submitter: Steve Gulden, Consultant Management

Department: Administration

Agenda Item: The Creation of a new position: Communication Specialists

Summary: As discussed at previous Council meetings, the Council was in favor of me researching and analyzing the feasibility of creating this new position. After discussing the salary requirements with Lisa, it was determined that the existing and future budgets could sustain the salary of this position.

The following are objectives why this position is needed:

Consolidate the City efforts with external communications, and social media postings.

Communicate our Brand to Citizens, Developers, and our Business Community.

Act as a point of contact for crisis communications.

Developing a strategy for communicating our successes to the public and changing our image with our stakeholders.

Conduct Community surveys to ascertain our strengths and weaknesses.

Please see the attached updated Job description. Also, please note, that when initially presented the job title was social media coordinator. After input from the Council, the job description has changed to include additional tasks with respect to crisis communications and acting as the City's PIO officer. As a result, my original salary range was from 45,000 to 60,000. With the additional responsibilities, and after conducting some research, the new salary range would be 55,000 to 75,000.

If you have any questions. Please feel free to contact me.

Recommended Council Action:

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments: Job Description

Position: Communications Specialist

Status: Non-Exempt

Department: Administration

Last Updated: 09/05/2023

General Purpose:

Under the general administrative direction of the City Administrator, the Communications Specialist shall serve as a liaison for the City to the public on a variety of topics. Performs research, write and edit press releases, social media management, design, and photo editing, website maintenance, and communications tasks necessary to develop and administer the City's community relations and public information. The Communications Specialist will create consistent, including meaningful content on all social media platforms and coordinate all responses to resolve any resident or business complaints or criticisms posted on social media.

Supervision Received:

The Communications Specialist works under the supervision of the City Administrator.

Supervision Exercised:

None.

Essential Duties & Responsibilities:

- Work to manage the City's brand, to develop, implement, and maintain an effective public information program and coordinate public relations activities for City Council, City Administrator, and City departments.
- Execute a weekly, in person strategy discussion with city administrator and city departments.
- Monitor local and national publications and online alerts for stories about the city.
- Monitor and report on communications metrics on a monthly basis. Metrics may include, but not limited to, hits per page, most visited page, total views, total time spent on website and social media pages, bait clicking and other performance measures as determined.
- Develop and manage a 12-month calendar for city communications and related plan for executing plan.
- Provide leadership and direction for implementation and maintenance of a city-wide strategic communication plan that keeps the public and workforce highly informed. Engages in public and local government and manages media relations.
- Champion, manage, and monitor the use of all forms of communication including social media platforms, the city's media channels, print materials, and other communication methods that are available in the future.
- Coordinate and administer the city's message across all communication platforms to portray a concerted, organized and clear message.
- Work with City Administrator as directed to develop and maintain a weekly update to inform and educate subscribers of city issues, meetings, events, programs, services, and projects, as directed.
- Work with City Administrator, city departments, city partners and influencers to gather news about the city for distribution via social media, e-news platforms or city website.

- Evaluate, promote, and provide recommendations to the City Administrator on an emergency communications platform (Everbridge/Reverse 911) to support strong community outreach and consistent messaging.
- Develop a plan to reach target audience with all types of city communication platforms.
- Develop and administer survey platforms to gain public input on key issues, as directed.
- Enhance the city's public media outlets to include providing strategic support for communications projects, initiatives, campaigns designed to advance the city's image, mission, vision, and brand.
- Create messaging to drive interaction and build excitement through sharing relevant content. Draft and edit news releases, media advisories, informational matter and distrusting to designated media outlets upon direction and approval of the city administrator or designee.
- Act as the city's official spokesperson with the media, as directed.
- Create content and coordinate press releases/conferences.
- Manage media inquiries and interview requests.
- Proactive media relations, through writing, reviewing and editing of news releases, emails, articles, postings, and publications.
- Facilitate news conferences and prepare all necessary materials as needed.
- Work with any city designated branding and marketing firms, to develop, implement, and maintain an effective public information program and coordinate public relations activities for the city council, city administrator, and city departments.
- Proactively promote city accomplishments and activities.
- Provide and coordinate media training to management and employees as requested or needed.
- Provide presentations and staff reports at city council meetings and other public meetings as required.
- Assist and counsel elected officials, city administrator and department heads concerning public relations (24/7 function).
- Develop crisis strategy and training programs for the department heads and city council.
- Provide 24/7 crisis response.
- Develop messaging and communication tools for various departments to convey city performance measures.
- Provide post-crisis evaluation and debriefing, as necessary.
- Create and maintain city social media and web site pages and profiles.
- Moderate user-generated content and messages appropriately, based on the city's policies.
- Update or coordinate updates to the city web site and monitor content to ensure content is relevant and timely.
- Coordinates with other departments to generate content for the city web site.
- Manage and coordinate responses to resident or business inquiry with appropriate department to ensure timely and correct response. Will coordinate responses across multiple departments as necessary. Will track responses for reference and trend analysis.
- Compose, type, edit, and proofread correspondence, memorandums, and email communications with attention to accuracy and completeness.
- Coordinates Community Surveys, as directed.



- Coordinates meetings with City Administrator and Department Directors on communication strategy and brand message in addition to development of communication messages related to departmental operations.
- Perform other duties as assigned.

Desired Minimum Qualifications

- 2+ years' experience in digital marketing and social media management.
- Strong familiarity with business applications of social media platforms (Facebook, Twitter, YouTube, LinkedIn, etc.).
- Strong familiarity with web site management.

Education & Experience:

- Bachelor's degree in marketing, communication, or related field.
- Municipal, administrative assistant experience preferred.

Knowledge, Skills, and Abilities:

- Read, clearly speak, and legibly write the English language.
- Excellent customer service skills.
- Knowledge of project management and web design best practices.
- Knowledge of Adobe Photoshop.
- Understanding of social media metrics; able to interpret the results and take action to increase effectiveness of social media campaigns.
- Ability to provide effective content support, anticipate needs, solve problems, and work towards positive solutions.
- Ability to exercise diplomacy and maintain confidentiality.
- Ability to properly maintain and organize office files and records.
- Ability to respond to email requests in a timely manner.
- Knowledge of Microsoft Word, Excel, Access, Publisher, and Outlook as well as Adobe Acrobat, and the ability to learn other software as needed.
- Ability to communicate effectively both verbally and in writing, using complex sentences, proper punctuation, spelling and grammar.
- Ability to apply common sense understanding to carry out detailed instructions, prioritize multiple tasks and work independently to meet deadlines.
- Ability to enhance relations with coworkers and the public with a professional demeanor, sensitivity and tactfulness.
- Ability to acquire cross training skills necessary to assist in other Departments as required.
- Ability to acquire and apply thorough knowledge of City and Department policies and procedures.

Tools & Equipment, Physical Demands, Working Conditions

Tools and Equipment:

The following list of tools and equipment is a representative and not necessarily all-inclusive inventory of items needed to successfully perform the essential job duties:

Telephone, facsimile, photocopier, printer, document scanner, personal computer, calculator, audio/visual equipment, motorized vehicles and equipment, and mobile phone.

Physical Demands:

The physical demands described below are representative of those that must be met by an employee to successfully perform the essential job duties. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential duties.

While performing the duties of this job, the employee is regularly required to sit for extended periods of time, possess average ordinary visual acuity necessary to prepare or inspect documents or operate office equipment, talk reach with hands and arms, walk, climb and descend stairs, bend, crouch, lift and/or move up to 25 pounds. Frequent and regular movements are required using wrists, hands and fingers to feel, handle, or operate equipment, tools or controls. Effective audio-visual discrimination and perception to quickly and accurately make observations, correctly identify red, yellow, blue and green, distance and peripheral vision, depth perception and the ability to adjust focus is also required. Hearing must be sufficient for average or normal conversations, to understand verbal direction, and to detect abnormal equipment operation and alarms.

Working Conditions:

Work activities are conducted in a climate controlled open office environment and noise levels are usually quiet. This position routinely uses standard office equipment including computers, phones, photocopiers, filing cabinets, adding machines, and fax machines. There are no hazardous or significantly unpleasant conditions.

The weekly work schedule is approximately 40 hours in duration, Monday through Friday and may be extended in the event of an emergency, disaster, workload, or the need to complete time-sensitive work. Some attendance at evening meetings may occasionally be required.

Performance Measurements & Selection Guidelines

- Regularly arrives for work on time prepared to perform the duties of the job.
- Projects a professional image as a representative of the city.
- Adheres to City and Department policies and procedures.
- Sets a standard of excellence in customer service.
- Consistently produces accurate work and meets deadlines.
- Uses available methods to track on-going or semi-regular tasks and project deadlines.
- Completes routine or regular tasks without being directed by others.
- Displays composure, friendliness and respect in treatment of the public and co-workers.
- Respects the potential confidential nature of some aspects of the position.
- Adapts to changes in the work environment and manages competing demands.
- Has a thorough knowledge of the Department's policies, procedures, rules, regulations, structure and operations and uses it appropriately to resolve problems and crises.



An employee in this position is also evaluated upon the general observations of the ability to perform all of the essential responsibilities and duties.

Selection Guidelines:

Formal application; evaluation of education and experience; oral interview, reference check, background investigation; post-offer medical physical including drug and alcohol screening; job related tests may also be required.

Disclaimer:

The above statements are intended to describe the general nature and level of work being performed by persons assigned to this job. They are not intended to be an exhaustive list of all responsibilities, duties and skills required. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

Department Head Date

HR Representative Date

City Administrator Date



Agenda Memo

Crest Hill, IL

Meeting Date: September 25, 2023

Submitter: Lisa Banovetz, Director of Finance / Glen Conklin, Treasurer

Department: Treasurer's Office

Agenda Item: Consideration for the Approval of the 2023 Annual Tax Levy

Summary:

Per Illinois statute, public taxing bodies are allowed to raise tax levies annually by the rate of inflation (or CPI) or five (5) percent, whichever is lower. The tax levy is a process by which the City requests funding from its local taxpayers and this funding is collected through property taxes.

In the state of Illinois, local real estate property taxes (sometimes called an "ad valorem" tax, which means "according to value") are based on a property's equalized assessed value, and the total local tax rate applied to that value, after any exemptions are subtracted.

The City must adopt its tax levy and certify it with the Will County Clerk no later than the last Tuesday in December, annually.

Recommended Council Action: Consideration for the Approval of the City of Crest Hill's Annual Tax Levy, for levy year 2023.

Financial Impact:

Funding Source: N/A

Budgeted Amount: The City will be informed of the final tax levy it will receive in March 2024. The Fiscal Year 2024~2025 budget will be adjusted, if necessary, for the tax levy revenue the City will receive at that time, prior to finalization of the Fiscal Year 2024~2025 budget.

Cost: N/A

Attachments:

- Proposed Property Tax Levy booklet for Levy Year 2023
- An Ordinance for the levy and assessment of taxes for the fiscal year beginning May 1, 2024 and ending April 30, 2025, for the City of Crest Hill, Will County, Illinois
- An Ordinance abating the tax hereto levied for the year 2023 to pay the principal of and interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A, of the City of Crest Hill, Will County, Illinois
- An Ordinance abating the tax hereto levied for the year 2023 to pay the principal of and interest on General Obligation Bonds (Sales Tax Alternate Revenue Source), Series 2019B, of the City of Crest Hill, Will County, Illinois
- 2024 Certificate of Compliance with Truth in Taxation Notice for levy year 2023
- 2024 Certificate of Tax Levy for levy year 2023
- Will County Certification of ordinance abating the tax hereto levied for the year 2023 to pay the principal and interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternat Revenue Source), Series 2019A, of the City of Crest Hill, Will County, Illinois
- Will County Certification of ordinance abating the tax hereto levied for the year 2023 to pay the principal and interest on General Obligation Bonds (Sales Tax Alternate Revenue Source), Series 2019B, of the City of Crest Hill, Will County, Illinois

City of Crest Hill
Proposed
Property Tax Levy
Levy Year 2023

City of Crest Hill
Property Tax Levy
Levy Year 2023

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City of Crest Hill
Property Tax Levy
Levy Year 2023

Property Tax Levy

Truth-in-Taxation

The Truth-in-Taxation Law establishes procedures taxing districts must follow when adopting levies more than 5% higher than the total amount of taxes in the previous year. The requirements are:

- 1) Publish the required notice in a local newspaper;
- 2) Hold a public hearing;
- 3) At the public hearing, the taxing district must explain the reasons for its levy;
- 4) Anyone who wants to present testimony must be given the opportunity to do so; and
- 5) After the hearing, the taxing district may adopt the tax levy.

