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## Regular City Council Meeting

Crest Hill, IL

October 17, 2022

7:00 PM

Council Chambers

1610 Plainfield Road, Crest Hill, IL 60403

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## Agenda

### Opening of Meeting:

Pledge of Allegiance

Roll Call

### Minutes:

1. Approve the Minutes from the Regular Meeting Held on October 3, 2022

### City Attorney:

### City Administrator:

2. Approve a Professional Services Consulting Agreement with Lakeside Consultants for Plan Review & Building Inspection Services
3. Approve an Ordinance Supplementing the Appropriation Ordinance for the Fiscal Year Beginning May 1, 2022, and Ending April 30, 2023 for the Cost of City Center Building Construction Work

### Public Works Department:

### City Engineer:

### Community Development:

4. Approve an Ordinance Granting a Special Use Permit to the Crest Hill Zoning Ordinance for a Planned Unit Development and a Special Use for a Drive-thru with Respect to Certain Real Property (Application of Joliet Hillcrest Shopping Center, LLC)
5. Approve an Ordinance Amending Sections 2.0 Definitions, Section 8.2 Special and Permit Use Regulations, and Table 4, Index of Permitted and Special Uses of the City of Crest Hill Zoning Ordinance

- [6.](#) Approve an Ordinance Amending Chapter 5.76 (Cannabis Business Establishments Prohibited) of Title 5 (Business License and Regulations) of the City of Crest Hill Code of Ordinances

**New Business:**

**Police Department:**

- [7.](#) Approve a Request for Waiver of Insurance Requirement for Special Event Police Services Contact with Carillon Lakes on October 23, 2022

**Mayor's Report:**

- [8.](#) Approval of Road Closure for Chaney-Monge Halloween Parade

**City Clerk's Report:**

**City Treasurer's Report:**

- [9.](#) Approval of the List of Bills Through October 18, 2022 in the Amount of \$827,113.87
10. Regular and Overtime Payroll from September 26, 2022 to October 09, 2022 in the Amount of \$235,678.09

**Unfinished Business:**

**Committee/Liaison Reports:**

**City Council Comments:**

**Public Comment:**

**Executive Session:** If Called by Council for a Good Cause

**Adjourn:**

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 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 REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
October 3, 2022

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Mayor Soliman asked that everyone remain standing for a moment of silence to honor Bill Ramuta a former City employee who recently passed away.

Roll call indicated the following present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderwoman Claudia Gazal, Alderman Darrell Jefferson, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Jim Marino, Finance Director Lisa Banovetz, Police Chief Ed Clark, City Engineer Ron Wiedeman, Director of Public Works Mark Siefert, City Attorney Mike Stiff.

Absent were: Interim Planner Maura Rigoni, Director of Information Technology Service Timothy Stinnett.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on September 19, 2022 for Council approval.

(#1) Motion by Alderwoman Gazal, seconded by Alderman Jefferson, to approve the minutes from the regular City Council meeting held on September 19, 2022 as presented.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(71)

(83) Mayor Soliman presented the minutes from the work session held on September 26, 2022 for Council approval.

(#2) Motion by Alderman Jefferson, seconded by Alderperson Oberlin, to approve the minutes from the work session held on September 26, 2022 as presented.

On roll call, the vote was:

AYES: Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(86)

(99) Mayor Soliman asked to deviate from the regular agenda for a presentation. Mayor Soliman presented A RESOLUTION HONORING THE CREST HILL LIONS CLUB ON THE 60<sup>TH</sup> ANNIVERSARY OF THEIR SERVICE TO THE CITY OF CREST HILL. Members of the Council read the resolution.

(#3) Motion by Alderman Albert, seconded by Alderwoman Gazal, to approve A RESOLUTION HONORING THE CREST HILL LIONS CLUB ON THE 60<sup>TH</sup> ANNIVERSARY OF THEIR SERVICE TO THE CITY OF CREST HILL.

On roll call, the vote was:

AYES: Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1157

(218)

(220) Mayor Soliman, who is also a Lion's member gave a brief speech. He presented a copy of the resolution to Lion President Jackie Gregory. Jackie Gregory gave a speech. Lion member John Dean gave a presentation on the Lion's Club and the various donations that they have made over the years which total \$97,000.00. Alderman Albert, and Scott Pointon, members of the club each gave a brief speech. Members of the Council commended the Crest Hill Lion's Club on their 60<sup>th</sup> anniversary.

CITY ATTORNEY: (941) City Attorney Mike Stiff presented AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL), CHAPTER 2.22 (CITY ADMINISTRATOR) OF THE CREST HILL CITY CODE per the memo dated September 26, 2022 This amendment to the ordinance was discussed at a previous work session. The Attorney went over the changes that were made to the ordinance. Alderman Cipiti said that under the general duties, the third sentence, he would like "and City Council" added.

(#4) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL), CHAPTER 2.22 (CITY ADMINISTRATOR) OF THE CREST HILL CITY CODE per the memo dated September 26, 2022 with the addition of "and City Council" added under the general duties, the third sentence.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Cipiti, Dyke, Vershay, Jefferson.

NAYES: Ald. Albert, Kubal.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

Ordinance #1926

(982)

(1060) Attorney Stiff gave the Council an update on the property located on Burry Circle that we had litigation on. A new owner took over and the house has been rehabbed. In regard to the Wilcox address where there are two houses, the rear structure is vacant, and utilities have been disconnected. It will no longer be a dwelling unit and could be used for



storage. Alderperson Oberlin explained that she has gotten several complaints from residents regarding AT&T and the ability for them to be able to watch the community channel. Is there something that can be done about this. Attorney Stiff would work with the Administrator on this issue. Alderman Dyke asked if we could do anything else with the property on Broadway so that we can get in and inspect it. Attorney Stiff explained that the property is in a land trust, and we have reached out to them. The Attorney would look into this matter further and report back to the Council.

CITY ADMINISTRATOR: (1216) City Administrator Jim Marino presented a request to Authorize the Purchase of Security Cameras and Associated Hardware from Low Voltage Solutions in the amount of \$20,498.00 per the memo dated October 3, 2022. This was discussed at a previous work session. Due to supply issues, we have been unable to get the original cameras that were to be installed. The Police Department worked with Harbour and found an alternate that will work. These are available from Low Voltage Solutions, and they have them in stock. The Administrator would like to have all of the security cameras in place prior to the staff moving into the City Center. Once the original cameras become available, we will switch them out, and we will then install the cameras from Low Voltage Solution at the Public Works facility. Discussion followed on the quality of the cameras and how they interchange.

(#5) Motion by Alderwoman Gazal, seconded by Alderman Albert, to approve a request to Authorize the Purchase of Security Cameras and Associated Hardware from Low Voltage Solutions in the amount of \$20,498.00 per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal.

NAYES: None.

ABSENT: none.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1346)

(1367) Administrator Marino presented a request for the approval of A RESOLUTION AUTHORIZING A REAL ESTATE CONTRACT FOR THE PURCHASE OF CERTAIN REAL ESTATE LOCATED IN THE CITY OF CREST HILL, WILL COUNTY, STATE OF ILLINOIS (2309 Caton Farm Road, Crest Hill) per the memo dated October 3, 2022. This was discussed at a previous work session. Administrator Marino went over the background of the request. A transfer station would be constructed on the property in preparation of the future Lake Michigan water.

(#6) Motion by Alderperson Oberlin, seconded by Alderman Albert, to approve A RESOLUTION AUTHORIZING A REAL ESTATE CONTRACT FOR THE PURCHASE OF CERTAIN REAL ESTATE LOCATED IN THE CITY OF CREST HILL, WILL COUNTY, STATE OF ILLINOIS (2309 Caton Farm Road, Crest Hill) per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1158

(1407)

PUBLIC WORKS DEPARTMENT: (1457) Public Works Director Mark Siefert presented a request for the Approval of Pay Request #1 from Williams Brother Construction Inc. with Direction to send it to the IEPA for Approval and Disbursement per the memo dated October 3, 2022. Director Siefert went over the procedure for payment to the contractor in conjunction with the IEPA.

(#7) Motion by Alderman Cipiti, seconded by Alderwoman Gazal, to approve Pay Request #1 from Williams Brother Construction Inc. with Direction to send it to the IEPA for Approval and Disbursement per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1495)

(1515) Director Siefert presented a request for Approval of Pay Request #2 from Williams Brother Construction Inc. with direction to send it to the IEPA for approval and disbursement per the memo dated October 3, 2022. This was discussed at a previous work session.

(#8) Motion by Alderwoman Gazal, seconded by Alderman Cipiti, to approve request for Approval of Pay Request #2 from Williams Brother Construction Inc. with direction to send it to the IEPA for approval and disbursement per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(1521)

(1539) Director Siefert asked that we disregard item #8 on the agenda as it is the same as item #9 except for the dollar amount.

(1549) Director Siefert presented a request to Approve an Agreement with Strand and Associates for the Design and Bidding Related Services for Well 14, and for the Design and Bidding of the Raw Water Transmission Main, for a not to Exceed Amount of \$158,000.00 per the memo dated October 3, 2022.

(#9) Motion by Alderman Dyke, seconded by Alderperson Oberlin, request to Approve an Agreement with Strand and Associates for the Design and Bidding Related Services for Well 14, and for the Design and Bidding of the Raw Water Transmission Main, for a not to Exceed Amount of \$158,000.00 per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.  
(1563)

(1590) Director Siefert presented a request to Enter into an Agreement with Core and Main to Purchase, Install, and Implement a Fixed Base Water Meter Reading System per the memo dated October 3, 2022. This was discussed during the budget proceedings. Alderperson Oberlin asked if this system would cut down on the time we spend reading the meters. It would. You would also have a customer portal where residents can look at their usage, history, and bills.

(#10) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve a request to Enter into an Agreement with Core and Main to Purchase, Install and Implement a Fixed Base Water Meter Reading System per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.  
(1622)

(1684) Director Siefert presented a request to Enter into an Agreement with Sensus for use of Their Automatic Meter Reading Equipment Software per the memo dated October 3, 2022. This is for use of the Proprietary Software.

(#11) Motion by Alderman Albert, seconded by Alderperson Oberlin, to approve an Agreement with Sensus for use of Their Automatic Meter Reading Equipment Software per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.  
(1701)

(1720) Director Siefert presented a request to Approve Change Order #1 with Camco Construction for the Work being Done on the Existing Theodore Street Storm Sewer for \$14,034.78 per the memo dated October 3, 2022. During excavation, a ComEd transmission line was found. We worked with the contractor to come up with a solution to this.

(#12) Motion by Alderman Dyke, seconded by Alderman Vershay, to Approve Change Order #1 with Camco Construction for the Work being Done on the Existing Theodore Street Storm Sewer for \$14,034.78 per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.  
(1756)

(1776) Director Siefert announced that hydrant flushing has begun and will continue throughout the City. Flushing is being done at night.

CITY ENGINEER: (1810) City Engineer Ron Wiedeman presented A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE INSTALLATION, MAINTENANCE AND OTHER COSTS OF ILLUMINATED STREET NAME SIGNS AT THE INTERSECTIONS ALONG WEBER ROAD AT VARIOUS LOCATIONS IN THE COUNTY OF WILL per the memo date October 3, 2022. Engineer Wiedeman went over the intersections where the signage would be placed.

(#13) Motion by Alderman Albert, seconded by Alderman Jefferson, to approve A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE INSTALLATION, MAINTENANCE AND OTHER COSTS OF ILLUMINATED STREET NAME SIGNS AT THE INTERSECTIONS ALONG WEBER ROAD AT VARIOUS LOCATIONS IN THE COUNTY OF WILL per the memo date October 3, 2022.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1159

(1840)

(1867) Engineer Wiedeman presented a request to approve AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF CREST HILL AND BRT OUTDOOR, LLC REGARDING DIGITAL VIDEO DISPLAY MULTIPLE MESSAGE SIGNS per the memo dated October 3, 2022. This was discussed at a previous work session. This program involves electronic signage at no cost to the City. The City will have one slot for our advertising. Alderman Cipiti questioned the 20 years. Attorney Stiff went over the time frame.

(#14) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal to approve AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF CREST HILL AND BRT OUTDOOR, LLC REGARDING DIGITAL VIDEO DISPLAY MULTIPLE MESSAGE SIGNS per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Mayor Soliman.

NAYES: None.

ABSENT: None.

There being nine (9) affirmative votes, the MOTION CARRIED.

Ordinance #1927

(1919)

(1998) Alderman Vershay asked if the Engineer could give a brief explanation as to why the roadwork in the City took so long as we have had residents question this. Engineer Wiedeman explained that in June there was a material handling strike that went on for 8 to

9 weeks. During this period of time contractors could not get stone for concrete or asphalt work. There are two major quarries in this area and the strike shut both of them down.

ECONOMIC DEVELOPMENT DEPARTMENT: (2076) Mayor Soliman announced that our Community Development Director resigned, and his last day was Thursday.

(2100) Mayor Raymond Soliman presented AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY (PETITION OF ALANO CLUB OF JOLIET) per the memo dated October 3, 2022. This was discussed at a previous work session and also recommended for approval by the Plan Commission. Mayor Soliman went over the background of the request. There were eight conditions that were attached to the approval. John Honiotes from the Alano Club addressed the Council. The request is for an indoor civic/institutional use at 1807 Plainfield Road to hold self-help meetings such as AA etc. He went over the background of the club which has been in existence for 65 years. He went over the proposed work that will be done to the facility. Alderperson Oberlin commended the club for the work they do to help others in need. Administrator Marino said that a correction needs to be made on the date of the Plan Commission meeting, it should read August 10, 2022. Also, there are seven conditions, not eight. Mayor Soliman asked for comments or questions from the audience. There were none. Mayor Soliman read the seven conditions.

1. Shared-parking agreement with Joliet Hillcrest Shopping Center, LLC dated July 8, 2022 attached and included as Exhibit C. The requisite parking referenced in Exhibit C shall be provided at all times for the entire duration of the use and operation of said special use permit by Alano Club. If said parking agreement is terminated, Alano Club will have 60-days prior to the expiration of said parking agreement to obtain the requisite parking to satisfy the parking condition of the special use permit or the city Council may conduct a show cause hearing to determine if the special use permit should be revoked.
2. Requisite on-site and off-site parking spaces utilized or designated for use by the Alano Club shall be properly restriped.
3. The existing dog run on the south side of the building, including fencing and screening fabric, shall be removed prior to final occupancy being approved.
4. Trash/recycling receptacles shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
5. Residential occupancy is prohibited on the premises.
6. All signs or proposed signs shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
7. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the City Administrator, the City Community & Economic Development Director, or their designee.

(2550) Mr. Honiotes agreed to the seven conditions on behalf of the club.

(#15) Motion by Alderperson Oberlin, seconded by Alderman Vershay, to approve AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL ZONING

ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY (PETITION OF ALANO CLUB OF JOLIET) per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Ordinance #1928

(2556)

POLICE DEPARTMENT: (2667) Police Chief Ed Clark had no agenda items for discussion.

(2673) Chief Clark announced that Trick or Treat hours will be on Monday October 31, 2022 from 4:00 p.m. to 7:00 p.m. Alderwoman Gazal asked if we could post something on our social media regarding the drugs being put in with the candy. The Chief would take care of it.

MAYOR: (2733) Mayor Soliman had no agenda items for discussion.

(273) Mayor Soliman thanked the Plan Commission for all of the work they put into the special use for the Alano Club.

(2760) Mayor Soliman informed the public that Chaney-Monge will be holding their annual Halloween parade on Monday October 31, 2022 at 1:00 p.m. We will be voting on the road closure and Public Works assistance at the next meeting.

(2789) Mayor Soliman informed the public that the annual clean up of the Memorial Garden will take place on Friday October 21, 2022 at 9:00 a.m. The rain date will be Friday October 28, 2022.

CITY CLERK: (2824) City Clerk Christine Vershay-Hall had no agenda items for discussion.

CITY TREASURER: (2830) Treasurer Conklin presented the regular and overtime payroll from September 27, 2022 through October 4, 2022 in the amount of \$244,951.28 per the memo dated October 3, 2022.

(2846) City Treasurer Glen Conklin presented the list of bills from September 27, 2022 through October 4, 2022 in the amount of \$2,048,760.27 per the memo dated October 3, 2022.

(#16) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve the list of bills from September 27, 2022 through October 4, 2022 in the amount of \$2,048,760.27 per the memo dated October 3, 2022.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.  
(2867)

UNFINISHED BUSINESS: (2904) There was no unfinished business.

NEW BUSINESS: (2907) There was no new business. Alderman Jefferson would like to put on a future work session agenda discussion on the Civil Service wording, 2.22.030 (c).

COMMITTEE/LIAISON REPORTS: (3077) There were no committee/liaison reports.

COUNCIL COMMENTS: (3085) Alderman Albert announced that October 7, 8, 2022 is the annual Lions candy day throughout the State. Members of the Crest Hill Lions will be soliciting on approved intersections on these dates. Alderman Cipiti was pleased with the amendment to Chapter 2 of the code of ordinances. Alderperson Oberlin welcomed the Alano Club to the City and congratulated the Lions Club on their anniversary. Alderwoman Gazal announced that there will be a food pantry at White Oak Library on November 5, 2022 from 10:00 a.m. to 12:00 p.m. Alderman Vershay commended the Lions on all they do for the community.

PUBLIC COMMENT: (3207) Linda Dyke addressed the Council in regard to the state of the disrepair and debris in the City. She presented pictures to the Council of the disrepair. She would like to see something done with these properties as many of them have been like this for a number of years.

(3633) Stuart Soifer asked if the City is going to be replacing all of the water meters. Director Siefert explained that the meters are currently unavailable due to the chip shortage. He went over the procedure that was in place for the replacement program. A portion of the City has already been refitted with new meters.

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

(#17) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the October 3, 2022 City Council meeting.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.  
(3791)

The meeting was adjourned at 8:33 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

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

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

\_\_\_\_\_  
CHRISTINE VERSHAY-HALL, CITY CLERK

\_\_\_\_\_  
RAYMOND R. SOLIMAN, MAYOR

DRAFT





## Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	October 17, 2022
<b>Submitter:</b>	Jim Marino, City Administrator
<b>Department:</b>	Administration
<b>Agenda Item:</b>	Approve a Professional Services Consulting Agreement with Lakeside Consultants for Plan Review & Building Inspection Services

**Summary:** After the departure of the building commissioner in July we engaged Lakeside Consultants to conduct plan reviews and building inspections. This filled our immediate need. The plan was to utilize Lakeside for a temporary period until a building commissioner was hired. Because this position is not yet filled, we need to continue to utilize Lakeside for the time being.

We are in the process of scheduling interviews with candidates that applied for the building commissioner position. We are also preparing a request for proposals that will be sent to companies that perform inspection and plan review services. After proposals are received, I will recommend a company to select for ongoing plan reviews and inspections until we hire a building commissioner. I would recommend that after we fill the building commissioner position, we retain a company to assist with inspections and plan reviews during high volume periods and as a backup to the building commissioner.

**Recommended Council Action:** Approve a consulting services agreement with Lakeside Consultants for plan review & building inspection services.

**Financial Impact:** The cost will be partially offset by the vacant building commissioner position.

**Funding Source:** General Fund

**Budgeted Amount:** \$0.00

**Cost:** The cost is based on the amount of services needed

**Attachments:** Consulting services agreement



# LAKE SIDE CONSULTANTS

Item 2.

LAKE SIDECONSULTANTS.NET

4320 Winfield Road, Suite 200  
Warrenville, IL 60555  
info@LakesideConsultants.net  
(331) 274-9630



MUNICIPAL PARTNERSHIP PACKET  
CITY OF CREST HILL



Full Spectrum Building Department Services

OCTOBER 5, 2022

Prepared for: Jim Marino, City Administrator  
Prepared by: Rick Dandan, Founder – Lakeside Consultants



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INTRODUCTION

COVER LETTER

BACKGROUND

RESPONSE & SERVICE PLAN

PROPOSED TEAM

FEE SCHEDULE

CURRENT MUNICIPAL PARTNERS & REFERENCES

*PROVIDING STREAMLINED SERVICE AND PARTNERSHIP FORGED IN HISTORY, AND BUILT FOR THE FUTURE!!*





Mr. Jim Marino,

Thank you for the opportunity to serve the residents of Crest Hill, a community I know well.

Having served as Building Department Official, I have had the task of budgeting for a department and can say there is no comparison.

Based on current market, budget, State, funding, and external issues, finding qualified building officials and inspectors has never been more difficult for a community to hire in-house. Without a large financial investment, you will have a difficult time finding high quality staff.

Lakeside Consultants is a family-operated community-based profit share initiative of industry professionals providing a wide range of building code related services. Formed in current times by forward-thinking, experienced professionals, we create efficiencies and streamline the processes for our clients.

I formed this partnership 3 years ago based on my service model after serving local building departments providing supplemental building inspections, code enforcement and plan reviews on my own for more than a decade.

We are not a service company. We have reorganized the way building departments do business with consultants and we are saving communities upwards of \$300,000 a year in operating costs. How? By providing off site, efficient services and going third party. For a flat monthly rate, we will give you the power of a fully staffed building department at a significant budget reduction. Our anticipated actual cost of \$120,000 per year would typically cost the municipality around \$300,000 to \$500,000 after salaries, employee costs, vehicles, etc.

We are a partnership of only highly skilled, experienced, and credentialed industry professionals that focus on quality over quantity in terms of clients and services.

Lakeside is built completely supplemental. Working hand in hand with your current staff in the Building Department or other consultants to provide the most effective services available.

Through our Tattered Flag Initiative, we return up to 25% of our revenue to non-profit organizations, social services, & community initiatives.

Currently we successfully provide our boutique services to 20 building departments in 3 states. Combined with our public sector division we operate in 9 states.

Finally, Crest Hill would have optional access to our proprietary virtual hub free of charge and our Saturday inspection services if desired. Lakeside is a versatile partner to use when and how you see fit.

Sincerely,  
Rick Dandan



## BACKGROUND

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Lakeside Consultants was founded in 2019.

- There was, at that time and would be continuing for years down the line, a major shortage of qualified inspectors and plan reviewers that were affecting both the government and public sector. Most experienced officials at this point were retiring and younger individuals were not getting into our field at a suitable rate.
- Also, most consultants in the area had a large number of clients but not a lot of qualified staff so we thought: how can a company with many clients provide ethical, qualified, cost-effective solutions to our standards, we realized they could not.

Two principles:

1. Small batch building code services where we limit our number of clients which will ensure we are able to provide high-level educational and community-based services.
2. Form a partnership/profit share initiative where our inspectors and plan reviewers are PARTNERS not employees. Instantly we were able to separate from service companies by establishing a team of local highly credentialed professionals that they did not have access to.

Hence why after 3 years we have grown year over year with additional municipal clients and more talented partners wanting to join us! Currently from our main office in Warrenville IL, we now are providing services in 9 states through our six offices.

Lakeside Consultants was founded on a principle of PEOPLE before profits, and it shows!

With us it's no fluff, we are true professionals who understand how to service a community!





## RESPONSE & SERVICE PLAN

Having served as municipal employees and third-party consultants we understand responsive customer service and quality services. LC provides a proven system that is adaptable to YOUR specific needs and provides efficiency and maximum value.

Lakeside Consultants leads the pack with our easy to use and integrated proprietary service models that increase efficiency, lower staff time commitment and response/service times for all parties.

Lakeside can also blend in and adapt to your current style and systems which we call “chameleon phase” blend in with little to no logistical headaches meaning we could start tomorrow without missing a beat.

Lakeside Consultants proposes to provide all as-needed City of Crest Hill, IL Building Department services as determined and directed by Community Development Director.

Service plan TBD by City Administrator and Lakeside.

Electronic plan review is one of our specialties and can be handled through email with just a pdf of the applicable plans and permit documents or you can use our proprietary easy to navigate software free to our municipal partners who want to advance their electronic plan review and inspection capability.

Code/plan reviews are completed and returned within six (6) business days of receipt with day one starting business day after receipt. Large scale commercial projects will require a few additional business days. Lakeside has a proprietary funnel plan review system where each applicable review is systematically reviewed by State licensed architect, professional and structural engineer, ICC master code professional, plumbing specialist and finally a State specific building code specialist.

Paper reviews are picked up and dropped off by our friendly in-house courier at no cost on Monday, Wednesday & Friday but can be adjusted as needed. Electronic reviews can be sent at any time.

Inspection requests can be completed next day after notification Monday- Saturday. Virtual inspections can be completed within a few hours and are available Monday- Saturday.

Phone calls, staff requests, resident questions, emails, and messages are typically returned same day, most within 2 hours.

*EFFICIENCY ON OUR END CREATES MORE RESPONSIVE SERVICES FOR CONTRACTORS, STAFF & RESIDENTS.*



## PROPOSED TEAM

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**Rick Dandan: Client Manager**

Dedicated point of contact and service coordinator between Crest Hill & Lakeside.

**Kaylynn Bown: Operations Director**

Handles all internal operations for the company as well as day to day correspondence between residents, staff, contractors, and design professionals. Certified Permit Technician

**Pete Vernon: Assigned Plans Examiner**

Experienced ICC Master Code Professional and municipal plans examiner

**John Sclafani: Assigned Field Inspector**

Experienced ICC Certified Building Inspector, previously serviced as Chief Building Inspector for a local community

**Todd Simon: Assigned Plumbing Inspector**

Experienced State of Illinois Certified Plumbing Inspector, License No. 058-134749

**Brian Fragassi: Assigned Virtual Combination Inspector**

Experienced and knowledgeable combination building inspector, holds 20 ICC Certifications

**Bill Wallrich: Assigned Property Maintenance Inspector**

Experienced ICC Certified Property Maintenance Inspector and runs our Property Maintenance Program

**David Eisenbraun: Assigned Planner**

Experienced government planner who is AICP Certified

\*Additional professionals are available; we work with you to place the best possible fit. Multiple plumbing inspectors available.



## FEE SCHEDULE

Lakeside will work with the City to create the most cost-effective fee structure to benefit the City, residents and permit applicants.

### OPTION 1:

Commercial Plan Review: 0.3% of construction cost. Minimum \$200. (Includes zoning)

(Example: \$1,000,000 project x 0.003 = \$3,000 review fee). **Paid by permit applicant as pass through, no charge to City**

### PLUS+

Monthly Rate: \$10,000 for budget purposes yearly amount CTE. \$120,000 **Services paid for by City at flat rate with no additional costs and no limits for services below:**

Residential Plan Review, Permit Inspection Services, Code Enforcement Services, Office Time, Building Official Duties, Planning Services, Virtual Permit Tech Services, Site Management Services, Residential Pre-Sale Inspections, Residential & Commercial Inspections.

### OPTION 2:

Plan Review: (Includes Zoning)	Commercial 0.25% Minimum \$200	
	Residential \$84 per hour (small scale would be ½ hr per permit)	
Inspections:	\$42 flat/per inspection	
Code Enforcement/Property Maintenance:	\$65 per hour	
Building Official/Permit Technician:	\$65 per hour	Office Time: \$65 per hour
Fire Inspections:	\$84 per hour	Fire Plan Review: \$84 per hour
Planning Services:	\$120 per hour	

**\*We will match and beat any qualified competitors charge methods or fees. Lakeside also offers various other charge methods including:**

- **Percentage of permit charge.**
- **Flat rate.**
- **Set Contract Amount (Cost Not to Exceed)**
- **Your idea!**



## CURRENT MUNICIPAL PARTNERS

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ARLINGTON HEIGHTS - BERKELEY - BERWYN - BIG ROCK - FOREST PARK -  
LAKEWOOD - LA GRANGE PARK - MONTGOMERY - NORTH RIVERSIDE - RIVERSIDE -  
TINLEY PARK - WARRENVILLE - WESTCHESTER - WHEATON - WESTMONT - ILLINOIS  
STATE BOARD OF EDUCATION (PUBLIC SCHOOL INSPECTIONS)



CADIZ – MONROE



FRANKLIN

## REFERENCES

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Michael Coleman - Building Official: Village of Tinley Park, IL (Population 57,000).  
Licensed IL Architect. 708-614-9646 worked on various large scale residential/commercial  
projects around the community.

Mike Klupar - Building Official: Village of Montgomery, IL (Population 20,000).  
630-281-0399 worked on various large scale commercial projects around the community.





**LAKESIDE CONSULTANTS**

# **PROFESSIONAL SERVICES CONSULTING AGREEMENT**

Prepared for

**City of Crest Hill  
Jim Marino, City Administrator**

Prepared by

**Lakeside Consultants  
Kaylynn Bown, Operations Director**

October 5, 2022

## THE PARTIES

This Professional Services Consulting Agreement (“Agreement”), made effective as of October 17, 2022 (“Effective Date”), is executed by and between **City of Crest Hill** (“Company”), located at 1610 Plainfield Road, Crest Hill, IL 60403, and **Lakeside Consultants LLC** (“Consultant”), located at 4320 Winfield Road, Suite 200, Warrenville, IL 60555.

Hereinafter, the Company and the Consultant may individually be referred to as “Party” and collectively as “Parties”.

## SERVICES

1. The Consultant will provide Full-Service Building Department Services to the City of Crest Hill.

## AMOUNT

1. The Company shall pay the consultant the determined fees as agreed upon in the Municipal Partnership Packet, dated October 5, 2022. Company has chosen fee schedule option 2.
2. The Consultant shall send an invoice detailing the services rendered and the corresponding amount.
3. All payments to the Consultant are to be made within 30 days of invoice date, with the initial payment to be paid after the first month has been rendered by the Consultant.
4. Payments shall be made payable to Lakeside Consultants.

## TERM & TERMINATION

1. This Agreement shall be binding upon the Parties beginning on the Effective Date.
2. The Company and the Consultant may terminate this Agreement at any time for reasons of breach of its obligations.
3. Notices for termination shall be made thirty (30) days prior to the intended date of termination and must be in writing.

## GENERAL PROVISIONS

1. Failure by either party to enforce any provision of this Agreement or to insist on performance on a timely basis does not constitute or imply a waiver of any right to rigorously enforce a contractual obligation.
2. The contents of this Agreement shall be governed by the laws of the State of Illinois.

## INDEMNIFICATION

Consultant shall defend, indemnify and hold harmless the Company against all damages, claims liabilities, losses and other expenses, including without limitation reasonable attorneys' fees and costs (whether or not a lawsuit or other proceeding is commenced), which arise in whole or in part from: (a) any negligent act or omission of Consultant, its agents or subcontractors, including but not limited to willful misconduct or gross negligence, (b) Consultant's failure to fully follow or conform to any laws, ordinances, rules, or regulations applicable to the work performed under this Agreement, or (c) Consultant's breach of this Agreement, but only in the event that the Company is the prevailing party in any breach of contract claim. If Consultant fails to promptly accept the Company's written tender of defense and/or indemnity for such claims, as provided herein, the Company shall have the right to defend itself, and Consultant shall be responsible for payment of all reasonable attorneys' fees, defense costs and damages, including expert witness fees, incurred in defending or settling such claims within thirty (30) days of each written request by the Company for payment or reimbursement of such fees and costs.

The Company shall defend, indemnify and hold harmless Consultant against all damages, claims liabilities, losses and other expenses, including without limitation reasonable attorneys' fees and costs (whether or not a lawsuit or other proceeding is commenced), which arise in whole or in part from: (a) any negligent act or omission of the Company, its agents or subcontractors, including but not limited to willful misconduct or gross negligence, (b) The Company's failure to fully follow or conform to any laws, ordinances, rules, or regulations applicable to the work performed under this Agreement, or (c) the Company's breach of this Agreement, but only in the event that Consultant is the prevailing party in any breach of contract claim. If the Company fails to promptly accept the Consultant's written tender of defense and/or indemnity for such claims, as provided herein, Consultant shall have the right to defend itself, and the Company shall be responsible for payment of all reasonable attorneys' fees, defense costs and damages, including expert witness fees, incurred in defending or settling such claims within thirty (30) days of each written request by Consultant for payment or reimbursement of such fees and costs. Nothing within this Indemnity provision shall prevent or diminish the Company's right to assert immunities granted by the Illinois Local Governmental and Governmental Employees Tort Immunity Act. In the event that either party to the Agreement takes action to enforce its rights under the Agreement, the prevailing party shall be entitled to an award of its attorney's fees from the Court.

## ACCEPTANCE

**IN WITNESS WHEREOF**, each of the Parties has signed this Agreement on the below- mentioned day and year.

### City of Crest Hill, IL

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Printed Name/Title

---

Date

---

Signature

### Lakeside Consultants

---

Printed Name/Title

---

Date

---

Signature



## Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	October 17, 2022
<b>Submitter:</b>	Jim Marino, City Administrator
<b>Department:</b>	Administration
<b>Agenda Item:</b>	Approve an ordinance supplementing the appropriation ordinance for the fiscal year beginning May 1, 2022, and ending April 30, 2023 for the cost of city center building construction work

**Summary:** During recent meetings with Harbour and staff we discovered additional work that needs to be done at the city center building. Attached is a list of this work and the estimated cost. The largest cost in this list is an estimated \$200,000 to cover increased material cost for the final coat of asphalt. The cost of asphalt materials has increased fourfold since this work was bid out. Another large expense is to install non-slip epoxy on the police department sally port floor. Harbour discovered that the ADA door opener buttons were higher than allowed by the ADA code. These buttons now need to be repositioned at the correct height. These are a few examples. Other necessary work is shown in the attached list.

The amount recommended for the additional appropriation is \$750,000. Harbour is estimating costs on the high end because the amount for each work item is not finalized, and there may be additional work and cost increases that are unknown at this time. Our experience with this project has been that as more work is done, additional work is discovered. We prefer to appropriate enough now to avoid the need for another supplemental appropriation.

Because the extent of the additional work was unknown at the time the fiscal year 2022-23 appropriations ordinance was approved, the amount for the additional work was not included in the appropriation. Therefore, a supplemental appropriations ordinance must be approved to appropriate funds for this expense.

**Recommended Council Action:** Approve an ordinance supplementing the appropriation ordinance for fiscal year 2022-2023 in the amount of \$750,000.

### Financial Impact:

**Funding Source:** General Fund Balance

**Budgeted Amount:** \$0.00

**Cost:** \$750,000

**Attachments:** List of work items, ordinance

## City Center Building Work Items

<b>Scope of Work Description</b>	<b>Estimated Costs</b>	
Asphalt Pavement: Material Increase	\$	200,000.00
Roofing Ice Rail Guards	\$	40,000.00
Mechanical Equipment Shelters	\$	50,000.00
ADA Compliance Modifications	\$	70,000.00
Exterior & Interior Signage	\$	50,000.00
Sally Port Epoxy Flooring	\$	30,000.00
Power & Data for PD Equipment Items	\$	15,000.00
Sensored Faucets	\$	6,000.00
Final Cleaning	\$	50,000.00
Site Utilities Adjustments	\$	7,500.00
Landscaping Modifications	\$	10,000.00
PD Equipment & Detention Items	\$	10,000.00
PD Kitchen Countertops	\$	7,500.00
<b>TOTAL POTENTIAL COSTS</b>	<b>\$</b>	<b>546,000.00</b>
 <b><i>Suggested Contingency Increase Amount</i></b>	 <b>\$</b>	 <b><i>750,000.00</i></b>
 <b><i>Provided Buffer for Future Unknowns</i></b>	 <b>\$</b>	 <b><i>204,000.00</i></b>

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE SUPPLEMENTING THE APPROPRIATION ORDINANCE FOR  
THE FISCAL YEAR BEGINNING MAY 1, 2022 AND ENDING APRIL 30, 2023 FOR  
THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS**

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**WHEREAS**, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, on May 16, 2022 the City Council passed Ordinance No. 1902 entitled “An Ordinance Making Appropriations for All Corporate Purposes for the Fiscal Year Beginning May 1, 2022 and Ending April 30, 2023 for the City of Crest Hill, Will County, Illinois” (hereinafter referred to as the “Fiscal Year 2022-2023 Appropriation Ordinance”); and

**WHEREAS**, there were additional fund balances available to the City when the Fiscal Year 2022-2023 Appropriation Ordinance was adopted but which were not appropriated at that time; and

**WHEREAS**, pursuant to Section 8-2-9 of the Illinois Municipal Code (65 ILCS 5/8-2-9), the corporate authorities are authorized to adopt a supplemental appropriation ordinance to create supplemental appropriations in an amount not in excess of the aggregate of any additional revenue available to the City, or estimated to be received by the City after the adoption of the of the annual appropriation ordinance for that fiscal year, or from fund balances available when the annual appropriation ordinance was adopted but that were not appropriated at that time; and

**WHEREAS**, the City Council desires to amend the Fiscal Year 2022-2023 Appropriation Ordinance and adopt the supplemental appropriation for the unbudgeted City Center expenses as set forth in this Ordinance; and

**WHEREAS**, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to amend the Fiscal Year 2022-2023 Appropriation Ordinance and adopt the supplemental appropriation as set forth in this Ordinance.

**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:** The City Council hereby finds that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2:** That the Appropriations listed below in the Ordinance Making Appropriations for All Corporate Purposes for the Fiscal Year Beginning May 1, 2022, and Ending April 30, 2023, for the City of Crest Hill, Will County, Illinois, commonly known as City of Crest



Hill Ordinance No. 1902, are hereby amended to correspond with the new amounts appropriated as follows:

ACCOUNT	DESCRIPTION	ORIGINAL APPROPRIATION	JULY 5–AUGUST 29 SUPPLEMENTAL APPROPRIATIONS	OCTOBER 17, 2022 SUPPLEMENTAL APPROPRIATION	OCTOBER 17, 2022 AMENDED APPROPRIATION
<b>Capital Projects</b>					
13-00-7311	Facility Constr.-City Hall / P	\$ 3,234,350	\$ 1,469,541	\$ 750,000	\$ 5,453,891
<b>Capital Projects Total</b>		\$ 5,367,360	\$ 1,469,541	\$ 750,000	\$ 7,586,901
<b>Grand Total</b>		\$ 43,938,298	\$ 1,469,541	\$ 750,000	\$ 46,213,000

**SECTION 3:** Any unexpended balance of any item of any appropriation made by this Ordinance may be expended in making up any insufficiency in any item of appropriation made by this Ordinance, as may be directed by the City Council, by appropriate action.

**SECTION 4:** That all other provisions of City of Crest Hill Ordinance No. 1902, as amended, except for the supplemental appropriation as described above, shall remain in full force and effect without change.

**SECTION 5:** In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 6:** That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

**SECTION 7:** That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 8:** That this Ordinance shall be in full force and effect from and after the end of the current fiscal year as provided by law.

*[Left Intentionally Blank]*

PASSED THIS 17<sup>TH</sup> DAY OF OCTOBER, 2022.

	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	_____	_____	_____	_____

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Christine Vershay-Hall, City Clerk

APPROVED THIS 17<sup>TH</sup> DAY OF OCTOBER, 2022.

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Raymond R. Soliman, Mayor

ATTEST:

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Christine Vershay-Hall, City Clerk



## City Council Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	October 17, 2022
<b>Submitter:</b>	Maura Rigoni, AICP, Interim Planner
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Approve an Ordinance for a Special Use Permit Planned Unit Development and Drive-Thru for Hillcrest Shopping Center, LLC

**Summary:** Mr. Abe Katz, Managing Partner of Hillcrest Shopping Center, presented the request for a special use permit for a Planned Unit Development and a drive-thru at the City Council Work Session on October 10, 2022. At that meeting, the City Council discussed the construction of the retail building, the drive-thru facility proposed for Smoothie King, and the relocation of the existing water main to the perimeter of the site. The attached ordinance includes the six (6) conditions recommended by the Plan Commission and an additional condition addressing the finalization of the cost-sharing agreement for the water main relocation. To conclude the discussion, the Council affirmatively voted 6-0 to authorize the preparation of the necessary ordinance and place the Ordinance on a future City Council meeting agenda for final action and ordinance approval.

The conditions are as follows:

1. Requisite parking stalls shall be restriped for on-site parking spaces immediately around each new building/project.
2. Trash/recycling receptacles shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
3. Proposed building facades shall comply with Section 8.7-2 Building facades of the Development Standards, which states: a minimum of 20% of the total four (4) side architecture (façade) shall be comprised of masonry.
4. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
5. Building permit approvals shall be subject to final civil engineering and landscape plan approvals.
6. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director.

7. Finalization of a cost-sharing agreement for relocating the water main in accordance with the reviewed plans with the following cost-sharing terms:

- City pays 70% of the relocation construction cost
- Joliet Hillcrest Shopping Center, LLC pays 30% of the relocation construction cost
- Cost of construction management services shared equally between the City and Joliet Hillcrest Shopping Center, LLC
- Joliet Hillcrest Shopping Center, LLC is responsible for paying the City's water tap on fee in the amount of \$64,437.14

**Recommended Council Action:** If the Mayor and City Council are amenable to the Hillcrest Shopping Center special use permit request, I would ask that you approve the special use Ordinance subject to the Findings of Fact, including the seven (7) conditions provided in the Ordinance.

**Financial Impact:** N/A

**Funding Source:**

**Budgeted Amount:**

**Attachments:** Special Use Ordinance



**To:** Plan Commission/ZBA

**From:** Tony Budzikowski, AICP, Community & Economic Development Director

**Date:** September 14, 2022

**Re:** Hillcrest Shopping Center Planned Unit Development (PUD) & Special Use - Armed Services Recruiting Office and Smoothie King Drive Thru

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***Project Details***

Project	Hillcrest Center	Shopping
Request	PUD & Special Use	
Location	NWC Theodore & Larkin	

***Site Details***

Building Sizes	+/- 8,000 SF and 1,460 SF	
Existing Zoning	B-2 General Business District	

***Land Use Summary***

	Land Use	Comp Plan	Zoning
Subject Parcel	Commercial	Commercial	B2
North	ComEd & Commercial	Community Facilities/Commercial	NA/B3
South	Commercial	Commercial	B3 Joliet
East	Commercial	Local Commercial	B2/B3
West	ComEd	Comm Facilities	NA

***Project Summary***

Mr. Abe Katz, Managing Partner of the Hillcrest Shopping Center, has submitted a request for a Planned Unit Development (PUD) and Special Use for two (2) development projects proposed at the shopping center located at the northwest corner of Theodore & Larkin Avenue. The first project is the construction of a new free-standing building of 8,000 SF for the relocation of the Armed Services recruiting offices. The second project is a 1,460 SF addition for a Smoothie King with a drive thru window on the south side of the 800 building (next to Stella's Place). The drive thru window requires a special use permit review as part of the development application process.

***Location***

The overall 26-acre Hillcrest Shopping Center is zoned B-2 General Business District and located at the northwest corner of Theodore and Larkin Avenue. The specific PUD projects are located on-site as follows: 1) Armed Services recruiting office proposed on the south side of the property just west of the 600 building which contains ATI Physical Therapy, a bakery and the newly opened Sharks Seafood restaurant and 2) Smoothie King drive thru on the east side of the property fronting Larkin Avenue and

proposed as a new end-cap unit next to Stella's Place in the 800 building. Both projects are identified more specifically in the accompanying plans submitted by the applicant.

### **Background**

The Hillcrest Shopping Center was originally constructed/opened in 1959. At the time, tenants in this center included Goldblatt's, Boston Store, Jewel Walgreens, Richman Bros and SS Kresge. The center also once housed a movie theater and a Service Merchandise retail store. Current anchor tenants on property include a Food 4 Less and Harbor Freight Tools.

As mentioned earlier, this PUD proposal includes two (2) projects. The first project is the construction of a new free-standing commercial building for the relocation of the Armed Services recruiting offices. The second project is a new building addition for a Smoothie King with a drive thru window on the south side of the 800 building (next to Stella's Place). The drive thru window requires a special use permit review as part of the development application process. Site plan(s), building elevation(s) and civil engineering plans have been submitted for the Plan Commission's review and reference purposes.

The Hillcrest Shopping Center PUD was previously before the City Council on July 25, 2022 for a Work Session to discuss the Conceptual Plan submittal and obtain direction from the City Council. At that meeting, discussion topics included parking, site circulation and signage at the shopping center. The consensus of the City Council was positive and the petition was referred to the Plan Commission for review, public hearing and a recommendation on the project.

Other pertinent information concerning the PUD and special use proposals for Hillcrest Shopping Center include the following:

- A new free-standing commercial building of 8,000 SF for the relocation of the Armed Services recruiting offices with another 1,250 SF remaining available for a future retail use.
- The Armed Services recruiting office has been at the center since 1997. Due to the size of each recruiting office and the upgraded security requirements by the Army Corps. of Engineers, their current space does not meet the new standards. An upgrade to their facility is required or they will be required to move away from the center.
- The second project is a new commercial building addition for a 1,500 SF Smoothie King with a drive thru window on the south side of the 800 building (next to Stella's Place).
- The drive thru window requires a special use permit review as part of the development application process. The Smoothie King will only operate as a drive thru and will not have any in-store customer service available at this time. No outdoor seating will be provided either.
- The shopping center consists of 240,000 SF of retail/commercial space and has approximately 1,680 off-street parking spaces.

## **Staff Analysis**

### *Off-Street Parking*

As discussed earlier, there are approximately 1,680 parking spaces currently located at the shopping center. The current proposal for the new Armed Service recruiting center and Smoothie King addition will result in approximately 90 parking spaces being lost as a result of the new PUD proposals. 60 spaces will be lost with the construction of the Armed Services center and 30 spaces will be lost with the construction of the Smoothie King.

In review of the City's off-street parking requirements, General Business parking is calculated at a ratio of one parking space for every 200 SF of floor area. When calculated for the entirety of the shopping center, a total of 1,200 parking spaces are required and approximately 1,590 spaces are provided.

A few other relevant points related to on-site parking are as follows:

- Parking space and drive aisle restriping will be required as part of the necessary site improvements around each new commercial building.
- A landscape island has been provided and is located parallel to the Smoothie King drive thru lane to separate customers and other users for safer vehicle circulation in and around the site.
- Two (2) new handicapped accessible parking spaces are being provided directly adjacent to and in front of the Armed Services recruiting center.
- On-going site visits at the shopping center by staff indicate that there are currently a surplus of parking spaces in the proposed project areas at varying times throughout the day. As a result, an initial review of the parking would indicate that the loss of parking spaces will be negligible and should not adversely impact the availability of on-site parking at the shopping center.

### *Building Elevations*

- The Armed Services recruitment center building facades will be comprised of split faced concrete block, insulated aluminum frame windows/doors and EIFS fascia and soffit.
- The building elevation for Smoothie King are also comprised of similar split faced concrete block, insulated aluminum frame windows/doors and EIFS fascia and soffit.
- All proposed building facades will need to comply with Section 8.7-2 Building Facades of the Development Standards which states: a minimum of 20% of the four (4) sided building architecture (façades) shall be comprised of masonry.

### *Site Improvements*

Although not specifically noted in the application materials, several exterior site improvements are being constructed as part of this PUD project including the following:

- The relocation of a sanitary sewer line and water line around the building footprint of the Armed Services recruitment center.

- The relocation of a storm sewer and catch basins around the building footprint of the new Smoothie King building addition. The new storm sewer and catch basins will be under pavement and will be located in an east-west direction in the area of the proposed drive thru lane.