Each taxing district must certify to the County Clerk that it has complied with all Truth-in-Taxation publication, notice, and hearing requirements when it certifies its levy to the County Clerk.

If a taxing district does not comply with the requirements of the Truth-in-Taxation Law, the County Clerk must limit the levy increase to 5%.

Property Tax Extension Limitation Law (PTELL)

The PTELL is designed to limit the increases in property tax extensions (*total taxes billed*) for non-home rule taxing districts. The law is commonly referred to as “tax caps” The PTELL does not “cap” either individual property tax bills or individual property assessments. Instead, the PTELL allows a taxing district to receive a limited inflationary increase in tax extensions on existing property, plus an additional amount for new construction. The limit slows the growth of revenues to taxing districts when property values and assessments are increasing faster than the rate of inflation. If a taxing district determines that it needs more money than is allowed by the limitation, it can ask the voters to approve an increase.

The collar counties (*DuPage, Kane, Lake, McHenry, and Will*) became subject to the PTELL for the 1991 tax year and Cook County was added for the 1994 tax year. Public Act 94-976 amended PTELL effective June 30, 2006. The significant amendments include:

- New supplemental ballot and election notice information.
- Additional taxing district voter-approved referenda and other referenda changes.
- Authority for taxing districts in some instances to exceed a voter-approved rate limit long as the sum of all the rates for funds subject to PTELL, does not exceed the limiting rate.

Increases in property tax extensions are limited to the lesser of 5% or the increase in the national Consumer Price Index (CPI) for the year preceding the levy year. In addition, each individual levy has a statutory limit listed below.

Crest Hill Limiting Rates

1	5% or CPI which ever is lowest	
2	Corporate Rate	0.4375
3	Police Pension	None
4	IMRF	None
5	Social Security	None

City of Crest Hill

Levy Proposal

Tax Levy Year 2023 for FY 24-25 Budget

2022 Filed Levy				\$2,465,638	
Authorized 2022 levy		\$	2,468,658	\$	3,020
Proposed 2023 Levy		\$	2,589,000	\$	120,342
Corporate	50%	\$	1,292,594		
Police Pension	50%	\$	1,296,406		
	100%	\$	2,589,000		
CPI increase from 2022	6.50%				
					104.87% Percentage increase over prior year's levy

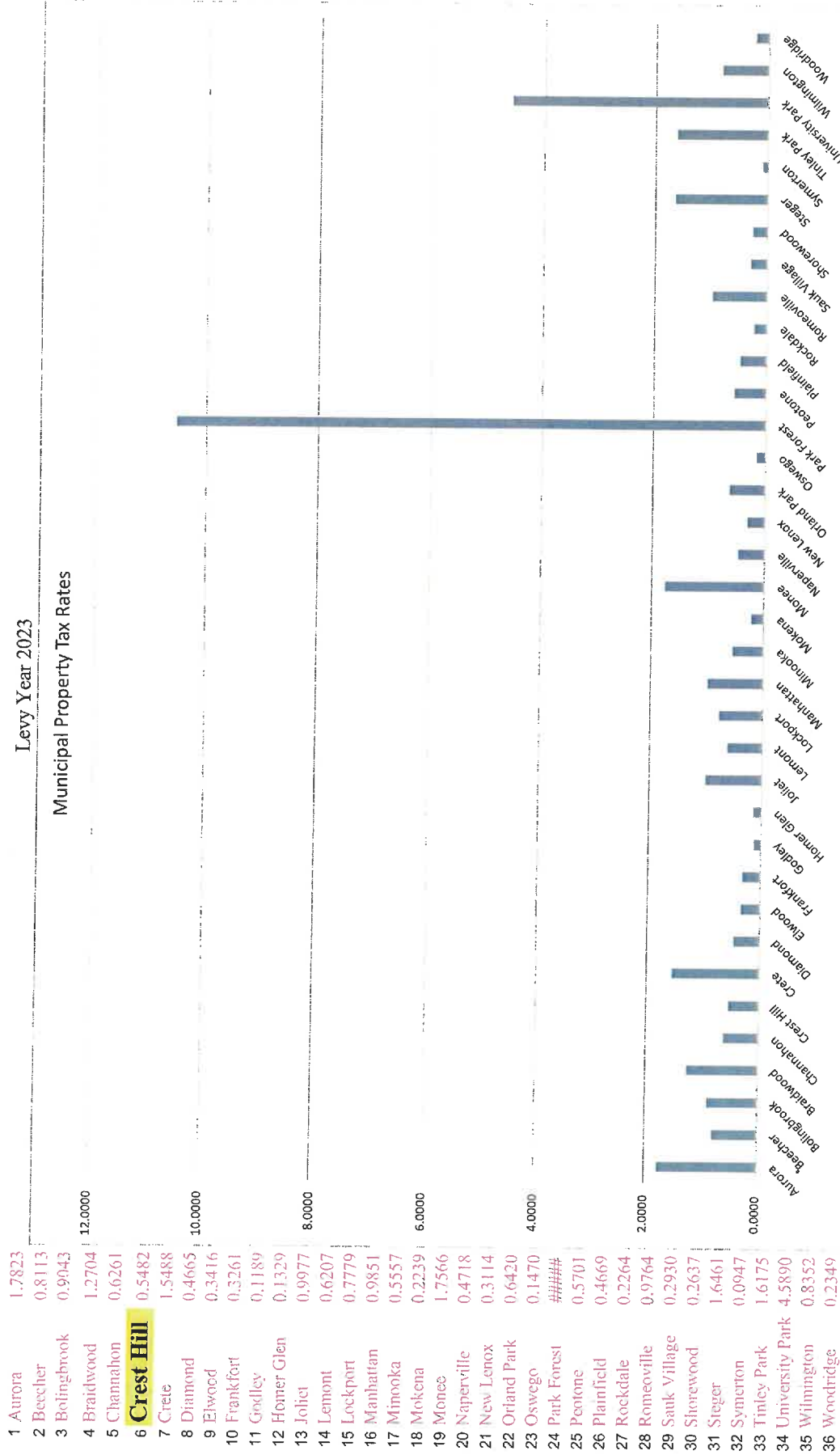
** Excludes TIF Revenue and share of Township Road & Bridge fund revenue. These allocations will be made separately by the County and will be known by March 2024 and those revenues will be built into the FY 2024~2025 budget.

Levy Year 2023

<u>Municipality</u>	<u>2022</u>	<u>2021</u>	Change	<u>2020</u>	<u>Average</u> 1.0757	<u>Median</u> 0.5954
1 Aurora	1.7823	1.8415	(0.059)	1.9109	Home Rule	
2 Beecher	0.8113	0.6305	0.181	0.6572	Non-Home Rule	
3 Bolingbrook	0.9043	0.8956	0.009	0.8694	Home Rule	
4 Braidwood	1.2704	1.3008	(0.030)	1.3499	Non-Home Rule	
5 Channahon	0.6261	0.6494	(0.023)	0.6860	Home Rule	
6 Crest Hill	0.5482	0.5547	(0.006)	0.5573	Non-Home Rule	
7 Crete	1.5488	1.6329	(0.084)	1.7065	Non-Home Rule	
8 Diamond	0.4665	0.4683	(0.002)	0.5294	Non-Home Rule	
9 Elwood	0.3416	0.3428	(0.001)	0.2440	Home Rule	
10 Frankfort	0.3261	0.3370	(0.011)	0.3383	Non-Home Rule	
11 Godley	0.1189	0.1295	(0.011)	0.1346	Non-Home Rule	
12 Homer Glen	0.1329	0.1408	(0.008)	0.1465	Home Rule	
13 Joliet	0.9977	1.0740	(0.076)	1.0794	Home Rule	
14 Lemont	0.6207	0.4541	0.167	0.5439	Non-Home Rule	
15 Lockport	0.7779	0.8085	(0.031)	0.8126	Home Rule	
16 Manhattan	0.9851	0.9940	(0.009)	0.9999	Home Rule	
17 Minooka	0.5557	0.6217	(0.066)	0.6816	Non-Home Rule	
18 Mokena	0.2239	0.2335	(0.010)	0.2388	Non-Home Rule	
19 Monee	1.7566	1.9612	(0.205)	2.0263	Home Rule	
20 Naperville	0.4718	0.4941	(0.022)	0.4961	Home Rule	
21 New Lenox	0.3114	0.3133	(0.002)	0.3182	Home Rule	
22 Orland Park	0.642	0.4772	0.165	0.5733	Home Rule	
23 Oswego	0.147	0.1502	(0.003)	0.1511	Home Rule	
24 Park Forest	10.545	9.3990	1.146	10.2641	Home Rule	
25 Peotone	0.5701	0.5870	(0.017)	0.6029	Non-Home Rule	
26 Plainfield	0.4669	0.4669	0.000	0.4669	Home Rule	
27 Rockdale	0.2264	0.2346	(0.008)	0.2391	Home Rule	
28 Romeoville	0.9764	0.9828	(0.006)	1.0001	Home Rule	
29 Sauk Village	0.293	0.2652	0.028	0.2463	Non-Home Rule	
30 Shorewood	0.2637	0.2745	(0.011)	0.2766	Home Rule	
31 Steger	1.6461	1.7557	(0.110)	1.0559	Non-Home Rule	
32 Symerton	0.0947	0.0930	0.002	0.0980	Non-Home Rule	
33 Tinley Park	1.6175	1.3397	0.278	1.4201	Home Rule	
34 University Park	4.589	4.8539	(0.265)	4.8864	Home Rule	
35 Wilmington	0.8352	0.8374	(0.002)	0.8337	Non-Home Rule	
36 Woodridge	0.2349	0.2414	(0.007)	0.2449	Home Rule	