**CONCLUSION:**

Staff has reviewed the submittal from A&R Katz for the Hillcrest Shopping Center PUD and special use proposals and has determined that the information provided addresses the concerns related to off-street parking, vehicular site circulation, utilities and other site conditions. The new commercial building proposals will help retain an existing, long-standing tenant and also add a new fast casual tenant to increase customer trips and enhance the marketability of the shopping center. Additional new customers will visit the shopping center and shop at local retail stores, restaurants and other service related uses in and around the center and commercial corridor.

**As such, staff has reviewed the accompanying petition and is recommending approval of the PUD and special use request. This recommendation includes the six (6) conditions provided below and is also subject to the accompanying Findings of Fact (attached and prepared by A&R Katz).**

**If the Commission is prepared to make a recommendation, I would ask that you make a recommendation to approve the request subject to the accompanying conditions and PUD/special use standards.**

- 1. Requisite parking stalls shall be restriped for on-site parking spaces immediately around each new building/project.**
- 2. Trash/recycling receptables shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.**
- 3. Building Facades shall comply with Section 8.7-2 Building Facades of the Development Standards which states: a minimum of 20% of the total four (4) sided architecture (façade) shall be comprised of masonry.**
- 4. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.**
- 5. Building permit approvals shall be subject to final civil engineering and landscape plan approvals.**
- 6. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director.**



Please contact me if you have any questions. I hope that this information is helpful.

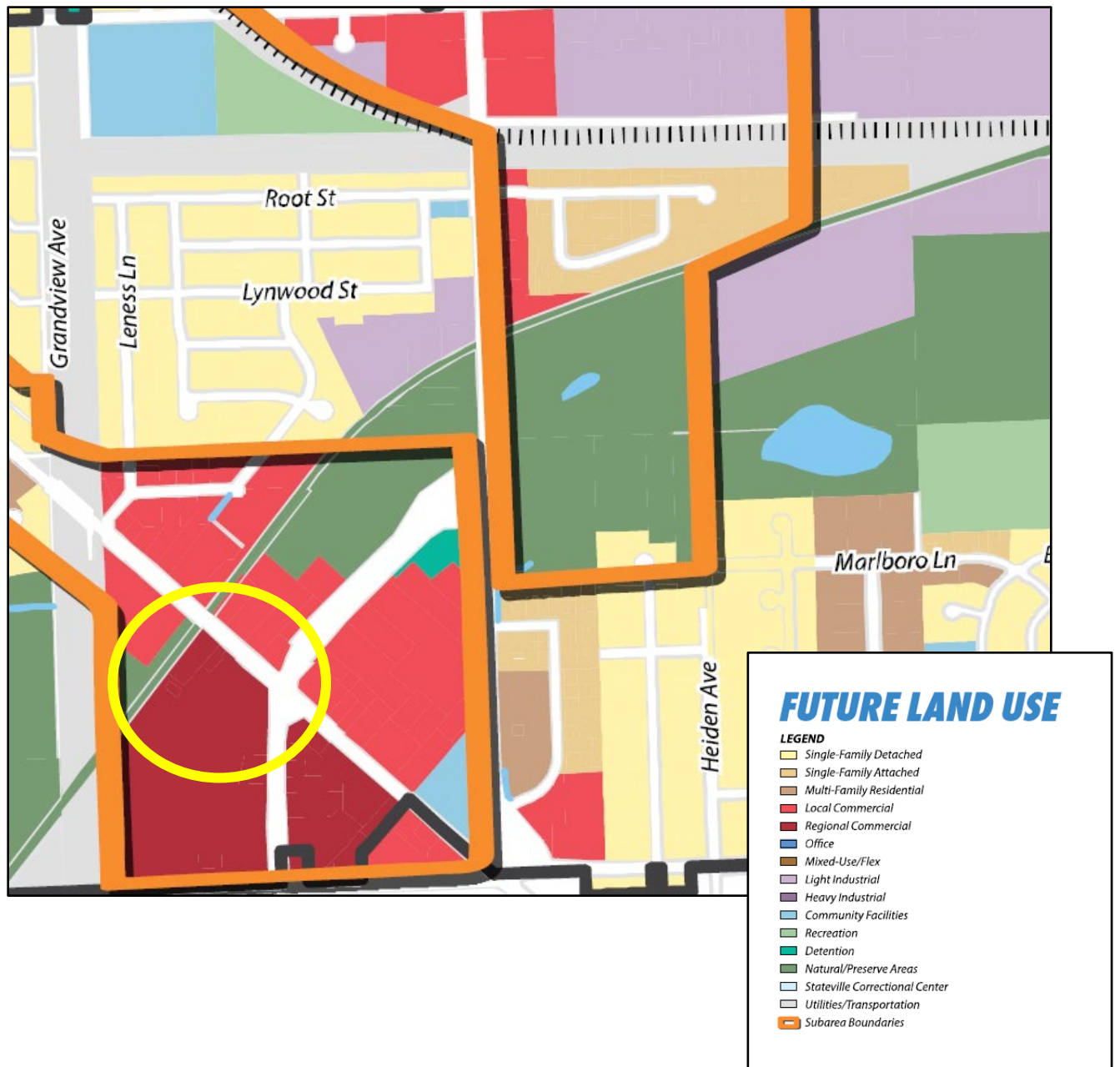
Respectfully Submitted,



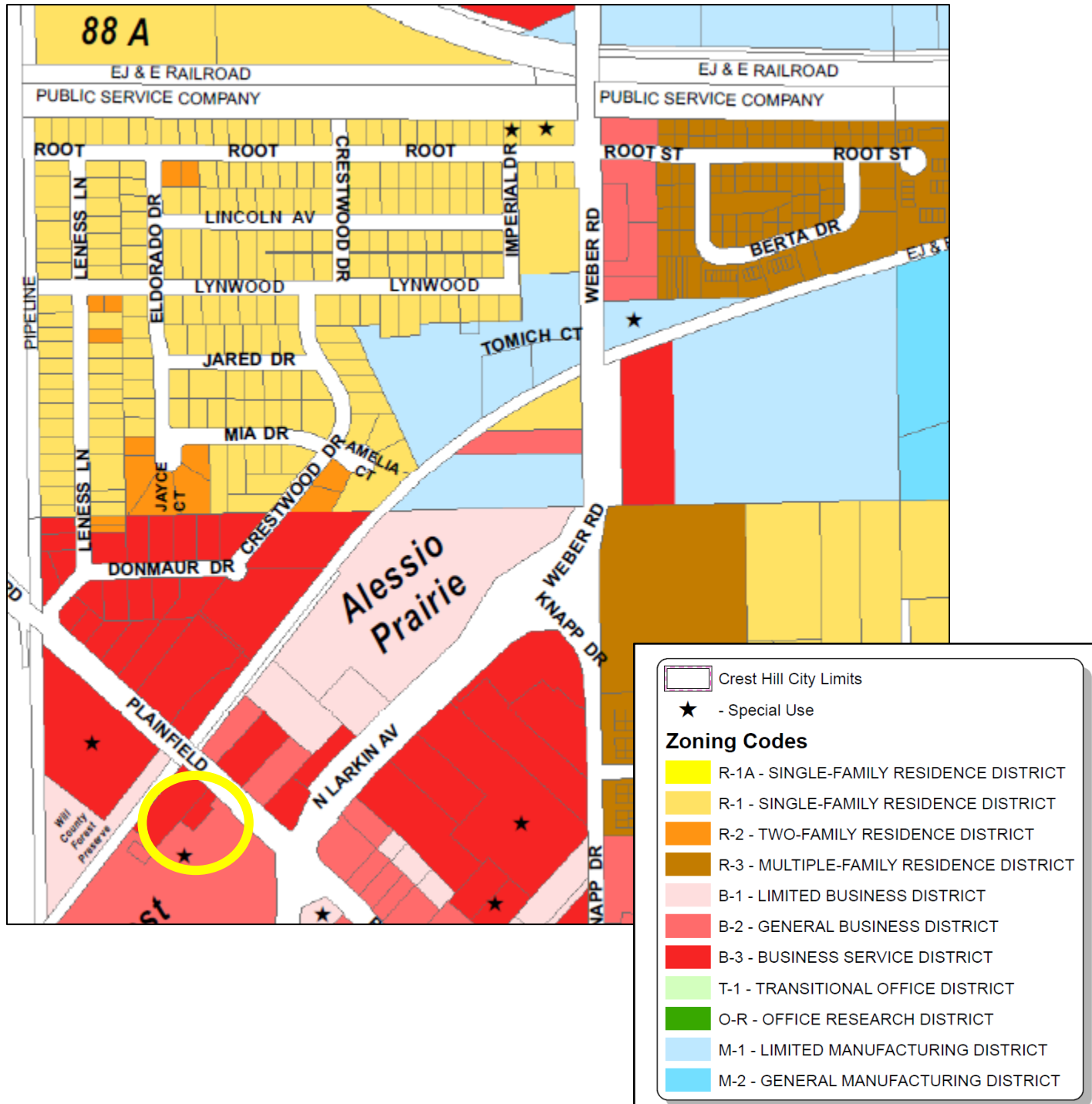
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Tony Budzikowski, AICP  
Community & Economic Development Director

Encl.



# ZONING MAP





3175 COMMERCIAL AVENUE, SUITE 100 / NORTHBROOK, IL 60062-1924 / PHONE (847) 205-1200 / FAX (847) 205-1212

July 12, 2022

To: Mayor Ray Soliman and City Council of Crest Hill

Re: Request for a PUD and Special Use Permit

Dear Mayor Soliman and City Council Members,

We are requesting a PUD for the purpose of building a 7980 sq. ft. free standing addition to Hillcrest Shopping Center. The majority of the building will be for the relocation of the Armed Services recruiting offices with about 1250 available for other retail use.

We will be constructing this new building on existing center property located at the south end of the center just west of our 600 building which houses ATI Physical Therapy, a bakery, and our newly opened Sharks Seafood restaurant among other tenants. The building area has been designated as a future building on our site plan attached to all our existing leases.

The Armed Services recruiting offices have been tenants of Hillcrest Shopping Center since 1997 and would like to remain in the center. However, due to the size of each recruiting office and the upgraded security requirements by the Army Corps. Of Engineers, their current space does not meet the new standards. If we cannot build the new building for their relocation, they will move out of the center.

The recruiting center provides a great service to the community and our country. They are also a draw to the center and their personnel frequent many of the stores in the center.

We are simultaneously requesting a Special Use Permit to allow a drive thru for a Smoothie King. The addition for the Smoothie King is planned as an attachment to our 800 building next to Stellas at the front of the center along Larkin Ave. Their building will be 1466 sq ft plus the drive thru. The addition of Smoothie King will add to the sales tax base and will draw additional traffic to the center.

A site plan of the center is attached to help orient you to the location of both of these projects.

We respectfully request your approval to proceed to the next phase of obtaining a PUD and Special Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abe Katz', with a long horizontal stroke extending to the right.

Abe Katz  
Managing Member  
Joliet Hillcrest Shopping Center, LLC

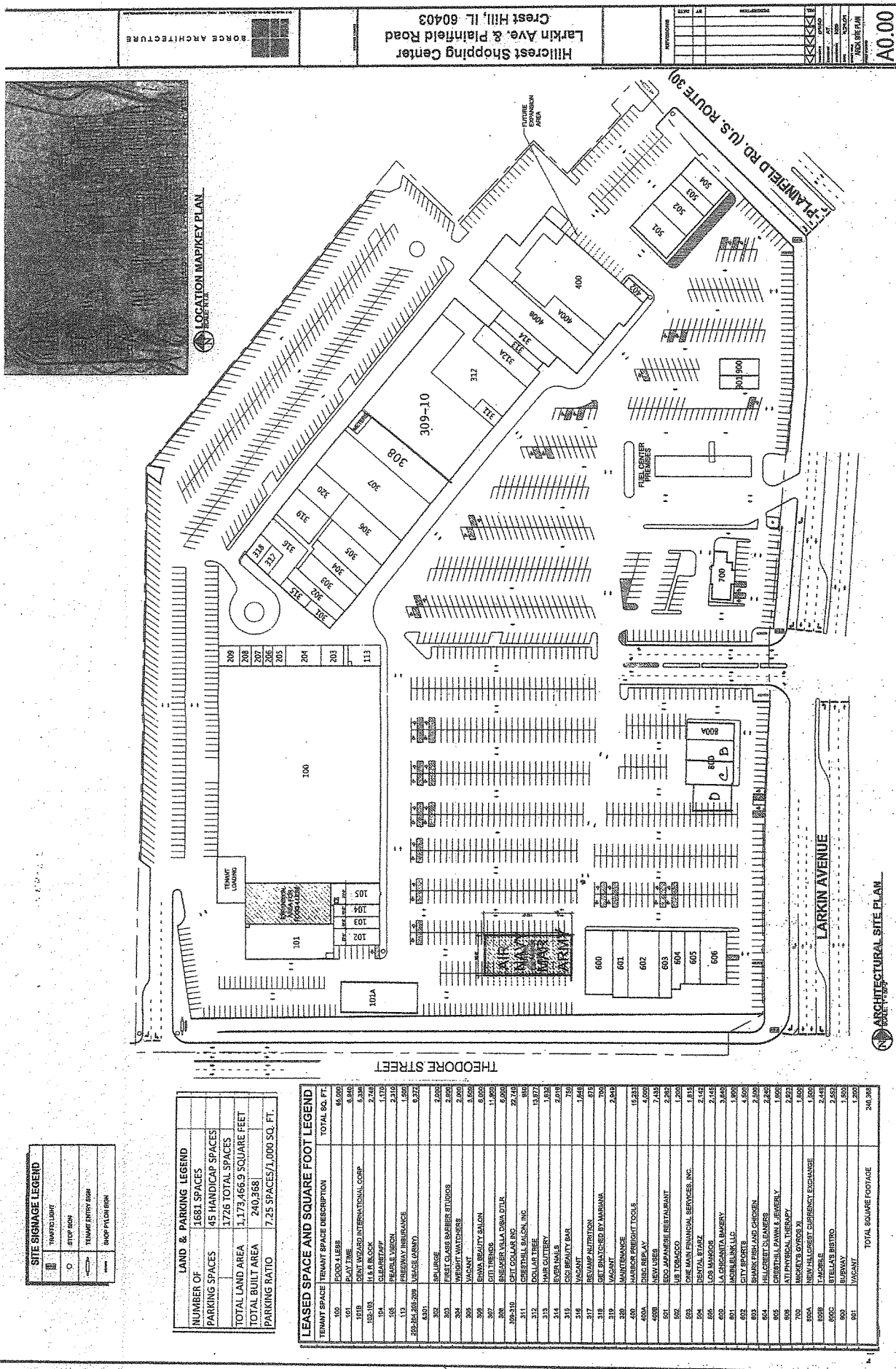


3175 COMMERCIAL AVENUE, SUITE 100 / NORTHBROOK, IL 60062-1924 / PHONE (847) 205-1200 / FAX (847) 205-1212

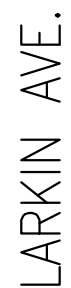
#### Findings of fact

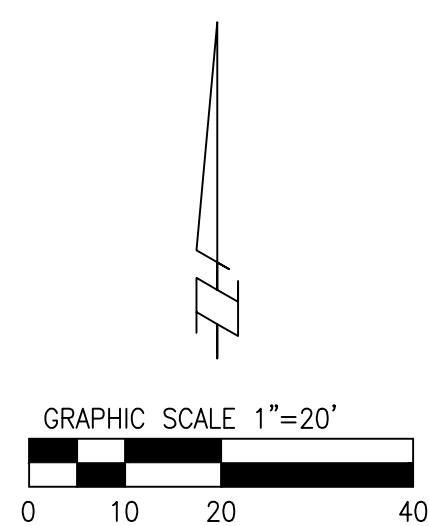
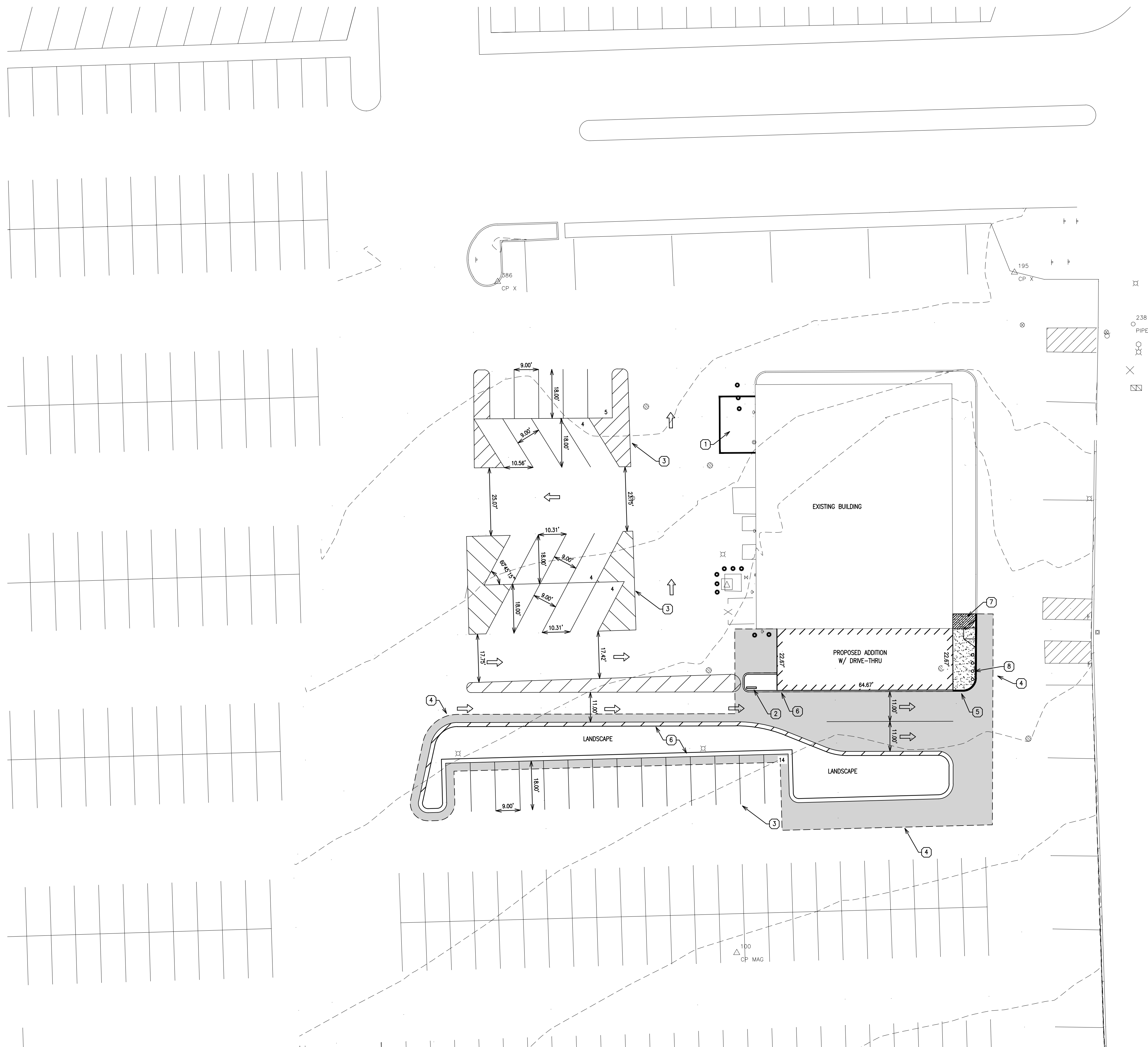
#### Re: PUD and Special Use Permit for Hillcrest Shopping Center

1. The proposed plan is consistent with the stated purpose of the PUD regulation in that the design of the new building is consistent with the existing architecture of the shopping center. They will meet or exceed the environmental requirements for insulation, heating & cooling efficiency, and lighting efficiency.
2. The minimal horizontal distance between builds will meet the 30' separation distance for the new recruiters building. The Smoothie King build is being attached to an existing free standing 3 tenant building.
3. These proposed buildings do not depart from the existing zoning.
4. We have met with Maura Ritoni, the city engineer (Ron), the Director of Public Works (Mark Siefert), and the community and Economic Development Director (Tony Budzikowski) and had plans drawn to meet the requirements for vehicular traffic, landscaping, and visual enjoyment.
5. The proposed development is consistent and compatible with adjacent properties and neighborhoods.
6. The proposed development is consistent and compatible with the existing center and will maintain and enhance the appearance of the center. The addition of Smoothie King and the additional space available in the recruiters building will contribute to the sales tax base and economic well-being of the city.
7. The proposed additions of the center conform to City Objectives and increase viability of the center.














- NOTES:**
1. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DETAILS AND DIMENSIONS. BUILDING FOOTPRINT(S) SHOWN FOR REFERENCE.
  2. UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKINGS SHALL BE 4-INCH WIDE STANDARD DOTTED PAINTED YELLOW, MARKINGS WITH A ROW. SHALL BE THERMOPLASTIC. DIAGONAL STRIPING SHALL BE 2-FOOT ON CENTER.
  3. WHERE SHOWN ON PLANS, SIDEWALKS INTERSECTING CURB SHALL BE CONSTRUCTED WITH DEPRESSIONED CURBS, ADA ACCESSIBLE RAMPS, AND DETECTABLE SURFACING SURFACE DETAIL STANDARD DOTTED YELLOW.
  4. CURB RAMPS FOR SIDEWALKS ADJACENT TO ACCESSIBLE STALLS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS, PER THE STANDARD DOTTED YELLOW CURB TRANSITIONS FROM FULL HEIGHT TO DEPRESSIONED, ADJACENT TO THE RAMPS, SHALL BE MINIMUM OF 6' U.
  5. ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
  6. PROVIDE FULL DEPTH SAWCUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
  7. EXISTING BITUMINOUS PAVEMENT TO BE REMOVED (MILLED) AND EXISTING AGGREGATE BASE ADJUSTED, AS NECESSARY, TO MEET PROPOSED PAVEMENT SUBGRADE ELEVATIONS SHOWN ON FINAL GRADES PROVIDED ON THE GRADING PLAN. STONE SHALL BE COMPACTED PRIOR TO PLACEMENT OF PROPOSED BITUMINOUS PAVEMENT.

- CONSTRUCTION NOTES:**
1. PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
  2. DRIVE-THRU SIGN.
  3. REMOVE EXISTING PAVEMENT STRIPING AND RE-STRIPE PER PLAN.
  4. SWIMTS OF PAVEMENT REMOVED FOR PROPOSED IMPROVEMENTS. PROVIDE FULL DEPTH LIMITS OF EXISTING PERIMETER OF PAVEMENT TO BE REMOVED. CONNECT TO EXISTING PAVEMENT WITH A BUTT JOINT.
  5. PROVIDE DERESSED BARRIER CURB ALONG EAST SIDE OF PROPOSED ADDITION.
  6. PROVIDE 6" BARRIER CURB AROUND PERIMETER OF PROPOSED BUILDING EXPANSION
  7. EXISTING SIDEWALK TO BE REMOVED AND REPLACED.
  8. 6" BOLLARDS AT 3' SPACING, SEE DETAIL.

- PAVEMENT LEGEND:
- |   |   |
|---|---|
|  | <b>BITUMINOUS PAVEMENT (STANDARD):</b><br>1.5" HMA SURFACE, MAX D. NO. 10<br>2.5" HMA BINDER, ILIT, NSO<br>SEE NOTE 7 |
|  | <b>PCC SIDEWALK:</b><br>3" CONC. 4,000 PSI<br>3" AGGREGATE, CA-7  |
|  | <b>B6.12 CURB &amp; GUTTER/BARRIER CURB</b><br>SEE CDS 4 AND 6  |
|  | <b>B6.12 CURB &amp; GUTTER (REVERSE PITCH)</b>  |
|  | <b>DEPRESSED BARRIER CURB</b><br>SEE CD 5   |

[illegible]

SMOOTHIE KING  
HILLCREST SHOPPING CENTER – LARKIN AVE  
CREST HILL, WILL COUNTY, IL

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GEOMETRIC PLAN

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

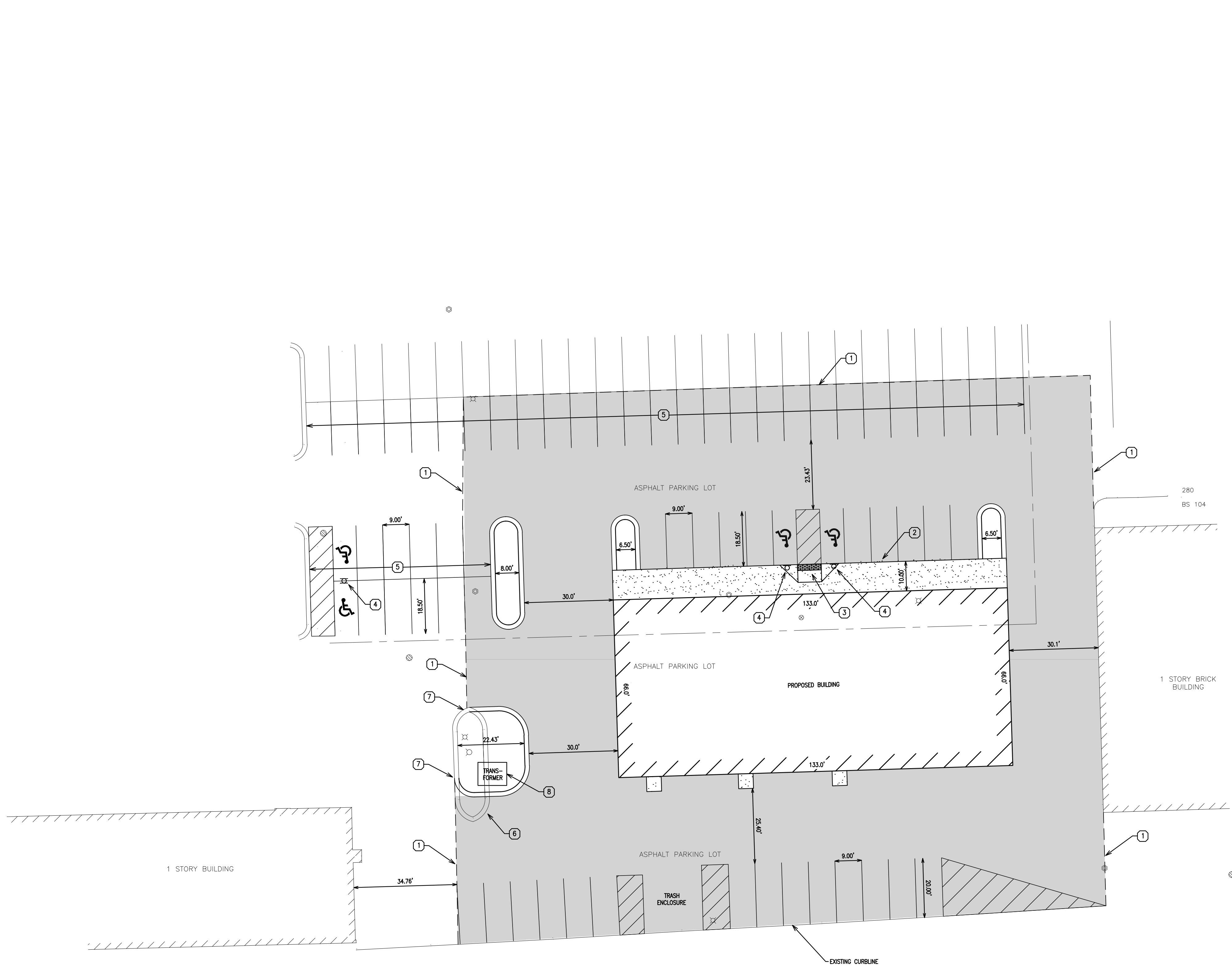
PROJECT NO. 21204  
DATE: 6.23.22  
DRAWN BY: TC  
CHECKED BY: CP

SHEET NO.

3



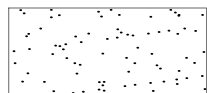
P:\Projects\G1021210\Engineering\DWG\21210 base.dwg  
PldDate: 6/22/2022 10:44 AM, Layout: GEOMETRIC PLAN



PAVEMENT LEGEND:



BITUMINOUS PAVEMENT:  
1.5" HMA SURFACE, MIX D, N50  
2.5" HMA BINDER, IL19, N50  
SEE NOTE 6



PCC SIDEWALK:  
3" PCC, 4,000 PSI  
3" AGGREGATE, CA7



B6.12 CURB & GUTTER (REVERSE PITCH)

CONSTRUCTION NOTES:

- LIMITS OF PAVEMENT REMOVAL: PROVIDE FULL DEPTH SAWCUT ALONG PERIMETER OF PAVEMENT TO BE REMOVED.
- PROVIDE COMBINATION SIDEWALK/CURB ALONG FRONTAGE OF BUILDING, SEE DETAIL.
- ADA RAMP WITH DETECTABLE WARNING PLATE, SEE DETAIL.
- BOLLARD WITH ADA SIGN, SEE DETAIL.
- EXISTING PARKING STALL MARKINGS TO BE REMOVED & REPLACED AS SHOWN.
- EXISTING CURB ISLAND TO BE REMOVED, AS NECESSARY, TO ACCOMMODATE PROPOSED CURB ISLAND.
- CONNECT TO EXISTING CURB WITH TWO DOWEL BARS. PROVIDE EXPANSION JOINT WITH PRE-MOULDED FILLER.
- PROPOSED TRANSFORMER LOCATION. COORDINATE SIZE AND PAD REQUIREMENTS WITH COMED AND ELECTRICAL PLANS.

NOTES:

- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DETAILS AND DIMENSIONS. BUILDING FOOTPRINT(S) SHOWN FOR REFERENCE.
- UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKINGS SHALL BE 4-INCH WIDE STANDARD IDOT PAINTED YELLOW.
- WHERE SHOWN ON PLANS, SIDEWALKS INTERSECTING CURB SHALL BE CONSTRUCTED WITH DEPRESSED CURBS, ADA ACCESSIBLE RAMPS, AND DETECTABLE WARNING SURFACE PER STANDARD IDOT DETAILS.
- ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
- PROVIDE FULL DEPTH SAWCUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED (MILLED) AND EXISTING AGGREGATE BASE ADJUSTED, AS NECESSARY, TO MEET PROPOSED PAVEMENT SUBGRADE ELEVATIONS BASED ON FINAL GRADES PROVIDED ON GRADING PLAN. STONE SHALL BE COMPACTED PRIOR TO PLACEMENT OF PROPOSED BITUMINOUS PAVEMENT.

buchar, bajt  
architects, inc.

722 essington road suite d  
joliet, illinois 60435  
815 741-8229 FAX 815 741-8709

Participating Consultants:

Project Name:

CONSTRUCTION DOCUMENTS

SMOOTHIE  
KING

FOR  
KATZ & KATZ  
REAL ESTATE  
3175 COMERCIAL AVE. SUITE 100  
NORTHBROOK, IL 60062-1923

Architect's Certification:

STATEMENT OF COMPLIANCE  
I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act [410 ILCS 28] and the Illinois Accessibility Code (71 Ill. Adm. Code 400).

Firm #: 184.001521  
Expires: 04/30/2023  
License: 001.021229  
Expires: 11/30/2022

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The following drawings have been prepared under my direct supervision:

A5-1

Drawing Title:  
EXTERIOR ELEVATIONS

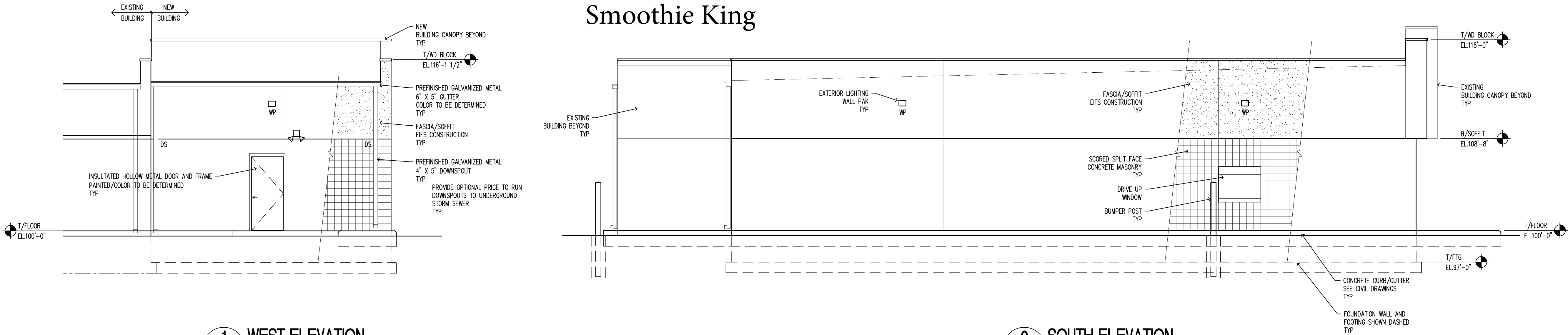
Issue/ Revision:

No.	Date:	Description
	07/12/2022	PUD/SUP SUBMITTAL

Project No.: 219159-01 Date: 06/01/2022  
Checked By: TCB

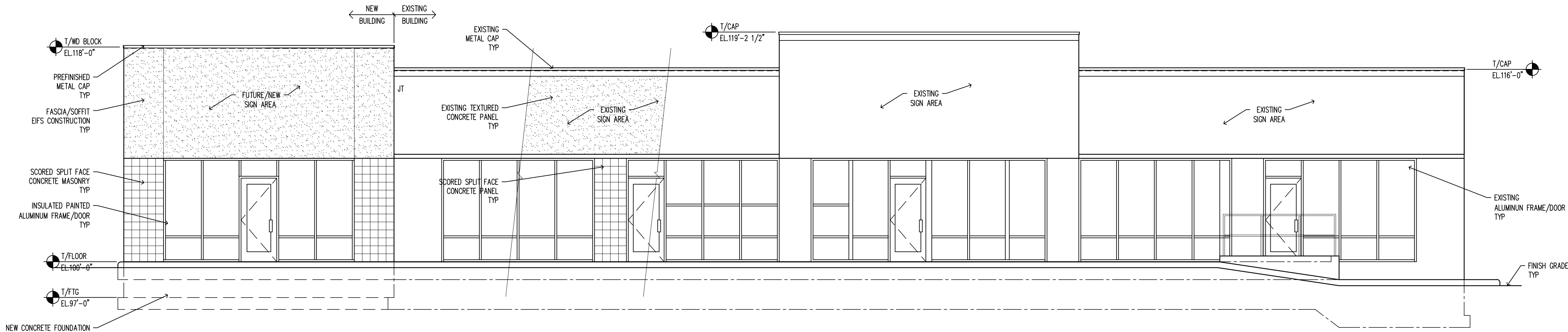
A5-1

# Smoothie King



1 WEST ELEVATION  
A5-1 SCALE: 3/16"=1'-0"

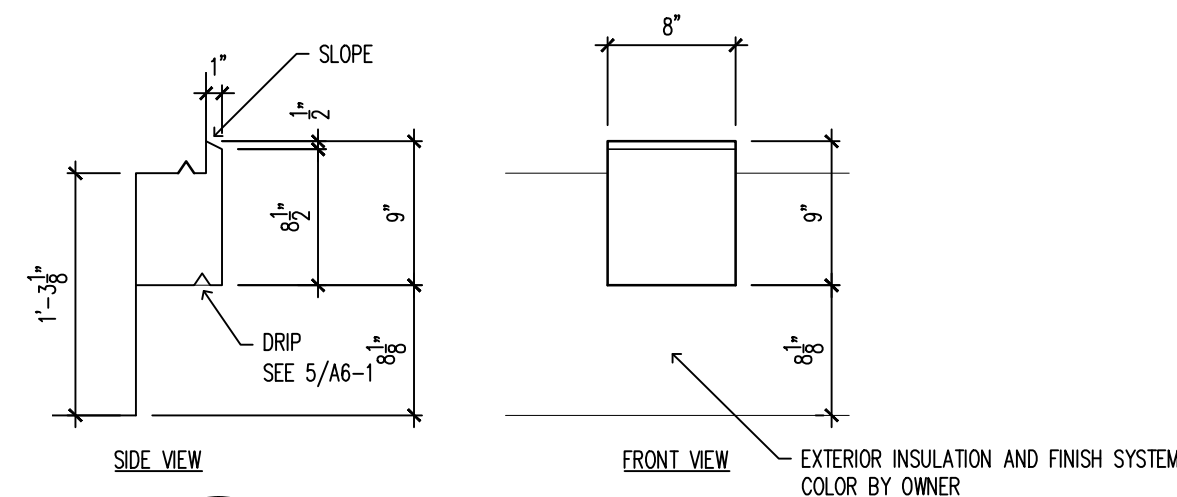
2 SOUTH ELEVATION  
A5-1 SCALE: 3/16"=1'-0"



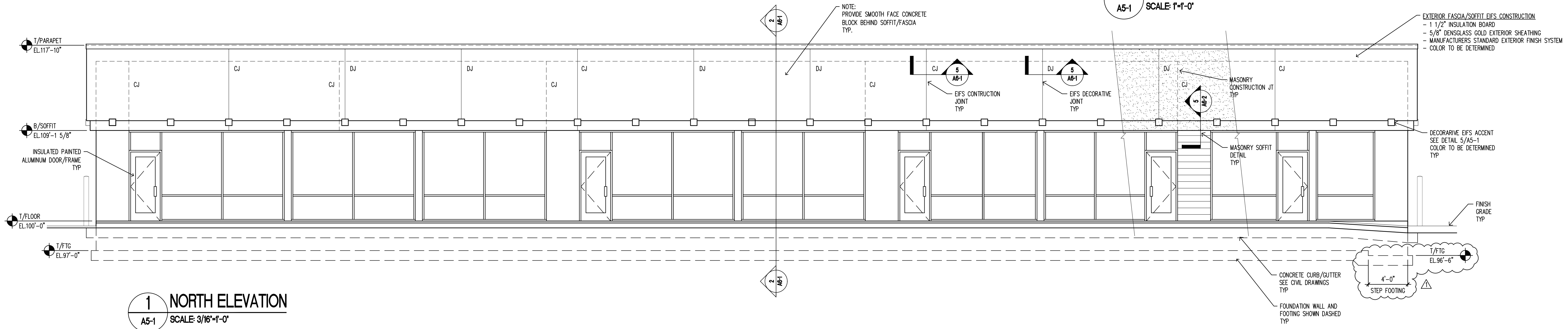
3 EAST ELEVATION  
A5-1 SCALE: 3/16"=1'-0"

722 essington road suite d  
joliet, illinois 60435  
815 741-8229 FAX 815 741-8709

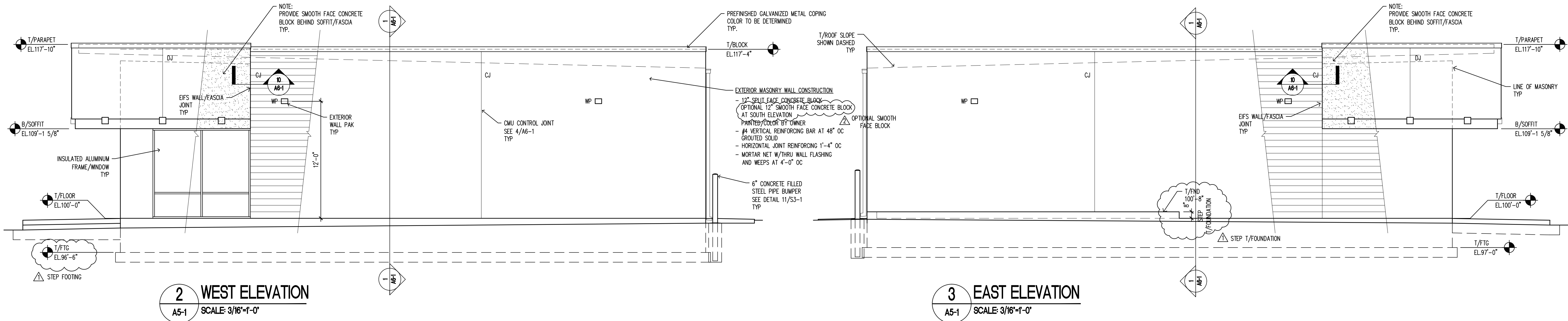
# Armed Services Recruiting Center



5 ACCENT DETIAL  
A5-1 SCALE: 1"=1'-0"

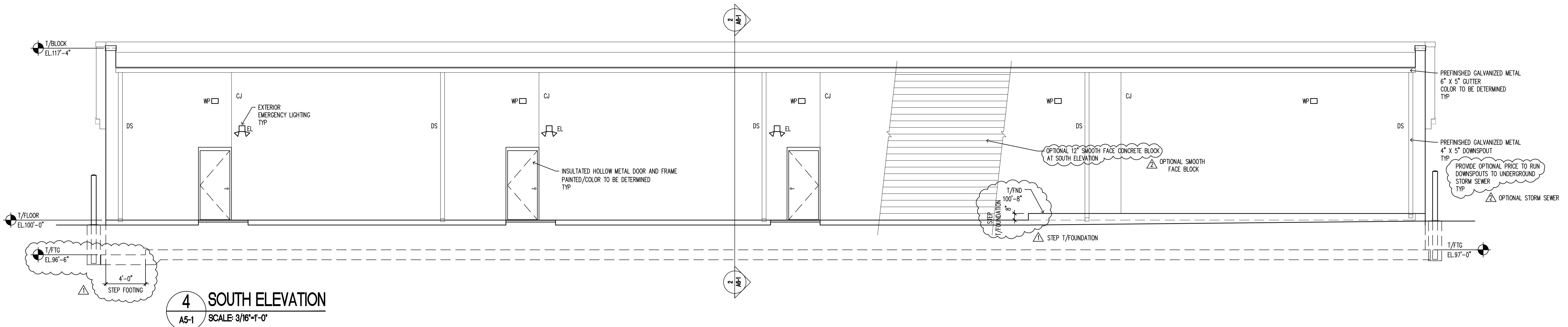


1 NORTH ELEVATION  
A5-1 SCALE: 3/16"=1'-0"



2 WEST ELEVATION  
A5-1 SCALE: 3/16"=1'-0"

3 EAST ELEVATION  
A5-1 SCALE: 3/16"=1'-0"



4 SOUTH ELEVATION  
A5-1 SCALE: 3/16"=1'-0"

### Participating Consultants

**K**  
**G**  
**Z** | **CONSULTING ENGINEERS, LTD.**

---

**PROFESSIONAL ENGINEERING**  
**1523 PLAINFIELD ROAD, SUITE 2**  
**Joliet, Illinois 60435**

(815) 714-2818  
FAX (815) 714-2817

Project Name

CONSTRUCTION DOCUMENTS

# THE ONE THOUSAND BUILDING

FOR  
KATZ & KATZ  
REAL ESTATE  
3175 COMERCIAL AVE. SUITE 100  
NORTHBROOK, IL 60062-1923

### Architect's Certification

## STATEMENT OF COMPLIANCE

have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act [410 ILCS 25] and the Illinois Accessibility Code (71 Ill. Adm. Code 400).

Firm #: 184.001521  
Expires: 04/30/2022  
License: 001.021229  
Expires: 11/30/2022

The following drawings have been prepared under my direct supervision

T, S0-1, S2-1, S2-2, S3-1, A2-1,  
A2-2, A3-1, A5-1, A6-1, A6-2, A8-2,  
A8-3

Drawing Title:  
EXTERIOR ELEVATIONS

Issue/ Revision:

No.	Date:	Description
	02/25/2022	BID SET/NOT FOR CONSTRUCTION
1	03/17/2022	STEP FTG/FND
2	03/31/2022	MASONRY/STORM SEWER
	07/12/2022	PUD SUBMITTAL

Project No.: 219158-1 Date: 02/25/2022  
 Drawn By: JTT Checked By: TCB

# A5-1



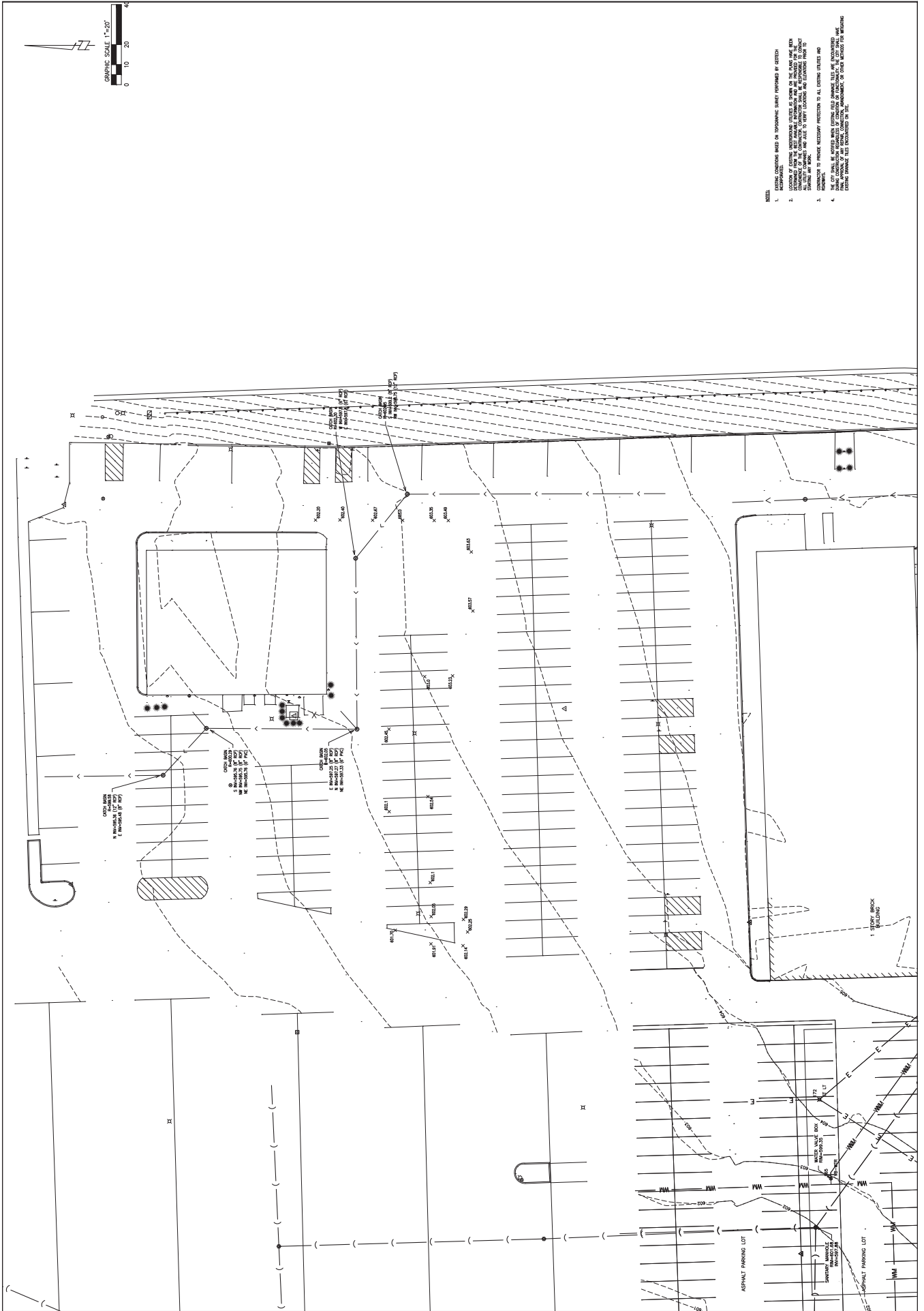
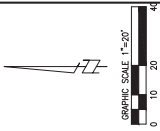
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CHECKED BY: CP