Levy Year 2023

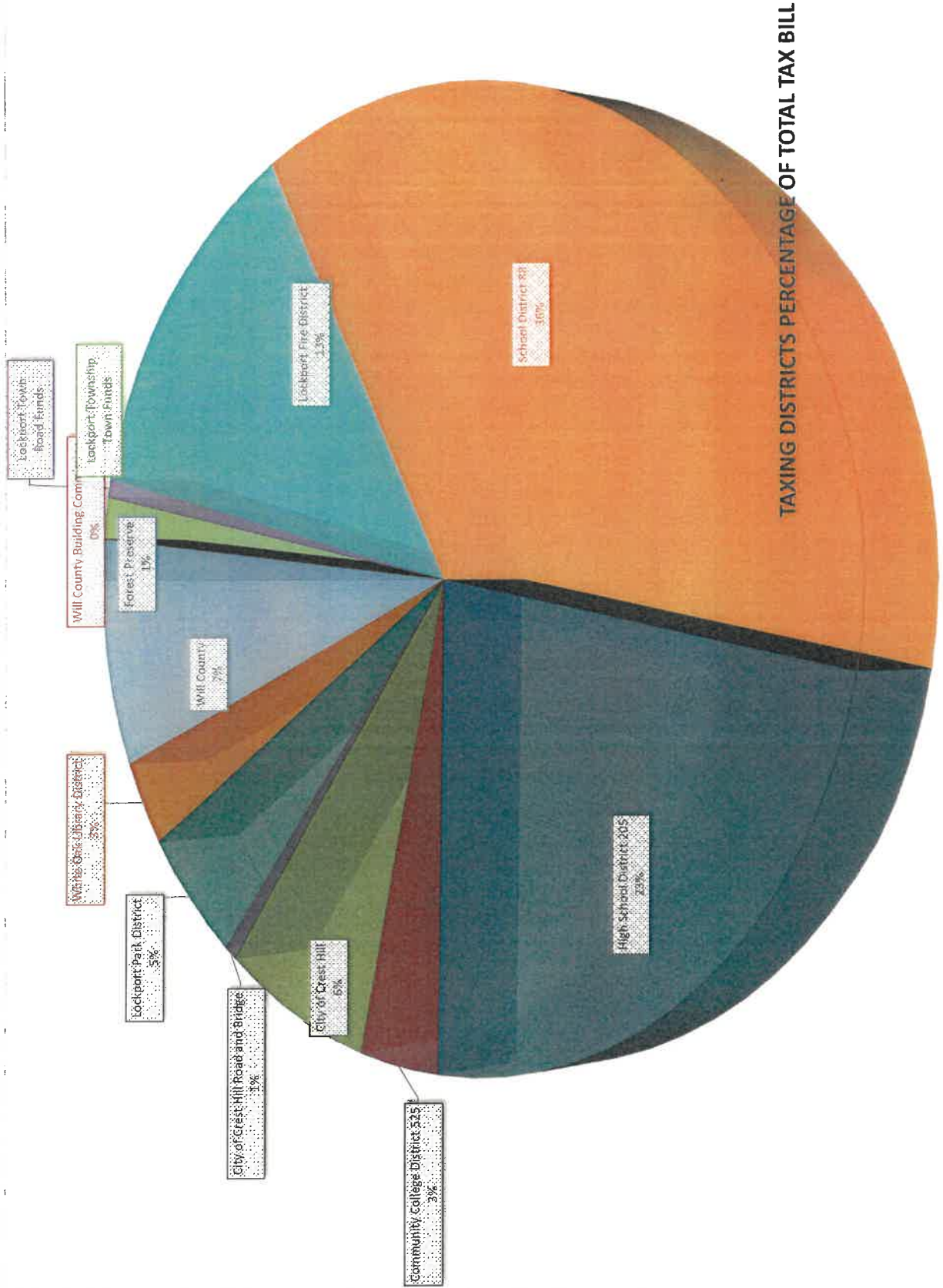
Municipal Property Tax Rates



City of Crest Hill
Property Tax Levy
Levy Year 2023

Crest Hill Taxing District Rates

	Levy Year 2023	
	<u>Present Rate</u>	<u>Actual Percent</u>
1 Forest Preserve	0.1257	1.48%
2 Will County Building Commission	0.0000	0.00%
3 Lockport Township Town Funds	0.1257	1.48%
4 Lockport Town Road Funds	0.0571	0.67%
5 Lockport Fire District	1.1421	13.43%
6 School District 88	3.0306	35.63%
7 High School District 205	1.9161	22.53%
8 Community College District 525	0.2876	3.38%
9 City of Crest Hill	0.5482	6.45%
10 City of Crest Hill Road and Bridge	0.0486	0.57%
11 Lockport Park District	0.4037	4.75%
11 White Oak Library District	0.2584	3.04%
13 Will County	0.5620	6.61%
	8.5058	100.00%



TIM BROPHY, WILL COUNTY TREASURER
2020 LEVY TAX PAYABLE IN 2021
302 N CHICAGO ST., JOLIET, IL 60432-4059

www.willcountytreasurer.com

treasurer@willcountyillinois.com

PIN: 30-07-07-205-001-00

Item 2.

Installment 1A Due 6-3-21	1,883.77
Installment 1B Due 8-3-21	1,883.76
Installment 2A Due 9-3-21	1,883.77
Installment 2B Due 11-3-21	1,883.76

Interest of 1.5% Per Month Will Be Added On 8-4-21 (1st) and 11-4-21 (2nd) On Any Unpaid Balance Due.

Cashier checks only after 12-17-21 regardless of postmark.

This is the only tax bill you will receive.

Payment coupons for each installment are enclosed.

5/06/21

Prop. Class	Tax Code	Fair Cash Value	Acreage	TIF Base Value
R	3011	258,788		

*S/A Factor Applied to Land and Building

1.0760

**** DUPLICATE ****

TAXING DISTRICT	Prior Yr. Rate / Tax	Pension	Current Yr. Rate / Tax	22.498	Land*
FOREST PRESERVE	.1462	108.42	.1443	115.81	63,756 + Building*
WILL COUNTY BLDG COMM	.0000		.0000	0	+ Farm Land
JOLIET TWP TOWN FUNDS	.1772	131.42	.1749	140.36	0 + Farm Building
JOLIET TWP ROAD FUNDS	.0670	49.69	.0630	50.56	86,254 = Total Assessed Value
SCHOOL DISTRICT 86	3.9618	2,938.15	3.8494	3,089.30	1,0000 x State Eq. Factor
HIGH SCHOOL DIST 204	2.5396	1,883.42	2.4822	1,992.06	86,254 = Equalized Value
COMM COLLEGE DIST 525	.2938	217.89	.2891	232.01	0 + Instant Assessment
CITY OF JOLIET FIRE	.0647	47.98	.0888	71.27	0 - Home Improvement Exemption
CITY OF JOLIET	1.1108	823.79	1.0794	866.26	6,000 - General Homestead Exemption
CITY JOLIET RD & BR	.0670	49.69	.0630	50.56	0 - Sr. Citizen Exemption
JOLIET PARK DISTRICT	.4163	308.74	.4050	325.03	0 - Sr. Citizen Freeze Exemption
CITY JOLIET PUB LIB	.1808	134.08	.1711	137.31	0 - Dis. Person or Dis. Vet Exemp.
WILL COUNTY	.5842	433.25	.5788	464.53	0 -
				0	- Open Space Exemption
				80,254	= Net Equalized Value
				9.3890	x Tax Rate
				0.00	+ Other Tax
				0.00	+ Pace Reimbursement
TOTAL AMOUNT	9.6094	7,126.52	9.3890	7,535.06	7,535.06 = Total Tax Due
				TOTAL AMOUNT DUE	
				7,535.06	

Checks payable to: Will County Treasurer

Pay on-line at www.willcountytreasurer.com

- Checking/Saving Account
Free for a same day one-time payment
\$1.00 for future date scheduled payment
- Credit/Debit Card
2.28% fee added to total amount paid

Other Ways to Pay

- Drop box located in our parking lot
- Local Banks -- visit our website for locations
- By Phone at 815-723-4741
Free when using your Checking/Savings Account
2.28% fee when using Credit/Debit Card
- In person at our office

Important Notice To All Taxpayers: Please Read Carefully

By law, failure to receive a tax bill does not relieve taxpayer from taxes or late penalties.

Payment is void if check fails to clear and a \$25.00 fee will be added.

If prior sold taxes remain unpaid, a tax buyer may pay your current taxes.

Important Dates and Deadlines

11-03-21	Last day to pay at local banks
12-03-21	Deadline to avoid newspaper publication, payments must be posted in our office by 4:30 PM
12-09-21	Mail certified delinquent notices
12-15/16-21	Publication of delinquent taxes
12-17-21	Personal/ Business checks received after this date will be returned regardless of postmark
12-17-21	4:30 PM deadline to pay taxes on-line
12-18-21	Only cashier check/money orders accepted for payment
01-07-22	4:30 PM deadline to pay taxes in office
01-10-22	Annual Tax Sale

Whom to Call

Local Township Assessor information available at www.willcountysoa.com	
815-740-4648	Exemptions, assessments, property descriptions, and Senior Citizen Assessment Freeze information
815-740-4632	Tax rates and levy information
815-724-1880	Sold tax information
815-740-4675	Tax bill and Senior Citizen Tax Deferral information



Land	5.718
Building	28,071
Added Assessment	0
Improvement Exemption	0
Total Assessed Value	33,789
Twp. Multiplier	1.0000
County Multiplier	1.0000
Equalized Value	33,789
Farm Land	29,731
Farm Building	14,753
Homestead Exemption	6,000
Sr. Citizen Exemption	0
Sr. Citizen Freeze Exemption	0
Enterprise Zone Exemption	0
Open Space Exemption	0
Net Equalized Value	72,273
Tax Rate	5.8367
Tax Before Exemptions	4,568.56
Reduction due to Exemption	350.20
Tax After Exemptions	4,218.36
Other Tax	276.00
Total Tax Due	4,494.36

UNDERSTANDING YOUR TAX BILL

Your property tax bill is determined by two things — a property's equalized assessed value (its share of the total tax base) and the applicable tax rates, which depend on the level of spending of local taxing districts.

The assessed value is determined by local township assessors, who determine the market value of your home. This value is based on many factors, including your property characteristics, current sales of like homes in your area, and a sales ratio study that takes the three previous years' sales into account. Generally, your assessment is determined by taking one-third of your market value and subtracting any exemptions to which you may be entitled.

Tax rates are set by local government bodies that levy dollars. The amount of dollars levied by a taxing district depends on its budget.

Pay attention to the column on your tax bill, which shows exactly how your tax bill is calculated. It's important to check to ensure you received all of the exemptions to which you are entitled.

Will County Supervisor of Assessments Office

Dale D. Butalla, CIAO-M
Chief County
Assessment Officer

302 N. Chicago Street
2nd Floor
Joliet, IL 60432

Phone: (815) 740-4648

www.willcountysoa.com

Hours:
Monday - Friday
8:30 AM - 4:30 PM

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 @WillCountySOA

 willcountysoa

 Will County Supervisor of Assessments

TERMS YOU SHOULD KNOW...

Equalization Factor: the factor that must be applied to local assessments to bring about the percentage of increase or decrease that will result in an equalized assessed value equal to one-third of the market value of taxable property in a jurisdiction.

Equalized Assessed Value: the assessed value multiplied by the state-certified equalization factor. Tax bills are calculated by multiplying the equalized assessed value minus any exemptions by the tax rate.

Exemption: a reduction in the assessed value of a property. Will County offers many exemptions, including a general homestead exemptions and exemptions for senior citizens, veterans, and disabled persons.

Levy: the amount of money a taxing body certifies to be raised from the property tax.

Market Value: the most probable sale price of a property in a competitive and open market, assuming that the buyer and seller are acting prudently and knowledgeably, allowing sufficient time for the sale, and assuming that the transaction is not affected by undue pressures.

Tax Code: a number used by the county clerk that refers to a specific combination of taxing bodies.

Tax Rate: the amount of tax due stated in terms of a percentage of the tax base within a certain tax code.

Taxing Body/Taxing District: a local governmental unit that levies a property tax. Taxing districts include school districts, park districts, fire protection districts, and municipalities, among others.

Total Assessed Value (Tax Base): the sum of all real property within a taxing district.

CALCULATING YOUR ASSESSMENT

By law, your local township assessor uses valid sales in your area from the previous three years to determine your **home's market value**. The assessor then divides the market value by 3 to determine your total assessed value. If the supervisor of assessments applies an **equalization factor**, your total assessed value is then multiplied by that factor. Lastly, any **exemptions** for which are qualified are subtracted from that number to give you your **equalized assessed value**.

$$(\text{Your home's market value} \div 3) \times \text{Equalization Factor} - \text{Exemptions} = \text{Equalized Assessed Value}$$

CALCULATING YOUR TAX BILL

To determine your tax bill, the **equalized assessed value** of your property is multiplied by the **tax rate** for the tax code area in which your property lies. This yields the actual amount of tax dollars you owe.

For example, if your home had a net equalized assessed value of \$50,000 and the tax rate was .06704, the tax bill would be calculated as follows:

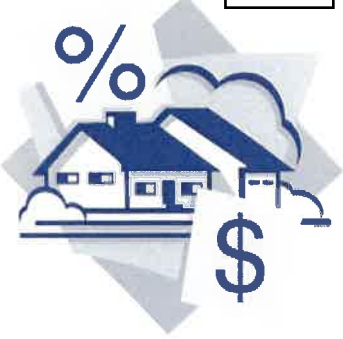
$$\text{Equalized Assessed Value} \times \text{Tax Rate} = \text{Tax Bill}$$

$$\$50,000 \times .06704 = \$3,352$$

CALCULATING THE TAX RATE

Item 2.

Taxing districts set the tax rate. These entities consist of school districts, park districts, fire & police protection districts, municipalities, and other entities that **levy** dollars according to how much money they need to operate.



Because different parts of the county are under the jurisdiction of numerous combinations of taxing districts, the county clerk divides the county into tax code areas.

Each property in each tax code area is under the jurisdiction of the same combination of taxing districts and, therefore, has the same combination of tax rates.

Tax rates are calculated by taking the total amount of money taxing districts in an area need to operate and dividing that number by the total assessed value (**tax base**) of all properties within a tax code area.

$$\text{Levy} \div \text{Tax Base} = \text{Tax Rate}$$

****The tax rate is the most important factor in determining your tax bill, as these rates depend on local government spending.**

How Local Government Spending Affects Your Tax Bill

Because local government spending plays the most significant role in whether or not your taxes increase or decrease, it's important to understand how tax rates fluctuate according to tax levies. Even if assessed values go down, the tax rate will often increase to cover taxing districts' increasing budgets.

The following **hypothetical** example shows how a tax bill could increase and decrease over a five-year period depending on local government spending.