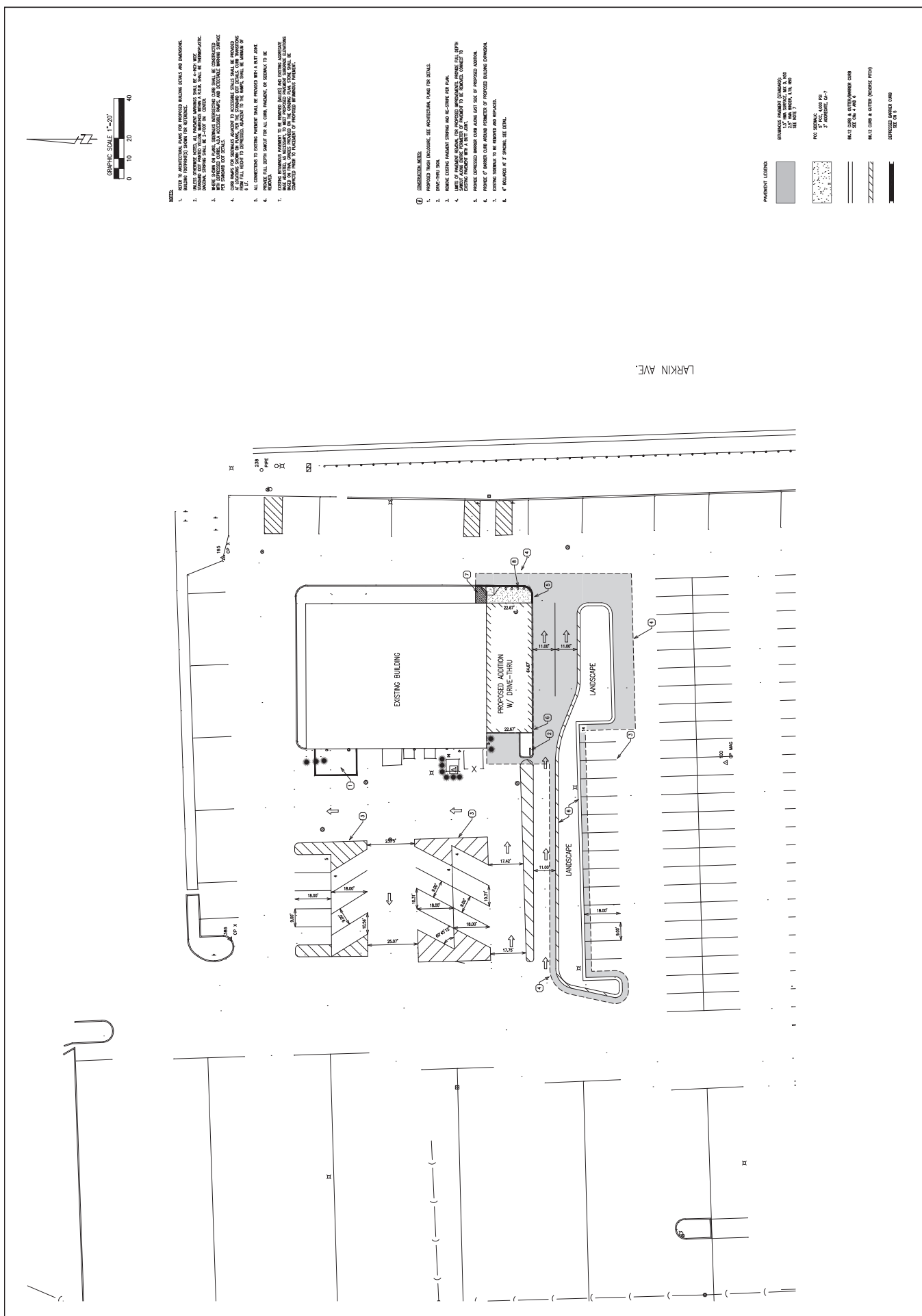
**GEOTECH INC.** CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

SMOOTHIE KING  
HILLCREST SHOPPING CENTER - LARKIN AVE  
GREST HILL, WILL COUNTY, IL

[illegible]

SEAL/STAMP





GEOTECH INC.  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE  
CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 21204  
DATE: 6.3.22  
DRAWN BY: J. J. J.  
CHECKED BY: J. J. J.

SHEET NO. 4

Item 4.

SMOOTHIE KING  
HILLCREST SHOPPING CENTER - LARKIN AVE  
CREST HILL, WILL COUNTY, IL  
GEOMETRIC PLAN

NO. DATE REVISION  
A. 6.3.22 ISSUED FOR PERMIT

SCALE/STAMP





SHEET NO.

PROJECT NO. 21204  
DATE: 6/3/22  
DRAWN BY: J. J. J.  
CHECKED BY: J. J. J.

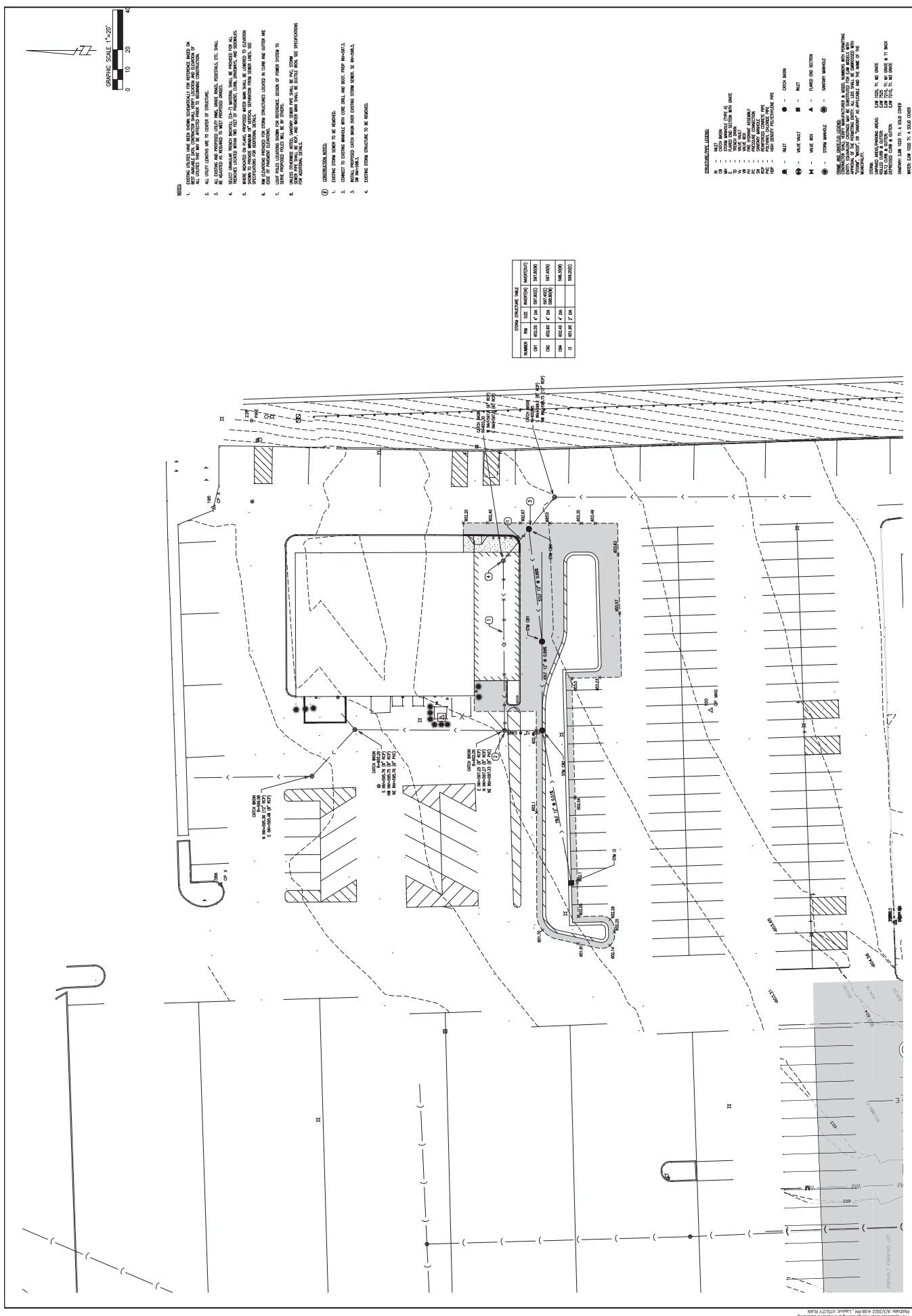
1207 CEDARWOOD DRIVE  
CREST HILL, ILLINOIS 60403 815/730-1010  
CONSULTING ENGINEERS - LAND SURVEYORS  
**GEOTECH INC.**

SMOOTHIE KING  
HILLCREST SHOPPING CENTER - LARKIN AVE  
CREST HILL, WILL COUNTY, IL  
UTILITY PLAN

NO.	DATE	REVISION
1	6/3/22	ISSUED FOR PERMIT

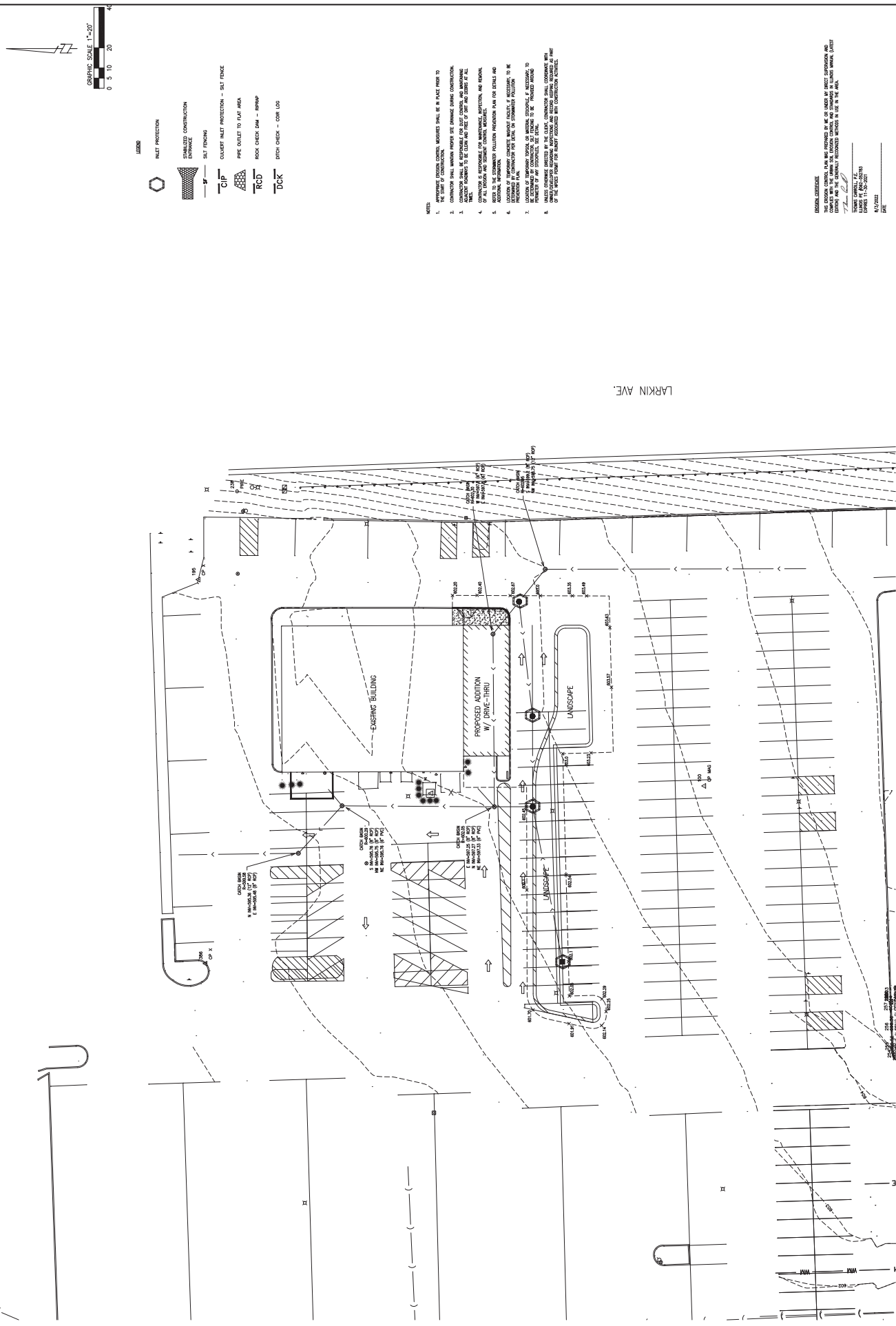
SEAL/STAMP

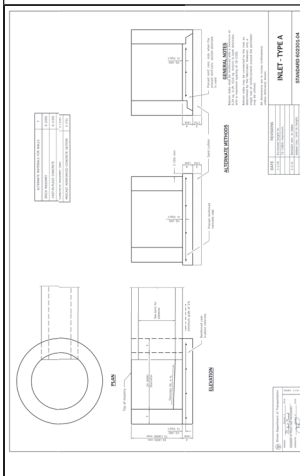
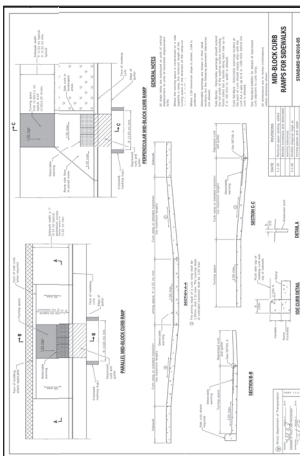
GRAPHIC SCALE 1"=20'















# IMPROVEMENT PLANS FOR THE ONE THOUSAND BUILDING AT HILLCREST SHOPPING CENTER

**BENCHMARKS:**  
REFERENCE: COUNTY MARKER 708 - ROD IN PVC PIPE IN  
INTERSECTION OF THE STREET CORNER OF THE  
INTERSECTION OF CEDARWOOD DRIVE AND CEDARWOOD DRIVE  
ELEVATION=587.16 NAD 88 (GEOID18)  
SITE: CROSS SET ON SIDEWALK IN FRONT OF EAST BUILDING ON  
SITE (LA CHONITA BAKERY). ELEVATION=606.40 NAD 88

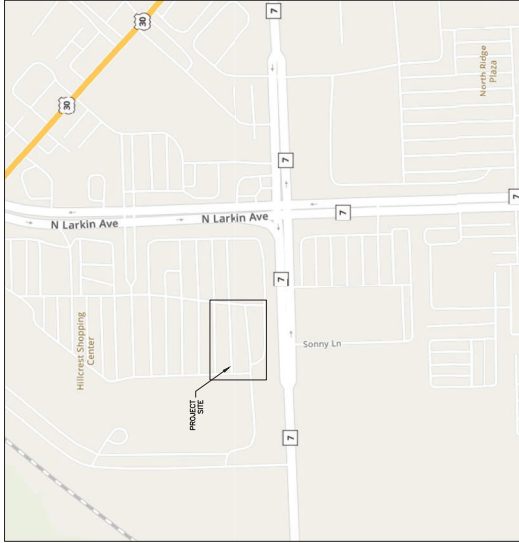
**PROPERTY INFORMATION:**  
ADDRESS: SW CORNER LARKIN AVENUE & THEODORE STREET  
MUNICIPALITY: CITY OF CREST HILL  
SECTION: SEC. 31 T36N R10E  
P.LIN(5): 04-31-404-012 & 04-31-404-014

WARNING



CALL BEFORE  
YOU DIG

CREST HILL PUBLIC WORKS & UTILITIES  
DEPARTMENTS AND BUILDING DEPARTMENT  
SHALL BE NOTIFIED A MINIMUM OF 48  
HOURS PRIOR TO THE START OF OR  
RESUMPTION OF WORK ON THE PROJECT



LOCATION MAP

- INDEX OF SHEETS**
- 1. TITLE SHEET
  - 2. EXISTING CONDITIONS
  - 3. EXISTING UTILITIES
  - 4. GRADING PLAN
  - 5. STORMWATER POLLUTION PREVENTION PLAN
  - 6. STORMWATER CONTROL PLAN
  - 7. EROSION CONTROL PLAN
  - 8. CONSTRUCTION DETAILS
  - 9. SPECIFICATIONS

**CLIENT:** BUSHAW EAST ARCHITECTS  
BUSHAW EAST  
722 ESSINGTON ROAD, SUITE D  
JOLIET, IL 60435

**DRAINAGE & ENGINEER CERTIFICATE**  
I, THOMAS CARROLL, P.E., A PROFESSIONAL ENGINEER, OWNER OF ILLINOIS, HEREBY AFFIRM THAT  
THESE DOCUMENTS HAVE BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION AND CONTROL  
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS HAVE BEEN PREPARED IN  
CONFORMANCE WITH THE PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AND COMPLY  
WITH APPLICABLE LAWS, CODES AND ORDINANCES.  
FURTHERMORE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE  
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE IMPROVEMENTS OR ANY PART  
THEREOF. THE DRAINAGE OF SURFACE WATERS WILL BE MAINTAINED IN ACCORDANCE WITH THE  
PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO  
PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE DEVELOPER HAS THE RIGHT TO USE AND  
ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING  
PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

DATED THIS 3rd DAY OF AUGUST, 2022

*Thomas Carroll*  
THOMAS CARROLL, P.E.  
ILLINOIS P.E. #492-052793  
CREST HILL, ILLINOIS 60433  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165



**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60435 815/730-1010

THE ONE THOUSAND BUILDING AT  
HILLCREST SHOPPING CENTER  
1701 N. LARKIN AVE  
CREST HILL, IL  
TITLE SHEET

NO.	DATE	REVISION
1	08.03.22	REV. BIDD. LOCATION
2	08.11.22	PERMIT ISSUE

SCALE/STAMP

SHEET NO.

Item 4.

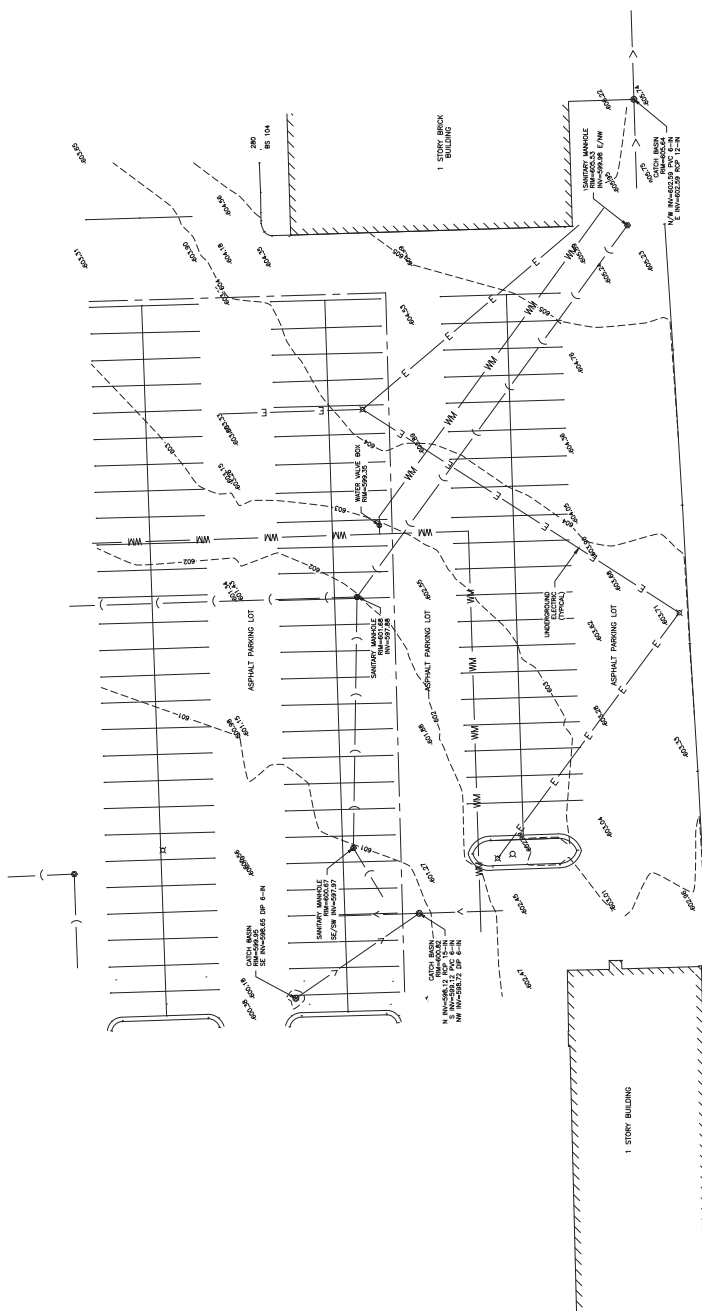
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DATE 3.22.22  
DRAWN BY: TC  
CHECKED BY: CP

**GEOTECH. INC.** CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

THE ONE THOUSAND BUILDING AT  
HILLCREST SHOPPING CENTER  
1701 N. LARKIN AVE  
CREST HILL, IL

[illegible]

**REAL/STAMP**



EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY GUTCHER INCORPORATED.

LOCATION OF EXISTING UNDERPASS UTILITIES AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT SURVEYING AND LOCATING OF ALL UTILITIES AND TO ADJUST THE UNDERPASS PRIOR TO STARTING ANY WORK.

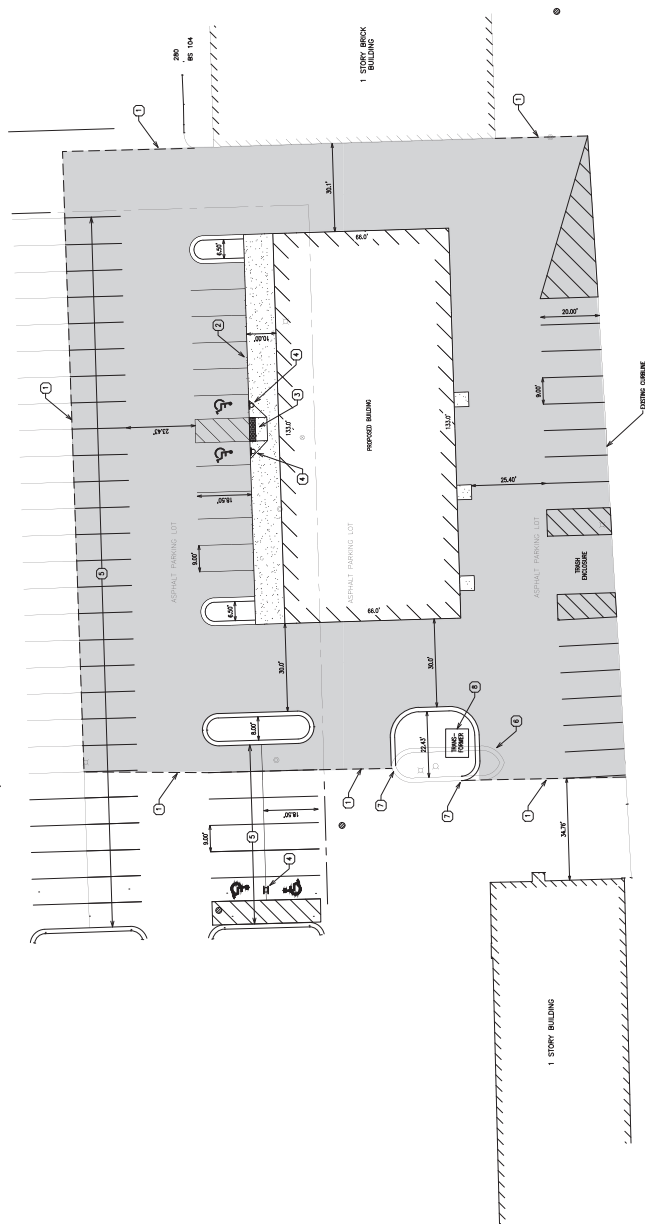
CONTRACTOR TO PROVIDE NECESSARY PROTECTION TO ALL EXISTING UTILITIES AND ROWWAYS.