Levy Year	2018	2019	2020	2021	2022
Levy (\$ taxing districts budget to operate)	\$5,000,000	\$6,200,000	\$6,400,000	\$6,000,000	\$4,500,000
Total Assessed Values of Area (tax base)	\$100,000,000	\$95,000,000	\$90,000,000	\$98,000,000	\$130,000,000
Property's Equalized Assessed Value	\$66,000	\$60,000	\$58,000	\$65,000	\$76,000
Tax Rate	.05000 (5%)	.06526 (6.526%)	.07111 (7.111%)	.06122 (6.122%)	.03462 (3.462%)
Tax Bill	\$3,300.00	\$3,915.60	\$4,124.38	\$3,979.30	\$2,631.12

From 2019 to 2021, the tax bill steadily increases although the property's equalized assessed value decreases. This is because the levy (money taxing districts budget to operate) increases, which causes the tax rate to go up. However, in the fourth year, even though property values in the area begin to increase dramatically, the tax bill begins to decrease. That's because the levy has started to decrease, making tax rates go back down. By 2020, even though the equalized assessed value of the subject property has increased by \$10,000 since 2019, the tax bill has decreased by over \$600 because the levy has decreased, which made the tax rate decrease well.

City of Crest Hill
Property Tax Levy
Levy Year 2023

Municipal Property Tax Rate Effect on Home Owners

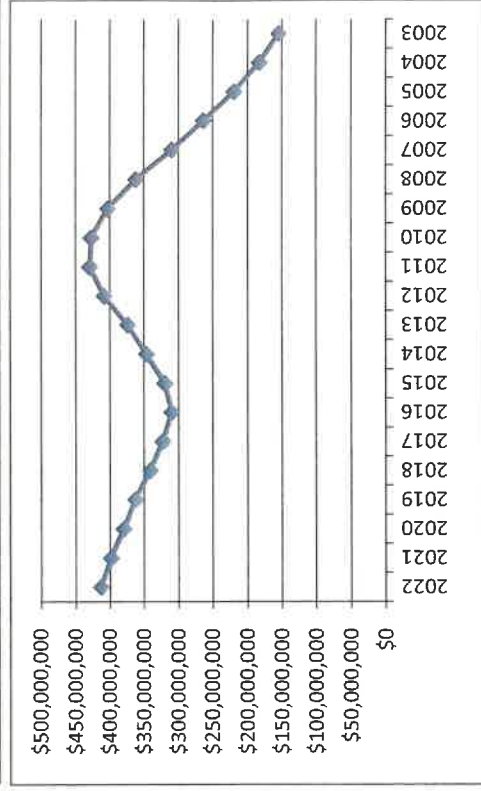
Market Value	\$75,000	\$125,000	\$175,000	\$225,000
EAV	33%	\$24,750	\$41,250	\$57,750
Per	\$100	\$248	\$413	\$578
City Rate	0.5482	\$135.68	\$226.13	\$316.59
Rebate amount	25%	\$33.92	\$56.53	\$79.15
Amount after rebate		\$101.76	\$169.60	\$305.28
Additional Tax @ CPI increase in 2022	4.99% 6.50%	\$5.08	\$8.46	\$11.85
		4.99%	4.99%	4.99%
				\$15.23

City of Crest Hill
Property Tax Levy
Levy Year 2023

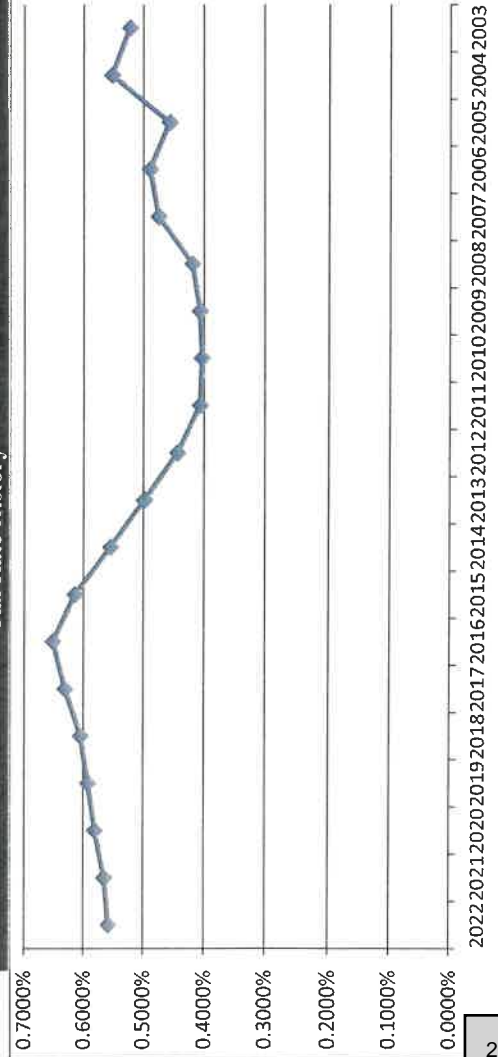
Histories

Year	EAV	Change in EAV	Rate	Receipts
2022	\$450,649,483	5.905%	0.005478	\$2,468,658
2021	\$425,520,934	3.007%	0.2335%	\$2,360,365
2020	\$413,099,427	3.691%	0.5573%	#REF!
2019	\$398,393,372	4.868%	0.5647%	\$2,249,727
2018	\$379,898,835	4.601%	0.5806%	\$2,205,693
2017	\$363,189,496	6.619%	0.5925%	\$2,151,898
2016	\$340,641,052	5.536%	0.6050%	\$2,060,878
2015	\$322,771,761	4.033%	0.6311%	\$2,037,013
2014	\$310,257,775	-3.037%	0.6511%	\$2,020,088
2013	\$319,973,995	-7.646%	0.6143%	\$1,965,600
2012	\$346,465,990	-7.410%	0.5542%	\$1,920,114
2011	\$374,195,166	-8.457%	0.4977%	\$1,862,369
2010	\$408,766,183	-4.868%	0.4440%	\$1,814,039
2009	\$429,684,744	0.433%	0.4064%	\$1,746,238
2008	\$427,830,728	6.020%	0.4035%	\$1,883,550
2007	\$403,539,620	11.506%	0.4064%	\$1,788,501
2006	\$361,898,278	16.623%	0.4195%	\$1,654,574
2005	\$310,314,821	17.769%	0.4749%	\$1,473,721
2004	\$263,493,710	19.803%	0.4890%	\$1,288,491
2003	\$219,938,468	20.252%	0.4565%	\$1,004,020
2002	\$182,897,326	18.056%	0.5517%	\$1,009,069
2001	\$154,924,807	7.222%	0.5210%	\$807,158

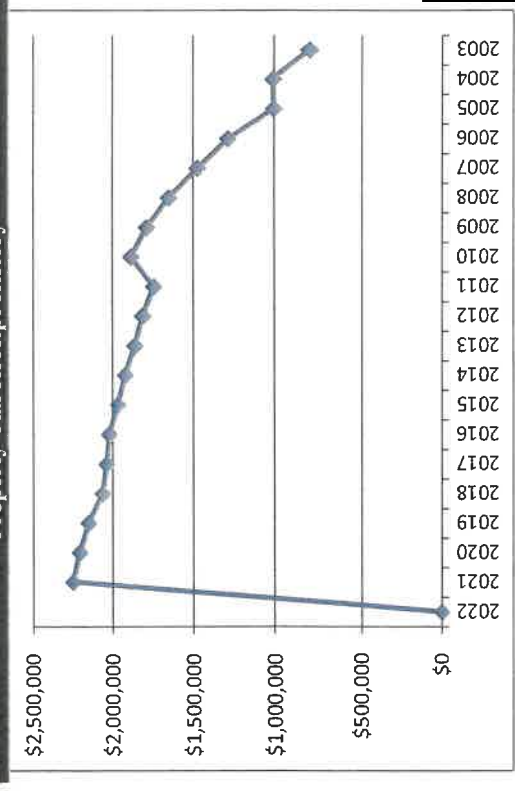
EAV History



Tax Rate History



Property Tax Receipt History



City of Crest Hill
Property Tax Levy
Levy Year 2023

Limited Rate/Collection History

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Tax Rates										
Road & Bridge	0.0571	0.0486	0.0487	0.0504	0.0510	0.0514	0.0521	0.0566	0.0588	0.0624
Corporate	0.3409	0.3507	0.3538	0.3599	0.3854	0.4105	0.3787	0.3990	0.4157	0.2840
Social Security	0	0.0047	0.0048	0.0050	0.0052	0.0056	0.0283	0.0298	0.0474	0.0703
Police Pension	0.2064	0.1918	0.1939	0.1948	0.1848	0.1708	0.1697	0.1725	0.1564	0.1694
IMRF	0	0.0047	0.0048	0.0050	0.0052	0.0056	0.0283	0.0298	0.0316	0.0906
Total Tax Rate	<u>0.6044</u>	<u>0.6005</u>	<u>0.6060</u>	<u>0.6151</u>	<u>0.6316</u>	<u>0.6439</u>	<u>0.6571</u>	<u>0.6877</u>	<u>0.7099</u>	<u>0.6767</u>
Tax Extensions										
Road & Bridge	\$221,131	\$211,691	\$207,936	\$203,628	\$197,307	\$190,649	\$181,593	\$185,686	\$184,426	\$198,932
Garbage				0	0	0	0	0	0	0
Corporate	\$1,540,320	\$1,492,302	\$1,440,065	\$1,433,818	\$1,464,130	\$1,490,893	\$1,290,008	\$1,287,859	\$1,289,742	\$908,726
Police Pension	\$930,141	\$816,149	\$822,481	\$776,070	\$702,053	\$620,328	\$96,401	\$96,186	\$147,062	\$224,942
Social Security		\$19,999	\$19,829	\$19,920	\$19,755	\$20,339	\$578,068	\$556,781	\$485,243	\$542,036
IMRF		\$19,999	\$19,829	\$19,920	\$19,755	\$20,339	\$96,401	\$96,186	\$98,041	\$289,897
	<u>\$2,691,591</u>	<u>\$2,560,141</u>	<u>\$2,510,139</u>	<u>\$2,453,356</u>	<u>\$2,402,999</u>	<u>\$2,342,547</u>	<u>\$2,242,472</u>	<u>\$2,222,698</u>	<u>\$2,204,514</u>	<u>\$2,164,533</u>
Collections	\$2,574,881.03	\$2,485,823.00	\$2,445,201.77	\$2,382,066.13	\$2,402,671	\$2,341,881	\$2,247,168	\$2,214,095	\$2,197,358	\$2,143,759
Percent Collected	<u>97.72%</u>	<u>97.10%</u>	<u>97.41%</u>	<u>97.09%</u>	<u>100%</u>	<u>99.97%</u>	<u>100.21%</u>	<u>99.61%</u>	<u>99.68%</u>	<u>99.04%</u>
New Property	<u>\$504,627</u>	<u>\$2,549,607</u>	<u>\$176,105</u>	<u>\$8,053,238</u>	<u>\$8,053,238</u>	<u>\$8,053,238</u>	<u>\$1,612,699</u>	<u>\$113,862</u>	<u>\$3,846,157</u>	<u>\$2,435,129</u>

2023 Limiting Rate & Extension Estimate

Taxing District Name _____ City of Crest Hill _____ Tax Body # 807

Limiting Rate Formula				
Extension Base	times	1 + CPI	equals	Adjusted Extension Base
Net EAV	minus	New Property	equals	Adjusted Valuation Base
Adjusted Extension Base		divided by	Adjusted Valuation Base	equals Limiting Rate

Limiting Rate Calculation				
\$2,466,404.61 (Extension Base)	times	1.050 (1 + CPI)	equals	\$2,589,724.84 (Adjusted Extension Base)
477,003,795 (Net EAV)	minus	1,192,201 (New Property)	equals	475,811,594 (Adjusted Valuation Base)
\$2,589,724.84 (Adjusted Extension Base)		divided by	475,811,594 (Adjusted Valuation Base)	equals
				0.5443% (Limiting Rate)

Capped Extension Limit				
0.5443%	times	477,003,795 (Net EAV)	equals	\$2,596,331.66 (Capped Extension Limit)

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2023 Limiting Rate & Extension Estimate

Taxing District Name	City of Crest Hill	Tax Body #	807
-----------------------------	---------------------------	-------------------	------------

Disclaimer: Many of the figures utilized in this worksheet are *estimates* only and subject to change at any time. The resulting calculations are also estimates, and are not guaranteed to reflect the final Limiting Rate and Extension figures.