THE CITY OF CHESBURY SHALL BE NOTIFIED WHEN EXISTING UTILITY FRAMEWORK TIES ARE ENCOUNTERED DURING CONSTRUCTION OF CONCRETE OR FUNCTIONALITY.

THE CITY OF CHESBURY SHALL HAVE FINAL APPROVAL OF ANY REMOVAL, CONNECTION, OR RELOCATION OF ANY EXISTING UTILITY FRAMEWORK TIES.

ENCOUNTERED ON SITE.

GRAPHIC SCALE 1"=20'



GRAPHIC SCALE 1"=20'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 10, 20, and 40, representing feet. The total length of the bar is 40 feet.

- [illegible]

**EXPERIMENT LEGEND:**

1.5" HMA SURFACE, MIX D, N50  
2.5" HMA BINDER, L19, N50

POC SIDEWALK:  
5" PCC, 4,000 PSI  
3" AGGREGATE, C&G

06.12 C158 A C1178 (REVERSE PATCH)



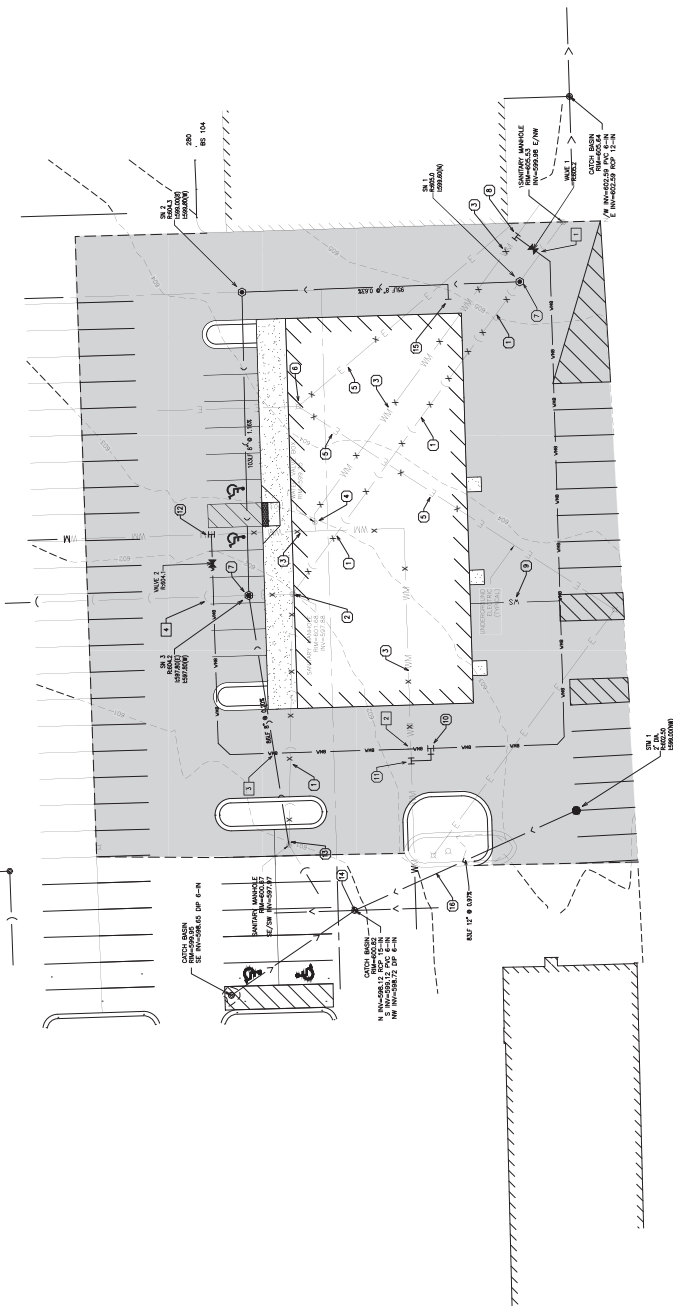
THE ONE THOUSAND BUILDING AT  
HILLCREST SHOPPING CENTER  
1701 N. LARKIN AVE  
CREST HILL, IL  
GRADING PLAN

[illegible]

SEAL/STAMP







—Sally Kohn

- EXISTING LITERATURE HAS BEEN SHOWN DEVELOPING FOR THE REFERENCE BASED ON THE AVAILABLE DATA. CORRELATION SHALL EXISTATION LOCATION AND ELEVATION OF THE EXISTING STRUCTURES SHALL BE OBTAINED FROM THE RECORDS OF THE PROJECT. THE LOCATION OF THE EXISTING STRUCTURES SHALL BE OBTAINED FROM THE RECORDS OF THE PROJECT. THE LOCATION OF THE EXISTING STRUCTURES SHALL BE OBTAINED FROM THE RECORDS OF THE PROJECT.

### CONSTRUCTION NOTES:

- [illegible]

## SEQUENCE OF

1. INSTALL VALVE 1 AND VALVE 2 APPROXIMATELY 10' WEST OF EXISTING DUCTILE IRON WATERMAIN.
2. INSTALL PROPOSED 8" DUCTILE IRON WATERMAIN AND FITTINGS BETWEEN VALVES 1 AND 2.
3. TEST INSTALLED 8" DUCTILE IRON WATERMAIN AS REQUIRED.
4. CUT TEST OUTFIT EXISTING WATERMAIN AND INSTALL DUCTILE IRON WATERMAIN FROM VALVES AND TIES (SEE CH. 8, 10, 11, 12).
5. RECONNECT EXISTING WATERMAIN AT TIES AND PLACE/CP.

**CONFIDENTIAL**

1. 1/4IN-596.8 (VERIFY IN FIELD)  
LOWER 1/4IN TO ELEV. 594.3  
CASE NW TO 10' EITHER SIDE OF CROSSING
2. INSTALL PROPOSED 18" UNDER EXISTING  
NW. VERIFY EXISTING NW ELEVATION IN FIELD.
3. 1/4IN-597.9  
LOWER 1/4IN TO ELEV. 594.4  
CASE NW TO 10' EITHER SIDE OF CROSSING
4. 1/4IN-597.8  
LOWER 1/4IN TO ELEV. 596.3  
CASE NW TO 10' EITHER SIDE OF CROSSING

**INVEST 3rd/3rd/3rd/3rd**

- |     |                               |
|-----|-------------------------------|
| H   | HALET                         |
| CB  | CATCH INCH                    |
| MM  | STORM MANHOLE (TYPE A)        |
| E   | FLARED END SECTION WITH GRATE |
| TD  | TRENCH DRAIN                  |
| V   | VALVE VAULT                   |
| VB  | VALVE BOX                     |
| PC  | FIRE HYDRANT ASSEMBLY         |
| PN  | PRESSURE CONNECTION           |
| SM  | SANITARY MANHOLE              |
| RCP | REINFORCED CONCRETE PIPE      |
| PVC | POLYVINYL CHLORIDE PIPE       |

FRAME AND GRAVE/AID LEGENDS  
CONTRACTOR SHALL VERIFY MANUFACTURER & MODEL NUMBERS WITH PERMITTING  
ENTITY. EQUIPMENT CASTINGS MAY BE SUBSTITUTED FOR EXISTING MODELS WITH  
APPROVAL OF THE PERMITTING ENTITY. ALL LIDS SHALL BE ENGRAVED WITH  
"SECOND", "WATER", OR "SANITARY" AS APPLICABLE AND THE NAME OF THE

**Stages:**

UNFURRED AIRDROPPING BRIDGE  
EJW 7525, TL, M2 GRATE  
ROLLED CURB & GUTTER:  
EJW 7525  
56.12 CURB & GUTTER:  
EJW 7210, TL, M1 GRATE &  
DEPRESSED CURB & GUTTER:  
EJW 7210, TL, M3 GRATE

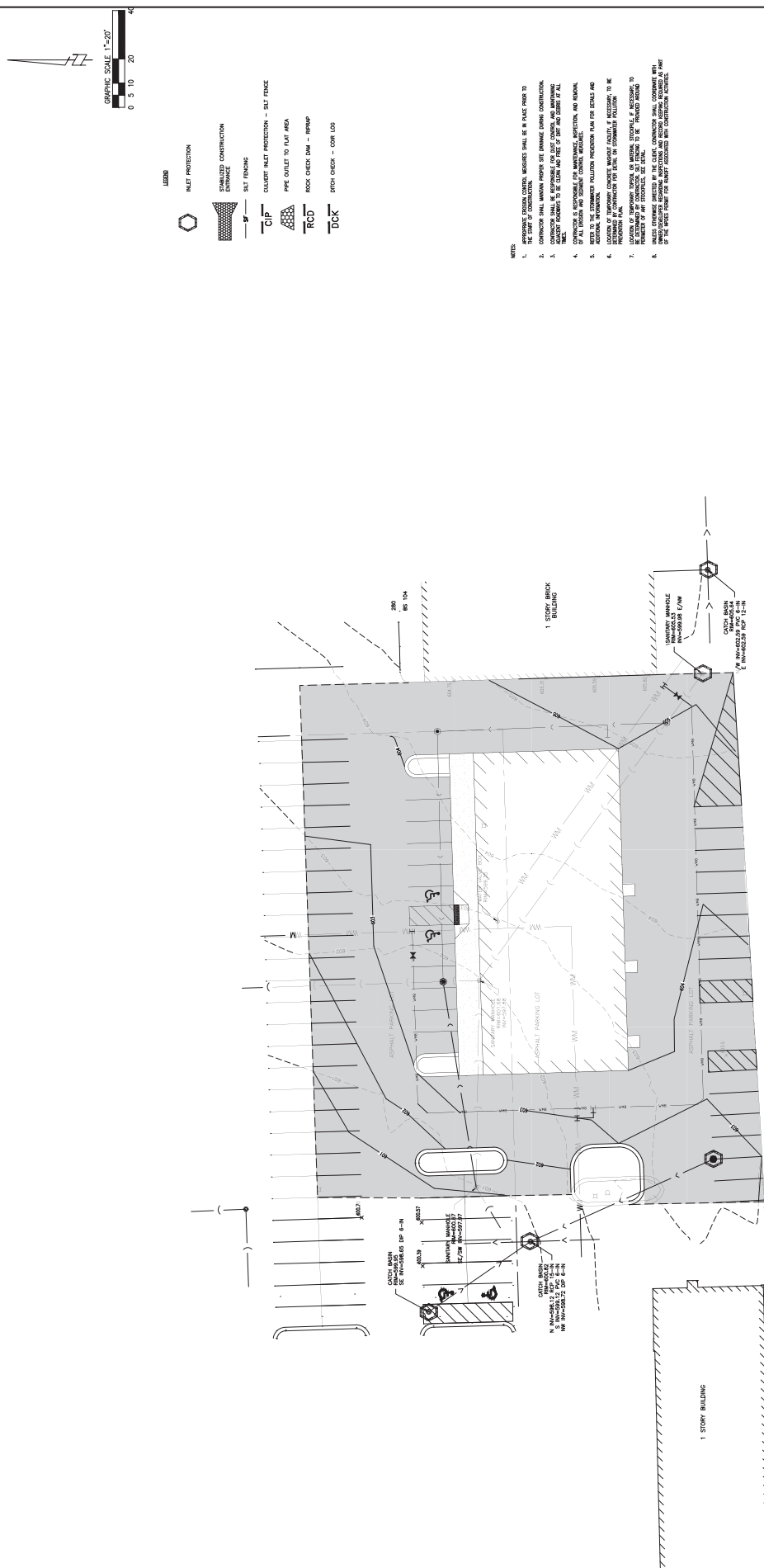
INTER: ELM 1020 TY. A SOLID COVER

[illegible]

THE ONE THOUSAND BUILDING AT  
HILLCREST SHOPPING CENTER  
1701 N. LARKIN AVE  
CREST HILL, IL

[illegible]

SEAL/STAMP



THIS EMISSION CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE URBAN SO<sub>2</sub> EMISSION CONTROL AND STANDARDS IN ILLINOIS ANNUAL (AQST)

THOMAS CARROLL, P.E.  
ILLINOIS PE #063-052783  
DPPRES 11-30-2021  
5/22/22





SEAL/STAMP	THE ONE THOUSAND BUILDING AT HILLCREST SHOPPING CENTER 1701 N. LARKIN AVE CREST HILL, IL SPECIFICATIONS	 <b>GEOTECH INC.</b> CONSULTING ENGINEERS - LAND SURVEYORS 1207 CEDARWOOD DRIVE    CREST HILL, ILLINOIS    60403    815/730-1010
NO.	DATE    REVISION	PROJECT NO. 212D. DATE: 3/2/22 DRAWN BY: CHECKED BY: OF:



Raymond R. Soliman  
Mayor

Christine Vershay-Hall  
Clerk

Glen Conklin  
Treasurer

Ward 1  
Scott Dyke  
John Vershay

Ward 2  
Claudia Gazal  
Darrell Jefferson

Ward 3  
Tina Oberlin  
Mark Cipiti

Ward 4  
Nate Albert  
Joe Kubal

August 24, 2022

<INSERT NAME>

<INSERT ADDRESS>

<INSERT CITY, STATE, ZIP>

Dear <Insert>

Joliet Hillcrest Shopping Center, LLC will appear before the City of Crest Hill Plan Commission for a Planned Unit Development (PUD) and special use request for two (2) development projects which are as follows: 1) a new free-standing building of 8,000 S.F. to the west of La Chicanita Bakery for the relocation of the Armed Services recruiting offices and a 1,250 S.F. retail space and 2) a 1,460 S.F. addition for a Smoothie King with a special use for a drive thru window on the south side of the 800 building next to Stella's Place. The 26-acre property is zoned B-2 General Business District, consists of 240,000 S.F. of retail/commercial space and has approximately 1,680 off-street parking spaces.

The Plan Commission will hold a public hearing on the application on September 14, 2022 at 7:00 p.m. at the City of Crest Hill Municipal Building, in the City Council Chambers, 1610 Plainfield Road, at which time you may express your views in person. A copy of the application material describing the request is available at the City of Crest Hill.

If you have any questions regarding the request, please feel free to contact me at 815-741-5107 or via email at [tbudzikowski@cityofcresthill.com](mailto:tbudzikowski@cityofcresthill.com).

Sincerely,

A handwritten signature in black ink that reads "Tony Budzikowski".

Tony Budzikowski, AICP  
Community & Economic  
Development Director

**CITY OF CREST HILL**

1610 Plainfield Road  
Crest Hill, IL 60403

815-741-5100  
[cityofcresthill.com](http://cityofcresthill.com)

NOTICE OF PUBLIC HEARING  
CITY OF CREST HILL

Item 4.

Notice is hereby given that the Crest Hill Plan Commission will hold a public hearing on Wednesday, September 14, 2022 at 7:00 p.m. in the City Building, 1610 Plainfield Road, Crest Hill, Illinois to hear **Case No. PUD-22-2-9-2**, a petition from Joliet Hillcrest Shopping Center, LLC for a Planned Unit Development (PUD) and special use request for two (2) development projects which area as follows: 1) a new free-standing building of 8,000 S.F. to the west of La Chicanita Bakery for the relocation of the Armed Services recruiting offices and a 1,250 S.F. retail space and 2) a 1,460 S.F. addition for a Smoothie King with a special use for a drive thru window on the south side of the 800 building next to Stella's Place. The 26-acre property is zoned B-2 General Business District, consists of 240,000 S.F. of retail/commercial space and has approximately 1,680 off-street parking spaces.

PERMANENT INDEX NO: 11-04-31-404-012

LEGAL DESCRIPTION:

TRACT 1 THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT A FOUND PK NAIL AT THE S1/4 COR OF SD SEC. 31, ALSO BEING THE CENTERLINE OF THEODORE ST, & 1320.23 FT W OF SE1/4 COR OF THE W1/2 OF THE SE1/4 OF SEC. 31, & 1327.58 FT W OF THE INTERSECTION OF THE CENTERLINE OF RTE 23 (LARKIN AVE); THC N 89 DEG 33'26" E IN THE CENTERLINE OF THEODORE ST & THE SD S LN OF THE SE1/4, A DIST OF 300 FT; THC N 0 DEG 12'37" E PARL TO THE W LN OF THE SD SE1/4, A DIST OF 33 FT TO THE N'LY ROW LN OF THEODORE ST & THE POB; THC CONT N 0 DEG 12'37" E, IN THE E LN OF THE E 50 FT OF THE W 300 FT OF THE SE1/4 OF SEC. 31, OWNED BY CHICAGO TITLE & TRUST CO & DESC AS PARCEL 2 IN DOC. 755510, A DIST OF 830.38 FT TO A FOUND IRON PIN IN THE E'LY ROW LN OF THE E J & E RAILROAD RUNNING SW'LY & NE'LY THROUGH THE SD SE1/4; THC N 39 DEG 23'05" E IN THE S'LY ROW LN OF THE E J & E RR, A DIST OF 592.88 FT TO A FOUND PIPE, SD PIPE BEING 382.59 FT S OF THE INTERSECTION OF S'LY ROW LN OF THE E J & E RR & THE CENTERLINE OF US RTE 30 (PLAINFIELD RD), ALSO BEING THE SW'LY COR OF PPTY DESC IN DOC. 817473 (A/K/A MAZZUCO CONSTRUCTION CO.); THC S 46 DEG 48'31" E IN THE S'LY LN OF MAZZUCCO CONSTRUCTION CO. PPTY, A DIST OF 129.12 FT; THC N 43 DEG 09'49" E IN THE E'LY LN OF SD MAZZUCCO PPTY A DIST OF 165.10 FT TO A FOUND PIPE; THC S 46 DEG 01'43" E IN THE S'LY LN OF PPTY OWNED BY JLP REALITY PER DOC. R92-100583, A DIST OF 71.56 FT (M), 70 FT (R) FT TO A FOUND IRON PIN BEING THE SE'LY COR OF SD JLP REALITY PPTY; THC N 43 DEG 57'20" E IN THE E'LY LN OF SD JLP REALITY PPTY A DIST OF 117.73 FT (M), 117.80 (R); THC N 46 DEG 50'10" W, A DIST OF 20 FT; THC N 43 DEG 57'20" E, A DIST OF 50 FT TO THE S'LY ROW LN OF US RTE 30 (PLAINFIELD RD); THC S 46 DEG 50'10" E IN THE SD S'LY ROW LN, A DIST OF 150 FT; THC N 44 DEG 02'00" E, A DIST OF 5 FT IN THE SD S'LY, ROW LN; THC S 45 DEG 14'37" E IN THE S'LY ROW LN OF RTE 30 (PLAINFIELD RD), A DIST OF 194.48 FT TO THE INTERSECTION WITH THE W'LY ROW LN OF RTE 23 (LARKIN AVE), SD INTERSECTION BEING 50 FT LEFT OF THE CENTERLINE STATIONING ALG PLAINFIELD RD AT STATION 207 + 64.72; THC S'LY IN THE W'LY ROW LN OF RTE 23 (LARKIN AVE) TO A PT BEING S 0 DEG 09'26" W, A DIST OF 198.62 FT TO A PT BEING 63.32 FT LEFT OF THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 642 + 20.00; THC S'LY IN THE SD W'LY ROW LN S 04 DEG 47'12" W, A DIST OF 371.73 FT TO A PT OF BEING 70 FT LEFT OF THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 638 + 59.00; THC S'LY IN THE SD W'LY ROW LN S 0 DEG 09'26" W, A DIST OF 94 FT TO A PT BEING 70 FT LEFT TO THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 637 + 65; THC S'LY IN THE SD W'LY ROW LN S 03 DEG 25'40" W, A DIST OF 175.29 FT TO A PT BEING 80 FT LEFT OF THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 635 + 90.00; THC S'LY IN THE SAID W'LY ROW LN S 0 DEG 09'57" W, A DIST OF 295.53 FT (PREVIOUSLY RECORDED AS S 0 DEG 09'26" W, A DIST OF 295 FT TO A PT BEING 80 FT LEFT OF THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 632 + 95.00; THC SW'LY IN THE SD W'LY ROW LN S 60 DEG 04'24" W, A DIST OF 58.02 FT (PREVIOUSLY RECORDED AS S 59 DEG 38'44" W 58.32 FT) TO A PT IN THE N'LY ROW LN OF THEODORE ST, SD PT BEING 33 LEFT MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THEODORE ST AT STATION 35 + 71.08; THC W'LY PARL TO & 33 FT DIST FROM THE CENTERLINE OF THEODORE ST IN THE N'LY ROW LN OF THEODORE ST S 89 DEG 33'26" W, A DIST OF 897.21 FT TO THE POB: (EX A PARCEL OWNED BY THE CITY OF CREST HILL PER R69-019501 DAF: THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT A PT ON THE S LN OF SD SEC. 31 AT ITS PT OF INTERSECTION WITH THE E LN OF THE CHICAGO TITLE & TRUST CO. PPTY PER

DOC. 755510; THC N'LY ALG THE SDE LN OF THE CHICAGO TITLE & TRUST CO PPTY, 863.19 FT TO A LN IN THE E'LY ROW LN OF THE E J & E RAILWAY CO, THC N 39 DEG 23'05" W 491.08 FT; THC SE'LY ALG A LN FORMING A RIGHT ANGLE TO THE LAST DESC LN 40 FT FOR A POB; THC NE'LY ALG A LN PARL TO THE E'LY ROW LN OF E J & E RAILWAY CO, 54.57 FT; THC SE'LY ALG A LN FORMING A RIGHT ANGLE TO THE LAST DESC LN, 97.31 FT TO A PT; THC SW'LY ALG A LN PARL WITH THE SD E'LY ROW LN OF SD RAILROAD CO, 54.57 FT TO A PT; THC NW'LY ALG A LN FORMING A RIGHT ANGLE TO THE LAST DESC LN, 97.31 FT TO THE POB, ALSO (EX OUT PARCEL 2: THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT THE SE COR OF THE W1/2 OF THE SE1/4 OF SD SEC. 31; THC S 89 DEG 33'26" W ALG THE S LN OF THE W1/2 OF THE SE1/4 OF SD SEC. 31, A DIST OF 122.56 FT; THC N 0 DEG 26'34" W AT RIGHT AGLES TO LAST DESC LN, A DIST OF 33 FT; THC N 59 DEG 38'44" E A DIST OF 58.32 FT TO A PT 80 FT LEFT OF STATION 632 + 95 ON THE SURVEYED CENTERLINE OF RTE 23 (LARKIN AVE); THC N 0 DEG 09'26" E, A DIST OF 295 FT ALG A LN PARL WITH AND 80 FT NORMAL DIST W'LY FROM THE SURVEYED CENTERLINE OF RTE 23 (LARKIN AVE) TO A PT 80 FT LEFT OF STATION 635 + 90; THC N 03 DEG 25'40" E, A DIST OF 175.29 FT TO A PT 70 FT LEFT OF STATION 637 + 65; THC N 0 DEG 09'26" E ALG A LN WHICH IS PARL WITH THE CENTERLINE OF SD LARKIN AVE, A DIST OF 77 FT TO THE POB, SD PT BEING ON THE W'LY ROW LN OF SD LARKIN AVE AS DEEDED TO IDOT PER R74-002851; THC CONT N 00 DEG 09'26" E, ALG SD PARL LN & SD W'LY ROW LN OF LARKIN AVE, A DIST OF 17 FT TO A PT 70 FT LEFT OF STATION 638 + 59; THC N 04 DEG 47'12" E ALG THE W'LY LN OF SD LARKIN AVE, A DIST OF 158.19 FT; THC S 88 DEG 49'10" W, A DIST OF 142.37 FT; THC S 13 DEG 30'00" W, A DIST OF 167.75 FT TO A PT OF CURVATURE; THC S'LY ALG AN ARC OF A CIR, CONVEX TO THE SW, HAVING A RADIUS OF 10 FT, THE CHORD THEREOF HAVING A BEARING OF S 38 DEG 50'30" E, & A LENGTH OF 15.83 FT, AN ARC DIST OF 18.27 FT TO A PT OF TANGENCY; THC N 88 DEG 38'48" E, A DIST OF 158.36 FT TO THE POB), & ALSO (EX OUT PARCEL 3; THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT THE SE COR OF THE SD W1/2; THC S 89 DEG 33'26" W ALG THE S LN OF SD SW1/4, ALSO BEING THE CENTERLINE OF THEODORE ST 361.72 FT; THC N 0 DEG 26'34" W, 33 FT TO THE N'LY ROW OF THEODORE ST; THC CONT N 0 DEG 26'34" W, 75.54 FT TO THE POB; THC S 89 DEG 33'26" W PARL WITH THE S LN OF SD SE1/4 137 FT; THC N 0 DEG 26'34" W 86 FT; THC N 89 DEG 33'26" E 137 FT; THC S 0 DEG 26'34" E 86 FT TO THE POB), & ALSO (EX THAT PRT TAKEN FOR RD PURPOSES (RTE 30) PER R2000-057357). REM/CONS PER PET#2005-203 NDA:

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an "interested party" with the right to cross-examine others at the hearing must complete and file an appearance with the City Clerk no later than (three business days before the date of the hearing). Appearance forms are available from the City Clerk during regular business hours.