Data

(Green Cells are Locked for Editing - Enter data only in Yellow Cells)

2023 CPI		5.0%
1 + CPI (Decimal Format)		1.050
Gross Assessed Value (from Assessor):		550,107,320
Prior Year Exemptions Amount*:		72,793,637
Prior Year TIFs (Still Active in Current Year):		
TIF Name 1	City of Crest Hill TIF 1	309,888
TIF Name 2	City of Crest Hill TIF 3	Unknown at this time
TIF Name 3		0
TIF Name 4		0
TIF Name 5		0
TIF Name 6		0
TOTAL Prior Year TIFs		309,888
Estimated New Property (from Assessor):		1,192,201
Expired TIFs:		
TIF Recapture Name 1	N/A	0
TIF Recapture Name 2		0
TOTAL TIF Recapture		0
Aggregate Extension Base:		
2020 Capped Extension		\$2,302,203.09
2021 Capped Extension		\$2,348,450.02
2022 Capped Extension		\$2,466,404.61
Highest of Last 3 Years		\$2,466,404.61

2023 Limiting Rate & Extension Estimate

Taxing District Name _____ City of Crest Hill _____ Tax Body # 807

Truth-In-Taxation Limit Calculation

For Townships, Municipalities, Schools, Libraries, & Special Districts			
\$2,466,404.61	times	105%	equals
(2022 Capped Extension)			\$2,589,725
			(Levy of Capped Funds that reaches TNT limit)

City of Crest Hill
Property Tax Levy
Levy Year 2023

Bond Ratings						
Commercial Credit Ratings				Personal Credit Score		
Moody's	S&P	Fitch	Rank	Score	Rank	
Aaa	AAA	AAA	Prime	800 - 850	Incredibly Good	
Aa1	AA+	AA+	High grade	750 - 799	Excellent	
Aa2	AA	AA				
Aa3	AA-	AA-				
A1	A+	A+	Upper medium grade	700 - 749	Really Good	
A2	A	A				
A3	A-	A-				
Baa1	BBB+	BBB+	Lower medium grade	650 - 699	Good/Average	
Baa2	BBB	BBB				
Baa3	BBB-	BBB-				
Ba1	BB+	BB+	Non-investment grade speculative	600 - 649	Fair	
Ba2	BB	BB				
Ba3	BB-	BB-				
B1	B+	B+	Highly speculative	550 - 599	Poor	
B2	B	B				
B3	B-	B-				
Caa1	CCC+		Substantial risks	500 - 549	Very Poor	
Caa2	CCC	CCC	Extremely speculative	300 - 499	Exceedingly Poor	
Caa3	CCC-		Default imminent with little prospect for recovery	300 - 499	Exceedingly Poor	
Ca	CC					
C	D	DDD	In default	300 - 499	Exceedingly Poor	

City of Crest Hill
Property Tax Levy
Levy Year 2023

Bond Rating/Best Practices

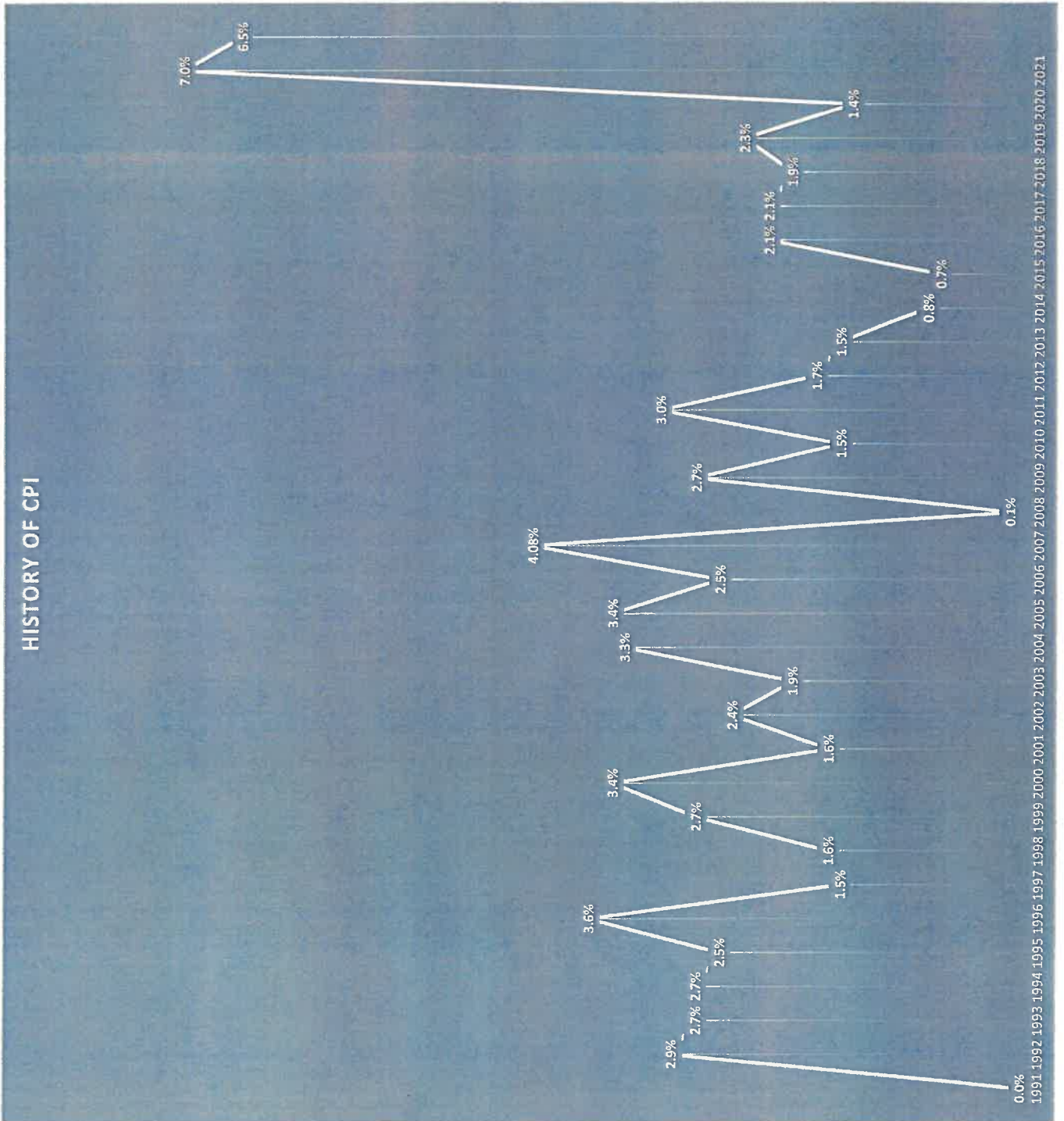
AA

- 1 Establish and maintain effective management systems
- 2 Have a well-defined and coordinated economic development strategy
- 3 Long-term planning for all potential liabilities
pension/vehicle replacements
- 4 Establish rainy day budget stabilization reserves
- 5 Establish regular economic budget reviews
- 6 Prioritize spending plans with contingencies
- 7 Formalized capital improvement plan
- 8 Establish debt affordability models
- 9 Develop pay-as-you-go capital plans
- 10 Multi-year financial plan

Illinois Dept. of Revenue History of CPI's Used for the PTELL
01/12/2023

Year	Percent Change from Previous December	December Consumer Price Index (CPI)~ Urban	Percent Used for Property Tax Extension Limitation Law PTELL	Year Taxes are Paid
1991		137.900		
1992	2.9%	141.900	2.9%	1994
1993	2.7%	145.800	2.7%	1995
1994	2.7%	149.700	2.7%	1996
1995	2.5%	153.500	2.5%	1997
1996	3.6%	158.960	3.6%	1998
1997	1.5%	161.300	1.5%	1999
1998	1.6%	163.900	1.6%	2000
1999	2.7%	168.300	2.7%	2001
2000	3.4%	174.000	3.4%	2002
2001	1.6%	176.700	1.6%	2003
2002	2.4%	180.900	2.4%	2004
2003	1.9%	184.300	1.9%	2005
2004	3.3%	190.300	3.3%	2006
2005	3.4%	196.800	3.4%	2007
2006	2.5%	201.800	2.5%	2008
2007	4.08%	210.036	4.1%	2009
2008	0.1%	210.228	0.1%	2010
2009	2.7%	215.949	2.7%	2011
2010	1.5%	219.179	1.5%	2012
2011	3.0%	225.672	3.0%	2013
2012	1.7%	229.601	1.7%	2014
2013	1.5%	233.049	1.5%	2015
2014	0.8%	234.812	0.8%	2016
2015	0.7%	236.525	0.7%	2017
2016	2.1%	241.432	2.1%	2018
2017	2.1%	246.524	2.1%	2019
2018	1.9%	251.233	1.9%	2020
2019	2.3%	256.974	2.3%	2021
2020	1.4%	260.474	1.4%	2022
2021	7.0%	278.802	5.0%	2023
2022	6.5%	296.797	5.0%	2024

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ORDINANCE NO. _____

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL OF THE
CITY OF CREST HILL, ILLINOIS

PUBLICATION DATE: October 2, 2023

CERTIFICATION: It is hereby certified that Crest Hill Ordinance No. _____ was passed on the 2nd day of October, 2023 by the City of Crest Hill Council and that thereafter said Ordinance was published in pamphlet form at the City of Crest Hill, Illinois on the date stated above.

Attest: _____

City Clerk

ORDINANCE NO. _____

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2024 AND ENDING APRIL 30, 2025, FOR THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: That the total amount of appropriations for all corporate purposes legally made to be collected from the tax levy of the current fiscal year is hereby ascertained to be the sum of \$2,589,000.

SECTION 2: That the total amount of TWO MILLION FIVE HUNDRED EIGHTY-NINE THOUSAND DOLLARS AND ZERO CENTS (\$2,589,000.00) being the total of appropriations heretofore legally made which are to be collected from the tax levy of the current fiscal year of the City of Crest Hill for all corporate purposes of the City of Crest Hill for purposes of providing the General Corporate Fund and the Police Pension Fund, as appropriated for the current fiscal year by annual appropriation ordinance of the City of Crest Hill for the year beginning May 1, 2024 and ending April 30, 2025 passed by the City Council of said City at the legally convened meeting on October 2, 2023 be and the same is hereby levied upon all of the taxable property in the City of Crest Hill subject to taxation for the current year and being as follows:

SECTION A

GENERAL CORPORATE FUND TAX LEVY

SUMMARY

Levied for the foregoing expenses of the General Corporate Fund as authorized by the 65 ILCS 5/8-2-9 in the amount of \$1,292,594.

SECTION B

FROM SPECIAL TAX LEVIES

(NOTE: These special tax levies are derived from separate statutory authority and do not fall under the General Corporate Fund levy set out in Section A.)

POLICE PENSION

SUMMARY

Levy for the foregoing expenses of the Police Pension Fund from the special pension fund tax in addition to all other taxes provided by 40 ILCS 5/3-125 and 65 ILCS 5/11-1-3 in the amount of \$1,296,406.

SECTION 2:

GENERAL SUMMARY OF AMOUNTS LEVIED – FOR ALL FUNDS

General (Corporate)	\$1,292,594
Police Pension Fund	\$1,296,406
TOTAL TAX LEVY – FOR ALL FUNDS	\$2,589,000

SECTION 3: That the total amount of TWO MILLION FIVE HUNDRED EIGHTY-NINE THOUSAND DOLLARS AND ZERO CENTS (\$2,589,000.00) ascertained as aforesaid be and the same is hereby levied and assessed on all property subject to taxation within the City of Crest Hill according to the value of said property as the same is assessed and equalized for the State and County purposes for the current year.

SECTION 4: This levy ordinance is adopted pursuant to the procedures set forth in the Illinois Municipal Code.

SECTION 5: That there is hereby certified to the County Clerk of Will County, Illinois, the several sums aforesaid, constituting said total amount and the said total amount of TWO MILLION FIVE HUNDRED EIGHTY-NINE THOUSAND DOLLARS AND ZERO CENTS (\$2,589,000.00) which said total amount the City of Crest Hill requires to be raised by taxation for the current fiscal year of said City, and City Clerk of said City is hereby ordered and directed to file with the County Clerk of said County on or before the time required by law, a certified copy of this ordinance.

SECTION 6: This ordinance shall take effect and be in full force and effect immediately on and after its passage, approval, and publication according to law.

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PASSED THIS 2nd DAY OF OCTOBER, 2023.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 2nd DAY OF OCTOBER, 2023.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

ORDINANCE NO. _____

AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on General Obligation Bonds (Sales Tax Alternate Revenue Source), Series 2019B, of the City of Crest Hill, Will County, Illinois.

WHEREAS, the City Council (the “*Council*”) of the City of Crest Hill, Will County, Illinois (the “*City*”), by Ordinance No. 1830, adopted on the 18th day of November, 2019, as supplemented by a notification of sale (the “*Ordinance*”), did provide for the issue of \$11,640,000 General Obligation Bonds (Sales Tax Alternate Revenue Source), Series 2019B (the “*Bonds*”), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS, the City has Pledged Revenues (as defined in the Ordinance) or other lawfully available funds available and on deposit in the Bond Fund (as defined in the Ordinance) to pay the principal of and interest on the Bonds up to and including May 1, 2025; and

WHEREAS, it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

Section 1. Abatement of Tax. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. Filing of Ordinance. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Will, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

Section 3. Effective Date. This Ordinance shall be in full force and effect forthwith upon its adoption.

PASSED THIS 2nd DAY OF OCTOBER, 2023.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 2nd DAY OF OCTOBER, 2023.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

STATE OF ILLINOIS)
) SS
 COUNTY OF WILL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Will, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on General Obligation Bonds (Sales Tax Alternate Revenue Source), Series 2019B, of the City of Crest Hill, Will County, Illinois.

(the “*Ordinance*”) duly adopted by the City Council of the City of Crest Hill, Will County, Illinois (the “*City*”), on the 2nd day of October, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City’s \$11,640,000 General Obligation Bonds (Sales Tax Alternate Revenue Source), Series 2019B, as described in the Ordinance will be abated in their entirety as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

 County Clerk

[SEAL]

ANNUAL ABATEMENT ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A, of the City of Crest Hill, Will County, Illinois.

WHEREAS the City Council (the "*Council*") of the City of Crest Hill, Will County, Illinois (the "*City*"), by Ordinance No. _____, adopted on the 2nd day of October, 2023, as supplemented by a notification of sale (the "*Ordinance*"), did provide for the issue of \$17,695,000 General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A (the "*Bonds*"), and the levy of a direct annual tax sufficient to pay the principal of and interest on the Bonds; and

WHEREAS the City has Pledged Revenues (as defined in the Ordinance) or other lawfully available funds available and on deposit in the Bond Fund (as defined in the Ordinance) to pay the principal of and interest on the Bonds up to and including May 1, 2025; and

WHEREAS it is necessary and in the best interests of the City that the tax heretofore levied for the year 2023 to pay the principal of and interest on the Bonds be abated;

NOW THEREFORE Be It Ordained by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

Section 1. Abatement of Tax. The tax heretofore levied for the year 2023 in the Ordinance is hereby abated in its entirety.

Section 2. Filing of Ordinance. Forthwith upon the adoption of this ordinance, the City Clerk shall file a certified copy hereof with the County Clerk of The County of Will, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2023 in accordance with the provisions hereof.

Section 3. Effective Date. This Ordinance shall be in full force and effect forthwith upon its adoption.

Adopted on _____, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

Approved _____, 2023.

Mayor

Recorded in the City Records on _____, 2023.

ATTEST:

City Clerk

STATE OF ILLINOIS)
) SS
 COUNTY OF WILL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Will, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A, of the City of Crest Hill, Will County, Illinois.

(the “Ordinance”) duly adopted by the City Council of the City of Crest Hill, Will County, Illinois (the “City”), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2023 for the payment of the City’s \$17,695,000 General Obligation Refunding Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2019A, as described in the Ordinance will be abated in their entirety as provided in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

 County Clerk

[SEAL]



LAUREN STALEY FERRY
WILL COUNTY CLERK

WILLCOUNTYCLERK.GOV

302 N. CHICAGO STREET, JOLIET, IL 60432

COCLRK@WILLCOUNTY.GOV

815-740-4615

FAX: 815-740-4699

CERTIFICATE OF COMPLIANCE WITH TRUTH IN TAXATION
IN ACCORDANCE WITH CHAPTER 35 SECTIONS 200/18-55 THROUGH
200/18-101.65 ILLINOIS COMPILED STATUTES

I, the undersigned, hereby certify that I am the presiding officer of
The City of Crest Hill, (Legal Name of Taxing District),
and as such presiding officer I certify that the levy ordinance, a copy of
which is attached, was adopted pursuant to, and in all respects in
compliance with the provisions of Section 18-60 through 18-85 of the
"Truth in Taxation" law OR that Sections 18-60 through 18-85 of the "Truth
in Taxation" Law are inapplicable, with respect to the adoption of the tax
levy for year **20²³**.

Signature of Presiding Officer

Date

(Attach this Certificate to Tax Levy)
rev 08/2022



LAUREN STALEY FERRY
WILL COUNTY CLERK

WILLCOUNTYCLERK.GOV

302 N. CHICAGO STREET, JOLIET, IL 604

COCLRK@WILLCOUNTY.GOV

815-740-46

FAX: 815-740-46

CERTIFICATION OF TAX LEVY

I, the undersigned, duly qualified and acting Mayor
of The City of Crest Hill Will County, Illinois, do hereby
certify that the attached Tax Levy filed with the Will County Clerk on
October 2, 2023 is a true and correct copy of the Tax Levy of said
District.

Date: _____

Signature (Name and Title)

STATE OF ILLINOIS
COUNT OF WILL
CITY OF CREST HILL

I, Christine Vershay-Hall, DO HEREBY CERTIFY, that I am duly qualified and acting Clerk of the City of Crest Hill, in the County of Will aforesaid, and as such Clerk, I am the Keeper of the records and files of the Mayor and City Council of said City.

I, DO FUTHER CERTIFY, that the foregoing is a full, true, and complete copy of Ordinance # _____ entitled AN **ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal and interest on General Obligation Refunding Bonds (Waterworks and Sewerage System Alternat Revenue Source), Series 2019A, of the City of Crest Hill, Will County, Illinois,** approved by the City Council of the City of Crest Hill, Will County, Illinois at the regular City Council meeting held on October 2, 2023 appears from the official records of said City in my care and custody.

IN WITNESS WHEREOF, I have \hereunto affixed my official signature and the corporate seal of said City of Crest Hill, Illinois, this 2nd day of October 2023.

Christine Vershay-Hall, City Clerk

City of Crest Hill

20600 City Center Blvd.

Crest Hill, Illinois 60403

Will County

STATE OF ILLINOIS
COUNT OF WILL
CITY OF CREST HILL

I, Christine Vershay-Hall, DO HEREBY CERTIFY, that I am duly qualified and acting Clerk of the City of Crest Hill, in the County of Will aforesaid, and as such Clerk, I am the Keeper of the records and files of the Mayor and City Council of said City.

I, DO FUTHER CERTIFY, that the foregoing is a full, true, and complete copy of Ordinance # _____ entitled AN **ORDINANCE abating the tax hereto levied for the year 2023 to pay the principal of and interest on General Obligation Bonds (Sales Tax Alternate Revenue Source), Series 2019B, of the City of Crest Hill, Will County, Illinois**, approved by the City Council of the City of Crest Hill, Will County, Illinois at the regular City Council meeting held on October 2, 2023 appears from the official records of said City in my care and custody.

IN WITNESS WHEREOF, I have \hereunto affixed my official signature and the corporate seal of said City of Crest Hill, Illinois, this 2nd day of October 2023.

Christine Vershay-Hall, City Clerk

City of Crest Hill

20600 City Center Blvd.

Crest Hill, Illinois 60403

Will County



Agenda Memo

Crest Hill, IL

Meeting Date:	09-25-2023
Submitter:	Police Chief Edward Clark
Department:	Police Department
Agenda Item:	Stop sign placement request for Southbound Executive Drive and private drive behind 20631 Renwick Road

Summary: Alderwoman Claudi Gazal informed me that she was receiving complaints regarding traffic issues on Executive Drive and the private roadway easement behind the plaza containing Crusader Burger Bar. The complaint is that there have been near crashes in the area and vehicles speeding down the private drive. No stops signs were placed by developers to help regulate traffic. I have attached an arial map with red dots to indicate where I believe stop signs could be placed. I have had several conversations with Caton Development Property Manager Roger Chavez who helps to manage the plaza containing Burger Rebellion. He claims that they do not own Executive Drive or the rest of the roadway easement. I have also attached a map obtained from the building department showing the property pins and the areas I believe are owned by each property owner. There is no H.O.A. for that area. I am currently working with Attorney Mike Stiff to ascertain how we move forward in placing the stop signs. I look forward to discussion with the City Council and will continue to work on this issue.

Recommended Council Action: Discussion and direction from City Council.

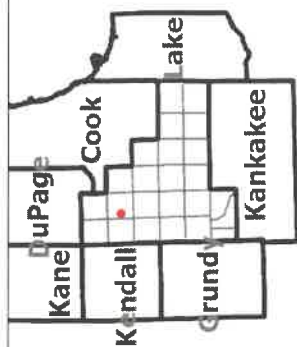
Financial Impact: Approximately \$600.00

Funding Source:

Budgeted Amount:

Cost: \$600.00

Attachments: 2 Arial Maps



Legend

- Address Points
Roadways
Federal
State
County
Local and Private
Parcels
Townships



1:1,128

0	0.02	0.0 Miles
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WGS_1984_Web_Mercator_Auxiliary_Sphere

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20711 Renwick Rd. (empty lot)

Item 3.

2022 Levy Real Estate Tax Information

Will County Treasurer

302 N. CHICAGO ST., JOLIET, IL 60432

Permanent Index Number (PIN): 11-04-20-105-045-0000

*** Mortgage companies and banks must submit one check per PIN ***

Mailing Address	Township
MR BUBBLES	
20711	LOCKPORT
RENWICK RD	
1124 SELMA LN	
NAPERVILLE	
IL 60540	

Net EAV	Exemptions	Tif Base Value
\$ 100,000	\$ 0	\$
Acres	Tax Code	Tax Rate
1.76	1105	8.5651

Please be advised that ***Balance Due** is subject to change at any time.

Interest increases **1.5% per month** beginning the day after each installment due date.

If prior sold taxes remain unpaid, a tax buyer may pay your current taxes.

Installment	Tax Amount	Interest/Cost Due	Total Paid	Date Paid	*BALANCE DUE
First Due:--	\$		\$		
---06/01/23	4,282.55	\$ 0.00	4,282.55	05/26/23	\$ 0.00
Second Due:	\$		\$		
09/01/23	4,282.55	\$ 0.00	4,282.55	08/31/23	\$ 0.00

Total Balance \$ 0.00
Due -

Total \$ 8,565.10
Paid Interest/Cost

Total Paid may include

2022 Levy Real Estate Tax Information**Will County Treasurer**

302 N. CHICAGO ST., JOLIET, IL 60432

Permanent Index Number (PIN): 11-04-20-105-074-0000***** Mortgage companies and banks must submit one check per PIN *****

Mailing Address	Township
EQUIMAX PARTNERS LLC TR 133595 2250 WEBER RD CREST HILL IL 60403	LOCKPORT

Net EAV	Exemptions	Tif Base Value
\$ 0	\$ 0	\$
Acres	Tax Code	Tax Rate
	1105	8.5651

Please be advised that ***Balance Due** is subject to change at any time.

Interest increases **1.5% per month** beginning the day after each installment due date.

If prior sold taxes remain unpaid, a tax buyer may pay your current taxes.

Installment	Tax Amount	Interest/Cost Due	Total Date Paid Paid	*BALANCE DUE
First Due:-- ---06/01/23	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Second Due: 09/01/23	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Total Balance Due \$ 0.00 ----- **Total Paid \$ 0.00** *Total Paid may include Interest/Cost*

20631-20655 Renwick Rd.

Item 3.