Dated this day of August 24, 2022  
Christine Vershay-Hall, City Clerk  
Jan Plettau, Plan Commission Chairman  
August 24, 2022

PLEASE PUBLISH THE ABOVE NOTICE IN THE LEGAL/PUBLIC NOTICE SECTION OF THE JOLIET HERALD NEWS ON MONDAY, AUGUST 29, 2022 AND SEND THE BILL FOR THE PUBLICATION TO:

Joliet Hillcrest Shopping Center  
c/o Abe Katz  
3175 Commercial Avenue, Suite 100  
Northbrook, IL 60062

**PLEASE CONTACT THE PERSON (S) LISTED ABOVE FOR PAYMENT OF THIS NOTICE:**

e-mail to [publicnotice@theheraldnews.com](mailto:publicnotice@theheraldnews.com)  
for publication in the Joliet Herald News



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL  
ZONING ORDINANCE FOR A PLANNED UNIT DEVELOPMENT AND A SPECIAL USE FOR  
A DRIVE-THRU WITH RESPECT TO CERTAIN REAL PROPERTY  
(APPLICATION OF JOLIET HILLCREST SHOPPING CENTER, LLC)**

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-3.1.1 (the “Code”) authorizes the corporate authorities of any municipality to enact ordinances to provide for the classification of special uses, including, but not limited to, public and quasi-public uses affected with the public interest, uses which may have a unique, special or unusual impact upon the use or enjoyment of neighboring property, and planned developments; and

**WHEREAS**, the Code states that a special use shall be permitted only upon evidence that such use meets standards established for such classification in the ordinances, and the granting of permission may be subject to conditions reasonably necessary to meet such standards; and

**WHEREAS**, the City of Crest Hill (“City”) has enacted said ordinance in Section 12.7 of the Crest Hill Zoning Ordinance, specifying the requirements for special use permits; and

**WHEREAS**, Joliet Hillcrest Shopping Center, LLC. (“Applicant”) has properly filed and presented before the Crest Hill Plan Commission an application seeking a special use permit for a planned unit development and a special use for a drive-thru facility (the “Petition”) for certain property within the City Limits of the City of Crest Hill, Will County, Illinois, located at the northwest corner of Theodore and Larkin Avenue, Crest Hill, Illinois, being part of PIN: 11-04-31-404-012 (the “Property”), as described in Exhibit “A” with proper notice thereof given; and

**WHEREAS**, said Property is zoned B-2 General Business District under the Crest Hill Zoning Ordinance, and the Petitioner has requested a Planned Unit Development and Special Use for two (2) development projects at the shopping center, which are as follows:

1. Construction of a new free-standing building of 8,000 SF for the relocation of the Armed Services recruiting offices; and
2. A 1,460 SF addition to the Smoothie King business with a drive-thru window;

**WHEREAS**, the Crest Hill Plan Commission, by a formal vote taken September 14, 2022, recommended approval of the Planned Unit Development and special use permit for a drive-thru window after holding a public hearing, with proper notice thereof given; and

**WHEREAS**, the City Council has examined the September 14, 2022 Findings and Decision of the Plan Commission attached hereto as Exhibit “B” and has considered the presentations and arguments of the Applicant in a regularly scheduled open meeting; and

**WHEREAS**, the City Council finds that it is in the best interest of the City that the Recommendation of the Plan Commission be accepted and the Application be granted.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

**SECTION 1:** The Preambles of this Ordinance are incorporated herein by reference.

**SECTION 2:** That the City Council hereby accepts, adopts, and ratifies the Findings and Decision of the Plan Commission, attached hereto as “Exhibit B”, and incorporated by reference herein, as the Findings and Decision of the City Council in relation to the Application for a special use permit.

**SECTION 3:** That a special use permit is hereby granted to Joliet Hillcrest Shopping Center, LLC. to permit and allow a B-2 special use for a planned unit development and special use permit for a drive-thru window to develop the property at the northwest corner of Theodore and Larkin Avenue, in Crest Hill, Illinois, being part of PIN: 11-04-31-404-012 (the “Property”), as described in Exhibit “A”, and in accordance with reviewed plans and the definitions of the zoning classifications currently in use in the Crest Hill Zoning Ordinance, hereinafter described and subject to the following conditions:

1. Requisite parking stalls shall be restriped for on-site parking spaces immediately around each new building/project.
2. Trash/recycling receptacles shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
3. Proposed building facades shall comply with Section 8.7-2 Building facades of the Development Standards, which states: a minimum of 20% of the total four (4) side architecture (façade) shall be comprised of masonry.
4. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
5. Building permit approvals shall be subject to final civil engineering and landscape plan approvals.
6. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director.
7. Finalization of a cost-sharing agreement for relocating the water main in accordance with the reviewed plans with the following cost-sharing terms:
  - a) City pays 70% of the relocation construction cost
  - b) Joliet Hillcrest Shopping Center, LLC pays 30% of the relocation construction cost
  - c) Cost of construction management services shared equally between the City and Joliet Hillcrest Shopping Center, LLC
  - d) Joliet Hillcrest Shopping Center, LLC is responsible for paying the City’s water tap on fee in the amount of \$64,437.14

Territory Described. See attached legal description “Exhibit A.”

**SECTION 4:** This Ordinance shall take effect upon its passage and publication according to law.

PASSED THIS 17th DAY OF OCTOBER, 2022.

	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 17th DAY OF OCTOBER, 2022.

\_\_\_\_\_  
Raymond R Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

“Exhibit A” LEGAL DESCRIPTION

PERMANENT INDEX NO: Being Part of 11-04-31-404-012.

LEGAL DESCRIPTION:

TRACT 1 THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT A FOUND PK NAIL AT THE S1/4 COR OF SD SEC. 31, ALSO BEING THE CENTERLINE OF THEODORE ST, & 1320.23 FT W OF SE1/4 COR OF THE W1/2 OF THE SE1/4 OF SEC. 31, & 1327.58 FT W OF THE INTERSECTION OF THE CENTERLINE OF RTE 23 (LARKIN AVE); THC N 89 DEG 33'26" E IN THE CENTERLINE OF THEODORE ST & THE SD S LN OF THE SE1/4, A DIST OF 300 FT; THC N 0 DEG 12'37" E PARL TO THE W LN OF THE SD SE1/4, A DIST OF 33 FT TO THE N'LY ROW LN OF THEODORE ST & THE POB; THC CONT N 0 DEG 12'37" E, IN THE E LN OF THE E 50 FT OF THE W 300 FT OF THE SE1/4 OF SEC. 31, OWNED BY CHICAGO TITLE & TRUST CO & DESC AS PARCEL 2 IN DOC. 755510, A DIST OF 830.38 FT TO A FOUND IRON PIN IN THE E'LY ROW LN OF THE E J & E RAILROAD RUNNING SW'LY & NE'LY THROUGH THE SD SE1/4; THC N 39 DEG 23'05" E IN THE S'LY ROW LN OF THE E J & E RR, A DIST OF 592.88 FT TO A FOUND PIPE, SD PIPE BEING 382.59 FT S OF THE INTERSECTION OF S'LY ROW LN OF THE E J & E RR & THE CENTERLINE OF US RTE 30 (PLAINFIELD RD), ALSO BEING THE SW'LY COR OF PPTY DESC IN DOC. 817473 (A/K/A MAZZUCO CONSTRUCTION CO.); THC S 46 DEG 48'31" E IN THE S'LY LN OF MAZZUCCO CONSTRUCTION CO. PPTY, A DIST OF 129.12 FT; THC N 43 DEG 09'49" E IN THE E'LY LN OF SD MAZZUCCO PPTY A DIST OF 165.10 FT TO A FOUND PIPE; THC S 46 DEG 01'43" E IN THE S'LY LN OF PPTY OWNED BY JLP REALITY PER DOC. R92-100583, A DIST OF 71.56 FT (M), 70 FT (R) FT TO A FOUND IRON PIN BEING THE SE'LY COR OF SD JLP REALITY PPTY; THC N 43 DEG 57'20" E IN THE E'LY LN OF SD JLP REALITY PPTY A DIST OF 117.73 FT (M), 117.80 (R); THC N 46 DEG 50'10" W, A DIST OF 20 FT; THC N 43 DEG 57'20" E, A DIST OF 50 FT TO THE S'LY ROW LN OF US RTE 30 (PLAINFIELD RD); THC S 46 DEG 50'10" E IN THE SD S'LY ROW LN, A DIST OF 150 FT; THC N 44 DEG 02'00" E, A DIST OF 5 FT IN THE SD S'LY, ROW LN; THC S 45 DEG 14'37" E IN THE S'LY ROW LN OF RTE 30 (PLAINFIELD RD), A DIST OF 194.48 FT TO THE INTERSECTION WITH THE W'LY ROW LN OF RTE 23 (LARKIN AVE), SD INTERSECTION BEING 50 FT LEFT OF THE CENTERLINE STATIONING ALG PLAINFIELD RD AT STATION 207 + 64.72; THC S'LY IN THE W'LY ROW LN OF RTE 23 (LARKIN AVE) TO A PT BEING S 0 DEG 09'26" W, A DIST OF 198.62 FT TO A PT BEING 63.32 FT LEFT OF THE CENTERLINE OF RTE 23 (LARKINAVE) AT STATION 642 + 20.00; THC S'LY IN THE SD W'LY ROW LN S 04 DEG 47'12" W, A DIST OF 371.73 FT TO A PT OF BEING 70 FT LEFT OF THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 638 + 59.00; THC S'LY IN THE SD W'LY ROW LN S 0 DEG 09'26" W, A DIST OF 94 FT TO A PT BEING 70 FT LEFT TO THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 637 + 65; THC S'LY IN THE SD W'LY ROW LN S 03 DEG 25'40" W, A DIST OF 175.29 FT TO A PT BEING 80 FT LEFT OF THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 635 + 90.00; THC S'LY IN THE SAID W'LY ROW LN S 0 DEG 09'57" W, A DIST OF 295.53 FT (PREVIOUSLY RECORDED AS S 0 DEG 09'26" W, A DIST OF 295 FT TO A PT BEING 80 FT LEFT OF THE CENTERLINE OF RTE 23 (LARKIN AVE) AT STATION 632 + 95.00; THC SW'LY IN THE SD W'LY ROW LN S 60 DEG 04'24" W, A DIST OF 58.02 FT (PERVIOUSLY RECORDED AS S 59 DEG 38'44" W 58.32 FT) TO A PT

IN THE N'LY ROW LN OF THEODORE ST, SD PT BEING 33 LEFT MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THEODORE ST AT STATION 35 + 71.08; THC W'LY PARL TO & 33 FT DIST FROM THE CENTERLINE OF THEODORE ST IN THE N'LY ROW LN OF THEODORE ST S 89 DEG 33'26" W, A DIST OF 897.21 FT TO THE POB: (EX A PARCEL OWNED BY THE CITY OF CREST HILL PER R69-019501 DAF: THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT A PT ON THE S LN OF SD SEC. 31 AT ITS PT OF INTERSECTION WITH THE E LN OF THE CHICAGO TITLE & TRUST CO. PPTY PER DOC. 755510; THC N'LY ALG THE SDE LN OF THE CHICAGO TITLE & TRUST CO PPTY, 863.19 FT TO A PT IN THE E'LY ROW LN OF THE E J & E RAILWAY CO, THC N 39 DEG 23'05" W 491.08 FT; THC SE'LY ALG A LN FORMING A RIGHT ANGLE TO THE LAST DESC LN 40 FT FOR A POB; THC NE'LY ALG A LN PARL TO THE E'LY ROW LN OF E J & E RAILWAY CO, 54.57 FT; THC SE'LY ALG A LN FORMING A RIGHT ANGLE TO THE LAST DESC LN, 97.31 FT TO A PT; THC SW'LY ALG A LN PARL WITH THE SD E'LY ROW LN OF SD RAILROAD CO, 54.57 FT TO A PT; THC NW'LY ALG A LN FORMING A RIGHT ANGLE TO THE LAST DESC LN, 97.31 FT TO THE POB, ALSO (EX OUT PARCEL 2: THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT THE SE COR OF THE W1/2 OF THE SE1/4 OF SD SEC. 31; THC S 89 DEG 33'26" W ALG THE S LN OF THE W1/2 OF THE SE1/4 OF SD SEC. 31, A DIST OF 122.56 FT; THC N 0 DEG 26'34" W AT RIGHT AGLES TO LAST DESC LN, A DIST OF 33 FT; THC N 59 DEG 38'44" E A DIST OF 58.32 FT TO A PT 80 FT LEFT OF STATION 632 + 95 ON THE SURVEYED CENTERLINE OF RTE 23 (LARKIN AVE); THC N 0 DEG 09'26" E, A DIST OF 295 FT ALG A LN PARL WITH AND 80 FT NORMAL DIST W'LY FROM THE SURVEYED CENTERLINE OF RTE 23 (LARKIN AVE) TO A PT 80 FT LEFT OF STATION 635 + 90; THC N 03 DEG 25'40" E, A DIST OF 175.29 FT TO A PT 70 FT LEFT OF STATION 637 + 65; THC N 0 DEG 09'26" E ALG A LN WHICH IS PARL WITH THE CENTERLINE OF SD LARKIN AVE, A DIST OF 77 FT TO THE POB, SD PT BEING ON THE W'LY ROW LN OF SD LARKIN AVE AS DEEDED TO IDOT PER R74-002851; THC CONT N 00 DEG 09'26" E, ALG SD PARL LN & SD W'LY ROW LN OF LARKIN AVE, A DIST OF 17 FT TO A PT 70 FT LEFT OF STATION 638 + 59; THC N 04 DEG 47'12" E ALG THE W'LY LN OF SD LARKIN AVE, A DIST OF 158.19 FT; THC S 88 DEG 49'10" W, A DIST OF 142.37 FT; THC S 13 DEG 30'00" W, A DIST OF 167.75 FT TO A PT OF CURVATURE; THC S'LY ALG AN ARC OF A CIR, CONVEX TO THE SW, HAVING A RADIUS OF 10 FT, THE CHORD THEREOF HAVING A BEARING OF S 38 DEG 50'30" E, & A LENGTH OF 15.83 FT, AN ARC DIST OF 18.27 FT TO A PT OF TANGENCY; THC N 88 DEG 38'48" E, A DIST OF 158.36 FT TO THE POB), & ALSO (EX OUT PARCEL 3; THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT THE SE COR OF THE SD W1/2; THC S 89 DEG 33'26" W ALG THE S LN OF SD SW1/4, ALSO BEING THE CENTERLINE OF THEODORE ST 361.72 FT; THC N 0 DEG 26'34" W, 33 FT TO THE N'LY ROW OF THEODORE ST; THC CONT N 0 DEG 26'34" W, 75.54 FT TO THE POB; THC S 89 DEG 33'26" W PARL WITH THE S LN OF SD SE1/4 137 FT; THC N 0 DEG 26'34" W 86 FT; THC N 89 DEG 33'26" E 137 FT; THC S 0 DEG 26'34' E 86 FT TO THE POB), & ALSO (EX THAT PRT TAKEN FOR RD PURPOSES (RTE 30) PER R2000-057357). REM/CONS PER PET#2005-203 NDA:

CONTAINING 1,132,560 SQUARE FEET OR 26 ACRES MORE OR LESS.

“Exhibit B”

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE:	)	
	)	
The application Joliet Hillcrest Shopping	)	No. SU-22-2-9-2
Center, LLC. For a planned unit development	)	
and special use permit.	)	

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. SU-22-2-9-2  
THE APPLICATION OF JOLIET HILLCREST SHOPPING CENTER, LLC  
FOR A PLANNED UNIT DEVELOPMENT AND SPECIAL USE AT THEODORE AND LARKIN  
AVENUE**

THIS APPLICATION, coming before for a decision by the Plan Commission, and the Plan Commission having heard the evidence in support and to the application at a regularly scheduled meeting held on September 14th, 2022 being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Joliet Hillcrest Shopping Center, LLC. is the owner of the real estate, upon approval of the PUD and Special Use, as described in the application. The property owner has signed off on the application;

B. That the application seeks a B-2 Planned Unit Development and Special Use for the property described in the application, located at the northwest corner of Theodore and Larkin Avenue, Crest Hill, Illinois, being part of PIN: 11-04-31-404-012 (the “Property”), as described in Exhibit “A”

C. That the Property is currently zoned B-2;

D. That the application seeks approval of a special use to allow a planned unit development and a drive-thru window on the property;

E. That the proposed use is allowed on the property as currently zoned;

F. That the property described in the application is currently zoned as a commercial use, with commercial and community facilities uses adjacent thereto;

G. That the application for the special use was properly submitted and notice of the application and the public hearing were properly published;

H. That no interested parties filed their appearances herein;

I. That the public hearing was called into order, the applicant allowed to present its evidence and arguments in support of its application, and that the public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

J. That the rules adopted by the Plan Commission for the conduct of public Hearings by the Plan Commission were duly followed and observed;

K. That the proposed planned unit development and special use, as considered under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6); the Plan Commission noting that subsection 12.7-6(7) is inapplicable;

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill, Illinois zoning ordinance for the granting of a planned unit development and special uses, as follows:

1. That the application of Joliet Hillcrest Shopping Center, LLC. to allow a B-2 special use to permit a planned unit development and a drive-thru window to develop the property in accordance with the reviewed plans at the property at the northwest corner of Theodore and Larkin Avenue, Illinois, Being Part of PIN: 11-04-31-404-012 (the "Property"), as described in Exhibit "A", in a B-2 zoning district was recommended to be approved and is supported by the evidence adduced;
2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special use be granted, conditioned upon:
3. Requisite parking stalls shall be restriped for on-site parking spaces immediately around each new building/project.
4. Trash/recycling receptacles shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
5. Proposed building facades shall comply with Section 8.7-2 Building facades of the Development Standards which states: a minimum of 20% of the total four (4) sided architecture (façade) shall be comprised of masonry.
6. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
7. Building permit approvals shall be subject to final civil engineering and landscape plan approvals.

8. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director.

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 14th Day of September 2022 upon the following roll call vote:

	Aye	Nay	Absent	Abstain
Commissioner Carol Slabozeski	_____	_____	_____	_____
Commissioner John Stanton	_____	_____	_____	_____
Commissioner Ken Carroll	_____	_____	_____	_____
Commissioner Jan Plettau	_____	_____	_____	_____
Commissioner Bill Thomas	_____	_____	_____	_____
Commissioner Jeff Thomas	_____	_____	_____	_____
Commissioner Angelo Deserio	_____	_____	_____	_____

Approved:

\_\_\_\_\_  
Bill Thomas, Chairman

Attest:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk





## City Council Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	October 17, 2022
<b>Submitted:</b>	Maura A Rigoni, AICP, Interim Planner
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Approve an Ordinance for a Text Amendment to the City of Crest Hill Zoning Ordinance, Adult-Use Recreational Cannabis

**Summary:** On July 11, 2022, the City Council directed City Staff to proceed with amendments to the Zoning Ordinance to permit adult-use cannabis dispensaries within the City's corporate limits. Draft amendments to the Zoning Ordinance were presented to the Plan Commission at the September 14, 2022, meeting. The Plan Commission recommended that the City Council deny the text amendment. The proposed amendments were presented at the City Council Work Session on October 10, 2022. The City Council discussed permitting adult cannabis dispensaries as a special use within the B2, B3, M1, and M2 Zoning Districts. The City Council also discussed the additional regulations on such use. The attached ordinance outlines the amendments to the Zoning Ordinance to Section 2, Definitions, Section 8.2 Use Regulations, and Table 4: Table of Permitted and Special Uses, Non-Residential. It is noted that the proposed amendments only relate to dispensaries and do not address cannabis cultivation, craft growers, infusers, or transporters.

In addition to amending the Zoning Ordinance, City Council must also amend Chapter 5.76 of the municipal code, entitled Cannabis Business Establishments Prohibited. This portion of the City Code prohibits cannabis businesses. Therefore, the prohibition of cannabis business establishments must be repealed so as not to conflict with the amendments to the Zoning Ordinance.

At the work session, the Council affirmatively voted 6-0 to authorize the preparation of the necessary ordinance and place the Ordinance on a future City Council meeting agenda for final action and ordinance approval.

**Recommended Council Action:** If the Mayor and City Council are amenable to the text amendment, I ask that you approve the Ordinance issuing the text amendment to the Zoning Ordinance.

**Financial Impact:** N/A

**Funding Source:**

**Budgeted Amount:**

**Attachments:** Text Amendment Ordinance



**To:** City of Crest Hill – Plan Commission  
**From:** Maura A Rigoni, AICP-Planning Consultant  
**cc:** Tony Budzikowski, Community & Economic Development Director  
**Date:** September 14, 2022  
**Re:** Zoning Ordinance Text Amendment-Adult Use Cannabis Dispensary

In October 2013, the City of Crest Hill passed an ordinance permitting medical cannabis dispensaries and medical cannabis cultivation within the corporate limits.

At the July 11, 2022 City of Crest Hill Work Session, the City Council directed City Staff to proceed with amendments to the Zoning Ordinance to permit adult-use cannabis dispensaries within the City's corporate limits. This proposed amendment would only impact dispensaries and not change any regulations relating to cultivation, which is still a special use in the M-1 District.

Staff surveyed several communities, gathering information regarding regulations established for adult-use cannabis dispensaries.

The proposed amendments only consider Adult Use Cannabis Dispensaries as a special use in the B2, B3, M1, and M2 Districts, with additional use regulations. Such use regulations include, but are not limited to:

- Distance from schools, daycares, residential districts, and other adult-use cannabis dispensaries.
- Regulations regarding the operation prohibiting drive-thru
- Requiring a security plan to be reviewed and approved by the Police Department
- Parking regulations

Enclosed you will find:

- Proposed text amendments to
  - Section 2-Definitions
  - Section 8.2 Use Regulations
  - Table 4-Table of Permitted and Special Uses
- Application for Amendment
- Memo and supporting documents, July 11, 2022, City Council Work Session
- Minutes, July 11, 2022 Work Session

The Plan Commission should consider the Findings of Fact, outlined in Section 12.8-4 of the Zoning Ordinance when reviewing the proposed text amendment.