2022 Levy Real Estate Tax Information

Will County Treasurer

302 N. CHICAGO ST., JOLIET, IL 60432

Permanent Index Number (PIN): 11-04-20-105-046-0000

*** Mortgage companies and banks must submit one check per PIN ***

Mailing Address Township
SD
BASECORP II LOCKPORT
LLC
1
GRAYSTONE
CT
NAPERVILLE
IL 60565

Net EAV	Exemptions	Tif Base Value
\$ 239,338	\$ 0	\$
Acres	Tax Code	Tax Rate
2.07	1105	8.5651

Please be advised that ***Balance Due** is subject to change at any time.

Interest increases **1.5% per month** beginning the day after each installment due date.

If prior sold taxes remain unpaid, a tax buyer may pay your current taxes.

Installment	Tax Amount	Interest/Cost Due	Total Paid	Date Paid	*BALANCE DUE
First Due:--	\$		\$		
--06/01/23	10,249.77	\$ 0.00	10,249.77	05/31/23	\$ 0.00
Second Due:	\$		\$		
09/01/23	10,249.77	\$ 0.00	10,249.77	08/31/23	\$ 0.00

Total Balance \$ 0.00 ----
Due --

Total \$ 20,499.54 Total Paid may include
Paid Interest/Cost

Renwick Road-Executive Drive





City Council Agenda Memo

Crest Hill, IL

Meeting Date:	September 25, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Approve an Ordinance for a Variance for the installation of a Flag Pole

Summary: The owner of Reza's Auto Repair requests a setback variance to permit the installation of a flag pole on the property at 2386 Jorie Court. The Zoning Ordinance requires all flag poles to maintain a setback height equal to the height of the pole. The applicant proposes a 35' flag pole. The setback from the east property line is approximately 24', meeting all other setbacks. The applicant appeared before the Plan Commission on September 14, 2023, at which time a public hearing was held for the variance. The Plan Commission gave a favorable recommendation for the variation as presented.

Also, the owner, Reza Jaddi, has submitted a formal request for reimbursement of the application fee for the variation. Mr. Jaddi requested this reduction before making the application; however, because it would have to appear before the City Council, Mr. Jaddi did not want to delay the variance process and elected to request it at this time.

Recommended Council Action: If the Mayor and City Council are amenable to the proposed variation, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance and supporting documents to approve the request subject to the Findings of Fact and the conditions as outlined in the PC recommendation.

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

- Plan Commission Report associated plans and documents.



To: Plan Commission/ZBA
From: Maura A. Rigoni, AICP, Interim Planner
Date: September 14, 2023
Re: Reza Flagpole Variance

Project Details

Project	Reza Flag Pole Variance
Request	Variance
Location	2386 Jorie Court

Site Details

Lot Size:	1.26 Acres
Existing Zoning	B-3

Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Commercial	Office	B3
North	Commercial	Commercial	B2
South	Detention Pond	Office	B2
East	Detention Pond	Detention	B2
West	Vacant	Office	B3

Attachments

Aerials, Supporting Documents prepared by applicant.

Project Summary

The owner of Reza's Auto Repair has applied for a variance to permit the installation of a flagpole at 2386 Jorie Court. The Zoning Ordinance requires all flagpoles to maintain a setback from the property line equivalent to the height of the pole. The applicant proposes to install a 35' pole, approximately 8" of the curb line along the east portion of the parking lot.

Analysis

In consideration of the request, the points of discussion and details are as follows:

- The property is currently zoned B-3 and subject to accessory structure regulations.
- Section 8.3-8 Permitted Obstructions In Yards of The Zoning Ordinance outlines specific regulations for flagpoles, allowing them as a permitted obstruction in the required yards, provided the flagpoles are not greater in height than the distance setback from all lot lines.
- The applicant proposes to install the flagpole along the curb line adjacent to the east drive aisle. Because of the height of the pole is 35', the pole must maintain a setback of no less than 35'.

- The flagpole will maintain the required setback on the north, west and south property lines, however, it does not maintain the required setback from the east property line.
 - As proposed, the flagpole is approximately 24' from the east property line, therefore encroaching the required setback by 11'. (see attached map)
- The City has enforced this setback requirement as a safety measure to ensure that should the flagpole fall; it would fall within the confines of the property on which it is located.
- The applicant has cited the request for consideration for the variance as the property which would be impacted to the east is the outlot which includes the detention for the Jorie Court development. Therefore, should the flagpole fall to the north, south, and west, it would impact the applicant's property, but it should it fall to the east, it will not impact structures or roadways.

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:

- 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;*
- 2. That the plight of the owner is due to unique circumstances; and*
- 3. That the variation, if granted, will not alter the essential character of the locality.*

Additional supplemental standards (Exhibit A) are attached for your consideration.

Items for discussion are as follows:

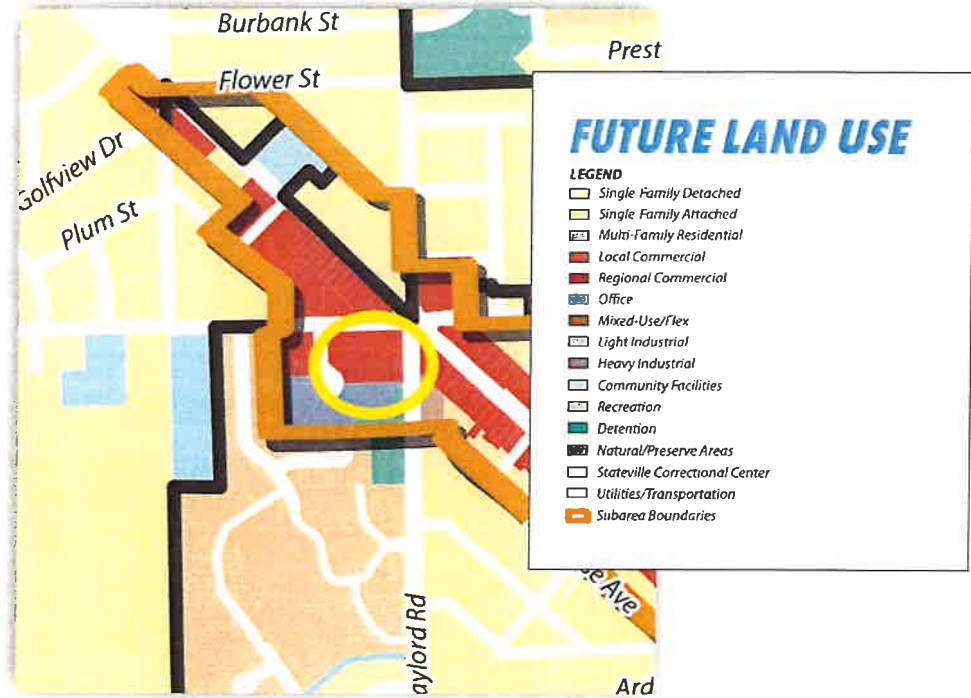
- Reduced setback from the east property line.

Please contact me at 815-412-2721 or mrigoni@reltd.com with any questions or concerns.



Distance to East Property Line
Will County GIS

FUTURE LAND USE MAP-COMP PLAN 2014



ZONING MAP

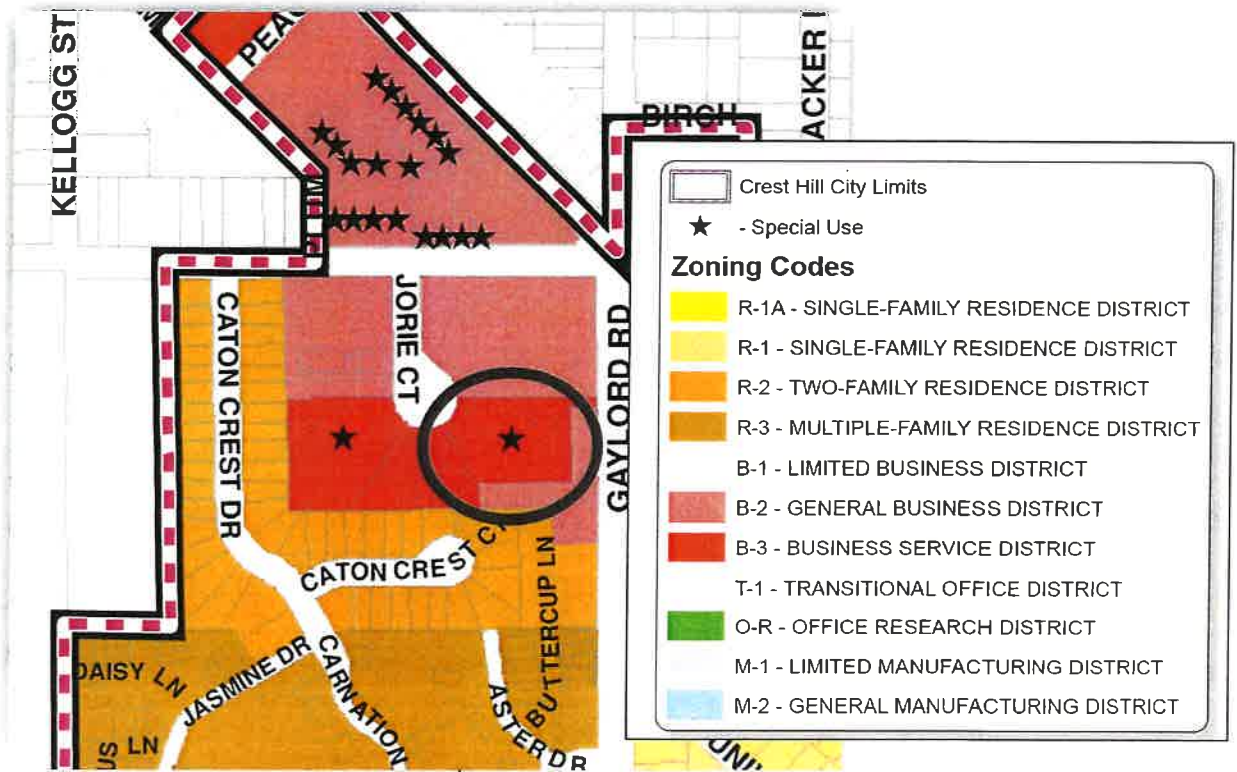


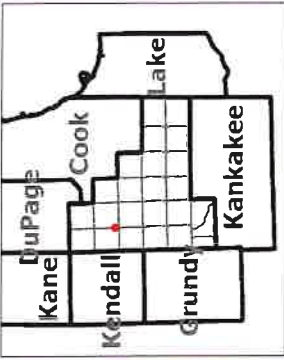
Exhibit A

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:

1. *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.*
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 Administration and Enforcement City of Crest Hill.*
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 would deprive the applicant of any reasonable use of his land. Mere loss in value shall not.*



2386 Jorie Court-Flagpole Variance



Legend
Parcels
Townships

1: 1,128



WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.

Notes



Property Looking East



Property Looking South

Model ECXV35 - Vanguard Internal Halyard

6" - gold anodized aluminum ball

Single sheave truck, cast aluminum revolving, internal halyard truck

(1) 3/16" (#6) nylon wire center rope assembly with swivel snaps and vinyl covers

(1) 2" x 3-1/2" vinyl covered counterweight with eyelet

Beaded retaining ring

Internally framed locking door

Spun aluminum flash collar

3000 PSI concrete (supplied by others)

Hardwood wedges (supplied by others)

Dry sand tightly tamped (supplied by others)

Foundation sleeve - 16 ga galvanized steel

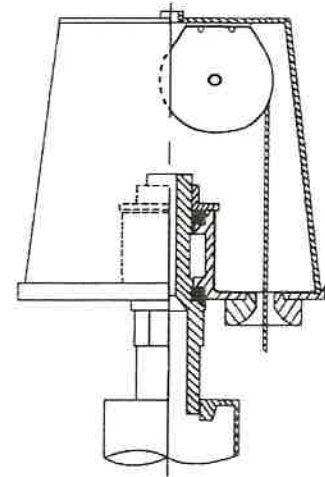
Steel centering wedges

3/16" Steel base plate

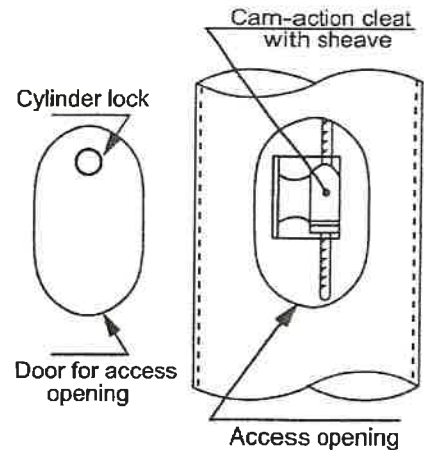
3/16" Steel support plate welded to ground spike

3/4" Lightning ground spike

Exposed length: 35'-0"
Tapered portion: 20'-0"
Overall length: 38'-6"
Access height: 5'-0"
Straight portion: 18'-6"
Foundation: 4'-0"
3'-6"
6"
12"
8"
16"
36"



Revolving Internal Halyard Truck
Cast aluminum body
Enclosed stainless steel ball bearing and raceway
Plated steel sheave



MAY 09 2023

Project:
Location:
Contractor:
Customer:

Date:
Job:
Revision:

Exposed Height 35'-0"
Overall Height 38'-6"
Butt Diameter 6"
Top Diameter 3-1/2"
Wall Thickness .156"
Ships in 1 section

Ground Set Tapered
Aluminum Flagpole
ALLOY 6063T6
80 grit polish

FINISH:

EDER FLAG
1000 W. Rawson Avenue
Oak Creek, WI 53154
www.ederflag.com



PARCEL DESCRIPTION: LOT 5 IN CANTON CREST BUSINESS PARK, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1997, AS DOCUMENT NO. 097-104489, IN WILL COUNTY, ILLINOIS.



- ☐ 1. NAME
☐ 2. DATE
☒ 3. TIME
☐ 4. LOCATION
☐ 5. REASON
☐ 6. WITNESSES
☐ 7. REMARKS
☐ 8. SIGNATURE
☐ 9. DATE
☐ 10. TIME
☐ 11. LOCATION
☐ 12. REASON
☐ 13. WITNESSES
☐ 14. REMARKS
☐ 15. SIGNATURE
☐ 16. DATE
☐ 17. TIME
☐ 18. LOCATION
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☐ 24. TIME
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☐ 37. DATE
☐ 38. TIME
☐ 39. LOCATION
☐ 40. REASON
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☐ 44. DATE
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ALTA TABLE A ITEMS

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GENERAL NOTES

[illegible][illegible]

TO JAMES W. C. ...
PROPERTY HOLDING, TITLE INSURANCE COMPANY
1011 N. 10th St., St. Paul, Minn.

THIS IS TO CERTIFY THAT THE MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 1916 MINERAL EXAMINING ACT, AND IN ACCORDANCE WITH THE LAND TITLE SURVEY, JOINTLY COMPLETED AND ADAPTED BY ALMA KOPPEL AND COLLEEN TUCKER, J. S. 74, & ALSO IN ACCORDANCE WITH THE FIELD WORK WAS COMPLETED ON MAY 8, 2017.

May 10, 2017
DATE OF PAY

RECEIVED
 DATE: 11/20/2018
 BY: [Signature]

ALTA/NSPS LAND TITLE SURVEY
Lot 5
Calon Crest Business Park
In Section 36, T 36 N, R 9 E

GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS
1307 CRYSTALWOOD DRIVE WEST HILL, ILLINOIS 60090
BIS/730-1010

DATE	BY	REVISION

FOR: TRACY, JOHNSON & WILSON LAW FIRM
2801 BLACK ROAD, 2ND FLOOR
JOULET, ILLINOIS
DRAWN BY: R.L.
CHECKED BY: C.M.
DATE: 9/05/17
JOB # 10770

1

4-24-2023

To whom it may concern:

We at Reza's Auto Repair would like to install a flag pole in front of our business at 2386 Jorie ct. Crest Hill IL 60403 in front of the building facing Gaylord Rd. We will be installing the pole ourselves with the help of a few friends in the trade. I have attached a plot of survey with the proposed location of the flag pole. Please let us know if you have any further questions. I can be reached at 815-782-8000 or my cell 630-768-3190. Thank you in advance!

Reza Jaddi

Reza's Auto Repair

MINUTES OF THE CREST HILL PLAN COMMISSION

The September 14, 2023 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 Jan Plettau, Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

Also present were: Interim Planner Maura Rigoni, City Attorney Mike Stiff, Administration Clerk Samantha Tilley.

Absent were: Commissioner Angelo Deserio, Commissioner John Stanton.

APPROVAL OF MINUTES: Chairman Bill Thomas presented the minutes from the regular meeting held on July 19, 2023 for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to approve the minutes from the regular meeting held on July 19, 2023, as presented.

On roll call, the vote was:

AYES: Commissioner Peterson, Slabozeski, Carroll, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Plettau.

ABSENT: Commissioner Deserio, Stanton.

There being four (4) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented case number V-23-3-9-1, a request from Reza Auto Repair located at 2386 Jorie Court, seeking approval of a setback variance to install a flagpole on the east side of the building. The necessary paperwork was in order.

Chairman Thomas asked for a motion to open the public hearing on case number V-23-3-9-1.

(#2) Motion by Commissioner Plettau seconded by Commissioner Carroll, to open a public hearing on case number V-23-3-9-1.

On roll call, the vote was:

AYES: Commissioner Plettau, Carroll, Peterson, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Deserio, Stanton.

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

The public hearing was opened at 7:03 p.m.

Chairman Thomas asked our Interim City Planner Maura Rigoni to present the specifics of case number V-23-3-9-1. Planner Rigoni commented that this is a request for a variation for the setback of a flagpole at 2386 Jorie Court. This property is located at the end of a cul-de-sac on the east portion of Jorie Court. The ordinance requires all flagpoles to maintain a setback from the property line equivalent to the height of the pole. The proposed pole is thirty-five feet in height therefore would require a thirty-five-foot setback. This pole will be located eight inches from the curb line of the parking lot. There is approximately twenty-four feet from the curb line to the property line and the adjacent property to the east is the stormwater retention area for this development. After speaking to staff, the interpretation of this is that in case that flagpole should fall it would fall interior to their property. If it would go north, west, or south it would be on their property but falling east it would be in the retention facility not blocking any roads of such.

Planner Rigoni noted that there have been a couple questions raised regarding the distance and height. The interpretation is that the height of the flagpole is permitted strictly based on the setback, meaning that the height of the flagpole is really dictated by the setback.

An example was given stating that Fuller's Car Wash has a forty-foot flagpole that is set sixty feet away and that is why it is a larger one. The other example given was the tallest flagpole outside Crest Hill City Hall is thirty-five feet and the other flagpoles are thirty feet in height.

Chairman Bill Thomas asked Reza Jaddi, the owner of Reza Auto Repair to approach the podium and be sworn in. Applicant was sworn in.

Reza Jaddi introduced himself as the owner of Reza Auto Repair. He explained he thought this would be a simpler process and his eyes were opened to the rules and regulations that must be followed. He explained how his parents came to this country forty-five years ago to better their life and their children's lives. He stated that he has the upmost respect for the American Flag, he flies one at his home and wears one on his uniform for the Village of Romeoville. He commented that the American Flag means more to him than a piece of cloth hanging on a pole. He commented that he has a flag hanging in his business but always has envisioned having a big flagpole like other businesses have. He has been in the business for thirteen years and he owns nine other properties in the City of Crest Hill.

Reza informed the Plan Commission members that he was taken back a bit when he found out the fee for applying for the variance was \$1,050.00. He could have lived in a home across the street from his property and it would have only cost him \$150.00. He stated that he felt like he was kicked in the gut having to pay \$1,050.00 to fly the American Flag but he was hoping by coming here and doing this will make the process easier for the next person who wants to put up an American flag. He hopes this will have some form of change that will come out of this for the next person. He stated he paid the fee because the process was not going to move any further unless he did, but he wanted his flag. Reza stated he understands there are regulations and rules but there should not be big hoops to jump through to display an American Flag. He is afraid that the monetary amount is going to

keep other people from displaying the flag. He commented that he paid the application fee of \$1,050.00 then paid the \$108.00 for certified letters and the list kept going but he had to do it to set precedents.

Reza also explained that he received this flagpole from the Village of Romeoville and thought it was as easy as just putting it in the ground but realized after talking to the city that a variance was needed.

He thanked the Commission for considering this variance.

Chairman Thomas asked if any Commissioners had a question or comment.

Commissioner Peterson commented that he has been selling flagpoles for almost thirty years and the tallest flagpole he sells is twenty-five foot and in his thirty years he has never seen a flagpole fall, they just don't. He also commented that if we are going to worry about a flagpole falling into an empty field then we have other problems.

Reza commented that he understands every situation is different but as far as the variance process goes, he feels if we were expanding, changing building structure, or a parking lot he would understand but we weren't doing any of that or changing anything, we were just placing a flagpole in the ground and that is it. It does not alter the building in any shape or form.

Reza also commented that 90% of the people he had to notify with a certified letter could not see the flagpole and if the pole fell it would not even touch one of their properties. He stated he is hoping to change the process for a flagpole variance.

Chairman Thomas commented that he has a lot of passion for the American Flag and thanked Reza Jaddi for the nice comments about our American Flag. He also asked Reza if the flag would be lit at night. Reza commented that the flagpole will have a solar powered light at the top of the pole by the flag.

Chairman Thomas asked the size of the flag that will be flown. Reza stated that the flag size would be 5'x7'.

Chairman Thomas asked if anyone in the audience would like to speak.

Richard Glasgow, a resident who lives by Reza Auto Repair stated he has lived there forty years and thinks it is great and he has talked to the tenants in his building, and they are all fine with this. He commented that he flies the flag on his six garages as well.

Reza commented that Mr. Glasgow's building is the only building who will be able to see the flag since they are right across the street but no one else can physically see it.

Chairman Thomas also asked if this is an all-weather flag for inclement weather. Reza commented that it is an all-weather flag, he paid \$90.00 for the flag. He commented that

you can go online and purchase a flag for the pole for \$10.00 but he wanted to make sure it is an all-weather nylon flag with embroidered stars. He also commented that after this is all said and done this flag has cost him a pretty penny, so the last thing he wants to do is fly a \$10.00 flag on a \$3,000 pole.

Chairman Thomas asked for a motion to close the public hearing on case number V-23-3-9-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Plettau, to close the public hearing on case number V-23-3-9-1.

On roll call, the vote was:

AYES: Commissioner Peterson, Plettau, Carroll, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Deserio, Stanton.

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

The public hearing was closed at 7:21 p.m.

Chairman Thomas commented that he had no idea what the fee was, and it really irritates him. He stated that he doesn't feel that is right and he is going to pursue this matter.

Chairman Thomas thanked Reza for his loyalty to our Country and for wanting to put up the American flag.

Interim Planner Rigoni commented that she did reach out and pass the reduction request along so that it may go before the City Council. She also commented that there might be an opportunity when this goes to the City Council to request this as well.

Chairman Thomas asked for a motion to recommend approval of the request for Reza Auto Repair located at 2386 Jorie Court, case number V-23-3-9-1, to approve the setback variance to install a flagpole on the east side of the building.

(#4) Motion by Commissioner Plettau seconded by Commissioner Carroll, to recommend approval of the request for Reza Auto Repair located at 2386 Jorie Court, case number V-23-3-9-1, to approve the setback variance to install a flagpole on the east side of the building.

On roll call, the vote was:

AYES: Commissioner Plettau, Carroll, Peterson, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Deserio, Stanton.

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

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear the case at a future meeting.

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 Plettau, seconded by Commissioner Slabozeski, to adjourn the September 14, 2023 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Plettau, Slabozeski, Peterson, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Deserio, Stanton.

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

The meeting was adjourned at 7:26p.m.

As approved this _____ day of _____, 2023

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN

Maura Rigoni

From: [REDACTED]
Sent: Wednesday, September 20, 2023 5:09 PM
To: Maura Rigoni
Subject: Fee Reduction for variance application

CAUTION: This email originated from outside of Robinson Engineering, LTD. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Maura,

I am writing this email to see if I can make a formal request to have the fee reduced for the variance application that is in progress. I did mention at the planning meeting on September 14th that the fee for the residential application was much lower than the commercial one. I do understand that there are a lot more moving pieces with things on the commercial side but there really are not any big changes that are occurring to the property or building. Between the Permit fee, the \$97.00 for the Ad in the newspaper, \$120 in sending certified letters, and the \$1050 for the variance application, I just feel like it's a bit too much for putting up a flag. I understand that there maybe nothing I can do about it at this point but I figure if I at least ask, there might be a chance. Please let me know either way what the final outcome is.

Thank you for you consideration in this matter.

Reza Jaddi
President
Reza's Auto Repair

Sent from [Mail](#) for Windows