### ***Findings of Fact-Text Amendment Section 12.8-4***

The Plan Commission, within sixty (60) days after the close of the hearing on the proposed text amendment, shall make written findings of fact, and submit same Administration and Enforcement City of Crest Hill together with a recommendation, to the City Council. In its findings of fact, the Plan Commission shall consider the following:

1. The effect the text amendment would have on comprehensive planning in the community and the extent to which the proposed amendment would be consistent with Crest Hill's planning objectives.
2. The consistency of the proposed text amendment with other provisions in this Ordinance.
3. The degree to which all property owners in the community, zoned in similar classifications, would be benefited or affected by the zoning text amendment; and the extent to which the proposed amendment would or would not benefit or affect one (1) or a selected and small group of property owners only.
4. The extent to which the text amendment will ameliorate a condition in this Ordinance which is, from a legal or administrative standpoint, deficient.
5. The need for the zoning text amendment.
6. Whether or not the proposed text amendment, if adopted, will require other provisions of this Ordinance to be changed or modified and, if so, the way in which the Ordinance will have to be further modified and amended.

### ***Motion for Consideration:***

If the Commission is prepared to make a recommendation, I would ask that you make a recommendation to approve the text Amendments to Section 2: Definitions, Section 8.2 Permitted and Special Use Regulations, and Table 4: Table of Permitted and Special Uses, to permit adult-use cannabis dispensaries, as a special use in the B2, B3, M1 and M2 Districts, with regulations, in accordance with the reviewed documents, public testimony, and findings of fact.

## AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CREST HILL, ILLINOIS

### Section 2.0 Definitions, Section 8. 2 Special and Permit Use Regulations and Table 4, Index of Permitted and Special Uses

Amending Section 2.0 Definitions by deleting and adding the following definitions:

**MEDICAL CANNABIS CULTIVATION CENTER:** A facility operated by an organization or business that is registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis.

~~**MEDICAL CANNABIS DISPENSING ORGANIZATION:** A facility operated by an organization or business that is registered by the Department of Financial and Professional Regulations to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.~~

***ADULT-USE CANNABIS DISPENSING ORGANIZATION:*** *A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the (Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder. An Adult-Use Cannabis Dispensing Organization shall also include a registered medical cannabis organization as defined in the Compassionate Use of Medical Cannabis Program Act, as amended from time to time*

Amending Section 8.2 Permitted and Special Use Regulations to include the following:

#### **8.2-30 ADULT-USE CANNABIS DISPENSING ORGANIZATIONS**

No person shall engage in, conduct, or carry on, or license to be engaged in, conducted or carried on, a cannabis business as herein defined without first having obtained a special use permit pursuant to the provisions of this chapter.

- a. Dispensaries shall not be located within 750 (seven-hundred and fifty) feet of a pre-existing public or private primary and secondary school, preschools, daycare centers/nursery schools, daycare homes. Learning Centers and vocational/trade centers/schools shall not be classified as a school for the purpose of this section.
- b. Dispensaries shall not be located within 250 (two-hundred and fifty) feet of a pre-existing property zoned a residential district as outlined in Section 6.0 of this Ordinance.
- c. Dispensaries shall not be located within 1 mile (5,280 feet) of an existing dispensary.
- d. For the purpose of measuring the regulations outlined above in regulations 8.2-30a-c, the measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where such activities are conducted to the nearest property line of the "other specific use" located within or outside the City limits.

- e. No cannabis or cannabis paraphernalia shall be displayed or kept in such a manner that it is visible from outside the premises of which the dispensary occupies.
- f. No cannabis, or cannabis-infused product, shall be smoked, eaten or otherwise consumed or ingested on the premises of any dispensary.
- g. Such cannabis dispensing organization shall not operate a drive-thru facility or provide delivery services or enter into an agreement to allow persons to deliver cannabis to purchasers.
- h. For the purposes of determining parking requirements for Adult-Use Cannabis Dispensing Organization, such facilities shall be classified as "General Business" 11.8 Schedule of Parking Requirements, provided, however, through review of the special use, the City may require additional parking.
- i. A security plan is required to be submitted for review and approval by the City of Crest Hill Police Department.
- j. All such facilities must comply with all state regulations.
- k. Additional regulations may be imposed as part of the special use approval, as deemed appropriate, and to mitigate potential impacts from such operations on adjacent properties/uses.

***Application for Development***For Office Use Only: **Case Number:****Project Name:** Zoning Ordinance Amendment Cannabis -Adult Use Cannabis DispensaryOwner: City of Crest Hill Correspondence To: SameStreet No: 1610 Plainfield Road Street No: \_\_\_\_\_City, State, Zip: Crest Hill, IL 60403 City, State, Zip: \_\_\_\_\_Phone: 815-741-5100 Phone: \_\_\_\_\_Email or fax: webadmin@cityofcresthill.com Email or fax: \_\_\_\_\_**Property Address:****Property Information:**Street No: N/A Lot Width: N/A

City, State, Zip: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

PIN: \_\_\_\_\_ Total Area: \_\_\_\_\_

\* Attach a copy of the legal description of the property and applicable fees.

\* Submit electronic version of the legal description to:

mdeharo@cityofcresthill.com and lthrasher@cityofcresthill.com.Existing Zoning: N/A Existing Land Use: N/ARequested Zoning: N/A Proposed Land Use: N/A**Adjoining Properties Zoning and Uses:**North of Property: N/A

South of Property: \_\_\_\_\_

East of Property: \_\_\_\_\_

West of Property: \_\_\_\_\_

Purpose Statement (intended use and approval sought): \_\_\_\_\_

## City of Crest Hill Development Handbook

## Appendix C

**Development Request:** Please check all that apply and describe:

\_\_\_ Rezoning: \_\_\_\_\_

\*Please attach written responses to items listed in Section 12.8-5 of the Zoning Ordinance.

\_\_\_ Special Use: \_\_\_\_\_

\* Please attach written responses to items listed in Section 12.7-6 of the Zoning Ordinance.

\_\_\_ Variance: \_\_\_\_\_

\* Please attach written responses to items listed in Section 12.6-2 of the Zoning Ordinance.

\_\_\_ Planned Unit Development: \_\_\_\_\_

\* Please attach written responses to items listed in Sections 10.0-4 & 10.5 of the Zoning Ordinance.

\_\_\_ Annexation: \_\_\_\_\_

\_\_\_ Plat: \_\_\_\_\_

x Other: Text Amendment to the Zoning Ordinance, Sections 2, 8.2 and Table 4-Adult Use Cannabis Dispensary

**Contact Information** – if not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

\_\_\_ **Civil Engineer** \_\_\_\_\_ N/A \_\_\_\_\_ Phone Number \_\_\_\_\_

Company \_\_\_\_\_ Email Address \_\_\_\_\_

\_\_\_ **Contractor** \_\_\_\_\_ Phone Number \_\_\_\_\_

Company \_\_\_\_\_ Email Address \_\_\_\_\_

\_\_\_ **Architect** \_\_\_\_\_ Phone Number \_\_\_\_\_

Company \_\_\_\_\_ Email Address \_\_\_\_\_

\_\_\_ **Builder** \_\_\_\_\_ Phone Number \_\_\_\_\_

Company \_\_\_\_\_ Email Address \_\_\_\_\_

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

Tony Budzikowski



8/31/22

Signature of the Applicant

Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

City of Crest Hill

8/31/22

Signature of the Owner

Date



NOTICE OF PUBLIC HEARING  
CITY OF CREST HILL

The Crest Hill Plan Commission will hold a public hearing on Wednesday, September 14th, 2022, at 7:00 p.m. in the City Building, 1610 Plainfield Road, Crest Hill, Illinois, at which time and place the Plan Commission of said City will consider amendments to the Zoning Ordinance pertaining to cannabis business establishments in the Business Districts and Manufacturing Districts, Section 2.0 Definitions, Section 8.2 Permitted and Special Use Regulations, and Table 4, Index of Permitted and Special Uses. A copy of said text amendments may be examined at the office of the Community Development Director at 1610 Plainfield Road, Crest Hill, IL. All persons desiring to appear and be heard for or against this subject may appear and be heard thereon.

Dated this 26th day of August, 2022.

Christine Vershay-Hall, City Clerk

Jan Plettau, Commission Chairman

August 26, 2022

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PLEASE PUBLISH THE ABOVE NOTICE IN THE LEGAL/PUBLIC NOTICE SECTION OF THE JOLIET HERALD NEWS ON MONDAY, AUGUST 29, 2022 AND SEND THE BILL FOR THE PUBLICATION TO:

City of Crest Hill

1610 Plainfield Road

Crest Hill, IL 60403

Attn: L Thrasher

**PLEASE CONTACT THE PERSON (S) LISTED ABOVE FOR PAYMENT OF THIS NOTICE:**

e-mail to:

publicnotice@theherald-news.com

**for publication in the Joliet Herald News**



## City Council Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	July 11, 2022
<b>Submitter:</b>	Tony Budzikowski, AICP, Community & Economic Development Director
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Adult-Use Recreational Cannabis - Discussion

**Summary:** Staff was asked to revisit the topic of adult-use recreational cannabis as a permitted or special use in the City of Crest Hill ("City"). This discussion is being reconsidered because of potential sales tax revenue and also because it has become somewhat more mainstream in the last several years and warrants another look. Staff has conducted some initial due diligence on this subject matter and is providing the following information for review and reference purposes.

### Zoning

- The City adopted Ordinance No. 1645 on October 7, 2013 to permit and allow Medical Cannabis Dispensing Facilities as a special use permit in the B-3 District. Ordinance No. 1645 also included Medical Cannabis Cultivation Centers as a special use permit in the M-1 District.
- No Medical Cannabis Dispensing Facilities or Medical Cannabis Cultivation Centers have been approved, licensed or are in operation in the City at this time.
- A policy change to permit and allow an adult-use recreational cannabis dispensary will require that a text amendment be processed for a special use permit in either a commercial/business district, industrial/manufacturing district or possibly both if the City Council deems appropriate.
- Any newly adopted zoning regulations should also include distance requirements from residential homes, libraries, schools, daycares, pre-schools and other cannabis dispensaries.

### Ancillary Issues

- Initial dispensary openings in neighboring communities have generated more customer traffic due to the novelty in a new location. This depends on the business location and proximity to other dispensaries in the area.
- Off-street parking and traffic monitoring should occur at the specified location to ensure public safety. In 2020, some dispensary locations needed to provide shuttle service to off-site parking lots to accommodate customers.
- Anticipated issues such as police service calls, criminal activities or other similar complaints have not been shown to be evident in neighboring communities that have licensed dispensaries.

### Local Revenue from a Cannabis Tax

- Adult use cannabis is subject to the 6.25% State Retailer's Occupation Tax as well as local retailers' occupation taxes in the same manner as other general merchandise. Counties and municipalities may impose, by ordinance, a local retailer's occupation tax on the gross receipts from sales of adult use cannabis. The rate imposed under the Municipal Cannabis Retailers' Occupation Tax may not exceed 3%.
- In review of the FY 2022-2023 budgets for Naperville, Romeoville, Buffalo Grove, Homewood and Oakbrook Terrace, the annual revenue projected for a single adult use cannabis license in any one of these communities was not less than \$400,000. Naperville's projected annual revenue for two (2) such licenses was \$1,120,000 total.

### Licensed Dispensaries

- The Illinois Department of Financial and Professional Regulation ("IDFPR") website identifies that 111 cannabis dispensary licenses have been issued in Illinois.
- 55 of these licensed dispensaries serve medical patients.
- Local communities in close proximity to Crest Hill that have adult use cannabis licenses issued by IDFPR include Joliet (Rise), Romeoville (Verilife) and Mokena (Curaleaf).

The topic of adult use recreational cannabis dispensaries is being raised again to determine if the City Council would like to revisit its policy and consider zoning changes and licensing to permit and allow recreational cannabis dispensaries. From a monetary standpoint, the 3% local retailer's occupation tax could be a new revenue source to assist in the City's efforts in maintaining a balanced budget. In addition, information received from neighboring communities indicates that the criminal activity initially thought to be associated with cannabis dispensaries may have been exaggerated and has not become commonplace. Police Chief Clark will be available for any questions related to police service calls and associated criminal activity at the July 11<sup>th</sup> meeting.

**Recommended Council Action:** If the Mayor and City Council are amenable and concur with allowing adult use recreational cannabis, I would ask that you authorize staff to begin preparation of the necessary text amendment to permit and allow adult-use recreational cannabis for specific commercial and industrial zoning districts and subject to specific distance requirements, off-street parking and other ancillary regulations to protect the public health, safety and general well-being.

### **Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

### **Attachments:**

- Ordinance No. 1645 Approving Medical Cannabis Dispensing Facilities and Cultivation Centers approved October 7, 2013

ORDINANCE NO. 1645**AN ORDINANCE AMENDING ORDINANCE NO. 727, AS AMENDED,  
OF THE MUNICIPAL CODE OF THE CITY OF CREST HILL, ILLINOIS  
(MEDICAL CANNABIS)**

WHEREAS, the Illinois General Assembly has passed, and the Governor has signed into law, Public Act 98-122, effective January 1, 2014 regarding medical cannabis; and

WHEREAS, the purpose of P.A. 98-122 “is to protect patients with debilitating medical conditions, as well as their physicians and providers, from arrest and prosecution, criminal and other penalties, and property forfeiture if the patients engage in the medical use of cannabis;” and

WHEREAS, P.A. 98-122 allows The Department of Financial and Professional Regulation to issue up to 60 dispensing organization registrations for operation and The Department of Agriculture to register up to 22 cultivation center registrations for operation, one per State Police District; and

WHEREAS, the City Council has deemed it to be in the best interest of the City of Crest Hill, Illinois to amend certain portions of Ordinance No. 727, as amended, in order to create a zoning classification for these facilities as none currently exist within the Zoning Ordinance; and

WHEREAS, the Crest Hill City Council has determined that permitting establishment of these facilities in conformity with this Ordinance will not interfere with the health, safety and welfare of City residents; and

WHEREAS, a public hearing was held before the Crest Hill Plan Commission on September 11, 2013 for the purpose of soliciting public comment on the Ordinance amendments, with the Findings of Fact attached hereto as “Exhibit A” and incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

SECTION 1: That the preamble of this ordinance is declared to be true and correct and is incorporated by reference as if fully set forth in this Section 1.

SECTION 2: That Section 2.01 of Ordinance No. 727, as amended, shall be amended to add the following definitions:

Medical Cannabis Cultivation Center: means a facility operated by an organization or business that is registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis.

Medical Cannabis Dispensing Organization: means a facility operated by an organization or business that is registered by the Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

SECTION 3: That Section 7.3-3 of Ordinance No. 727 shall be amended to add Medical Cannabis Dispensing Facilities as a B-3 Special Use in section 5(b) as follows:

5. HEALTH MEDICAL AND CARE FACILITIES
  - a. Hospitals.
  - b. Medical Cannabis Dispensing Organizations.

SECTION 4: That Section 9.1-3 of Ordinance No. 727 shall be amended to add Medical Cannabis Cultivation Center as an M-1 Special Use in section 2(b) as follows:

2. WHOLESALE AND WAREHOUSE USES
  - a. Storage and sale on an open lot.
  - b. Medical Cannabis Cultivation Center.

SECTION 5: That each Section and part hereof of this Ordinance is deemed to be severable and should any section or part thereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or the constitutionality of the remaining portions of this Ordinance.

SECTION 6: All ordinances, resolutions or orders or parts thereof, which conflict with the provisions of this ordinance, are to the extent of such conflict hereby repealed.


SECTION 7: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication according to law.

PASSED THIS 7<sup>TH</sup> DAY OF OCTOBER, 2013.

AYES: Duke, Vershaw, Gazal, Sklare, Oberlin, Thuringer, Convery and Inman


NAYES: None

ABSENT: None

  
 Vicki Hackney, City Clerk

APPROVED THIS 7<sup>TH</sup> DAY OF OCTOBER, 2013.

  
Raymond R Soliman, Mayor

ATTEST:  
  
Vicki Hackney, City Clerk

“EXHIBIT A”

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE: )  
 )  
Medical Cannabis )  
 )  
Text Amendment to the Zoning Ordinance )

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO.  
FOR A TEXT AMENDMENT TO THE ZONING ORDINANCE**

THIS APPLICATION, coming before for a decision by the Plan Commission, and the Plan Commission having heard the evidence in support and opposition to the proposed text amendment at a regularly scheduled meeting held on September 11, 2013, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

- A. That the City of Crest Hill, through the City Council or Plan Commission, is authorized to initiate amendments to the Zoning Ordinance pursuant to section 12.8-2;
- B. That the application seeks a text amendment to the Zoning Ordinance regarding classification of medical cannabis facilities, including Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations;
- C. The State of Illinois passed Public Act 98-122, effective January 1, 2014 which will permit the limited operation of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensing Organizations within the state;
- D. That no classifications currently exist within the Zoning Ordinance for such facilities;
- E. That the City wishes to classify medical cannabis facilities as follows:
  - a. Medical Cannabis Cultivation Centers: M-1 Special Use
  - b. Medical Cannabis Dispensing Organization: B-3 Special Use
- F. That the application for the text amendment was properly submitted and notice of the application and the public hearing were properly made;
- G. That no interested parties filed their appearances herein;
- H. That the public hearing was called into order, the City presented its evidence and arguments in support of its application;



- I. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;
- J. That the Plan Commission has considered all of the criteria set forth in subsections 12.8-4(1)-(7) regarding a proposed text amendment.


THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF TEXT AMENDMENTS, AS FOLLOWS:

1. That the text amendment to create zoning classifications for Medical Cannabis Cultivation Centers as an M-1 Special Use and Medical Cannabis Dispensing Organizations as a B-3 Special Use was approved and is supported by the evidence adduced;
2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the text amendment be granted.

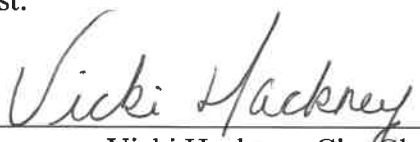

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 11<sup>th</sup> day of September, 2013 upon the following voice vote:

AYES: Commissioners Butler, Stryzik, Izquierdo, Stanton and Evans.  
 NAYES: None  
 ABSENT: Commissioners Carroll and Casagrande

Approved:

  
 \_\_\_\_\_  
 Ken Carroll, Chairman

Attest:

  
 \_\_\_\_\_  
 Vicki Hackney, City Clerk 

30. Discussion followed. Engineer Wiedeman felt that the bridge is a good idea, but not with us sponsoring it. The Mayor explained that the County and communities are not interested in sponsoring this project. Alderman Vershay asked where the bridge would be located. Discussion followed on the location which would be near Caton Farm Road. Alderman Vershay asked how close would this come to the treatment plant. Engineer Wiedeman said that it would go over the top of the plant. Alderwoman Gazal asked if the State representative have been contacted regarding this. Mayor Soliman explained that IDOT recently changed the rules in regard to funding. Someone has to take responsibility to sponsor the project to get federal funds. This project has been in discussion since the 1970's. Alderman Vershay asked if this would go over to Bruce Road. It would go to Gouger Road and Rte. 7.

Mayor Soliman asked if the Council had a problem with him affixing his signature to the response letter. They did not. The letter would be sent to Will County DOT.

**TOPIC: Adult Use Recreational Cannabis Discussion**

Mayor Soliman presented the Adult-Use Cannabis-Discussion per the memo dated July 11, 2022. Community & Economic Development Director Tony Budzikowski stated this was a topic that was brought up during discussions on the budget. We would need to do a text amendment for a special use to allow a dispensary and also create a license requirement. Local municipalities are only issuing 1 license and there are a limited number allowed per the State. When the dispensaries were first proposed there were issues with parking and traffic. This should be factored into the decision along with the potential location. Alderperson Oberlin commented that the store in Joliet always has cars in their parking lot. The license fee for most municipalities is \$400,000.00. Alderman Kubal asked for the Chiefs input. Chief Clark commented that a portion of the revenue could be set aside for traffic safety and impaired driving. Alderperson Oberlin felt that this revenue could be used to benefit the City, for example funding road work. Alderwoman Gazal said that as long as this would not be located near any schools, residential areas, or day care facilities. Director Budzikowski explained that we would take a look at the zoning map to identify where these facilities could be located. Alderwoman Gazal asked what type of revenue would the City get back. It would be 3 to 5% of the sales. Alderman Cipiti is in favor of this since it would bring in revenue for the city. Alderwoman Gaza asked how we go about getting a dispensary in the City. Director Budzikowski suggested meeting with one of the dispensaries to find out what the procedure was they had to go through. Alderman Jefferson commented that Cook County made \$600,000.00 revenue in a months' time. He would be in favor of having one in the City and would like the Chiefs comments taken into consideration. Alderman Vershay was not in favor of it. We will need extra Police presence at the site and often the extra revenue isn't worth the headaches they cause. Alderman Dyke had no issues with this. Mayor Soliman said initially everyone thought that the dispensaries were going to increase crime in the areas, but that has not been the case. He would like to see us move ahead with this.

**TOPIC: Discussion on Ordinance #1689**

Mayor Soliman presented Discussion on Ordinance #1689 per the memo dated July 11, 2022. Treasurer Conklin explained that some things that have happened in the past and he would like to revisit this ordinance. Six months ago the Finance Director discovered that we had gone over budget on our Public Works facility. At the time we were dealing with the absence of the past director and had some one here in the interim. A call was made to the previous Finance Director and Administrator questioning these finances. The information that was discovered was not shared with the Council. Treasurer Conklin would like to segregate some duties, so that we don't run into this type of situation again.

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE AMENDING SECTIONS 2.0 DEFINITIONS, SECTION 8.2 SPECIAL AND PERMIT USE REGULATIONS, AND TABLE 4, INDEX OF PERMITTED AND SPECIAL USES OF THE CITY OF CREST HILL ZONING ORDINANCE**

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**WHEREAS**, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, the Corporate Authorities of the City of Crest Hill have the authority to regulate land use through the establishment of a Zoning Code (65 ILCS 5/11-13-1); and

**WHEREAS**, the Corporate Authorities of the City of Crest Hill has previously enacted such a Zoning Code, which has been from time to time amended pursuant to the procedures outlined in the Illinois Municipal Code and pursuant to authority specifically granted by the Municipal Code; and

**WHEREAS**, in May of 2018, the Corporate Authorities of the City of Crest Hill in 2018 adopted a comprehensive set of amendments to its Zoning Code, which is known as the 2018 City of Crest Hill Zoning Ordinance; and

**WHEREAS**, on October 7, 2013, pursuant to the State of Illinois' passage of legislation legalizing medical cannabis, the Corporate Authorities of the City of Crest Hill passed Ordinance 1645, which amended certain portions of Ordinance 727 to create a zoning classification for medical cannabis facilities where none currently existed in the 2000 Crest Hill Zoning Ordinance, and to allow medical cannabis dispensing and cultivation facilities as special uses in certain zoning districts within the City of Crest Hill; and

**WHEREAS**, as of January 1, 2020, the Illinois Legislature legalized adult use cannabis by and through the passage of the Illinois Cannabis Regulation and Tax Act; and

**WHEREAS**, the Corporate Authorities of the City of Crest Hill in July of 2022 initiated a text amendment to the City of Crest Hill Zoning Ordinance which would allow Adult Use Cannabis Dispensaries (in addition to the previously authorized Medical Cannabis Dispensaries) as special uses in the B2, B3, M1, and M2 zoning districts; and

**WHEREAS**, pursuant to the application by the City of Crest Hill for a Text Amendment to the 2018 City of Crest Hill Zoning Ordinance, a Public Hearing was conducted at a regular meeting of the City of Crest Hill Plan Commission held September 14, 2022;

**WHEREAS**, no members of the public offered public comment or testimony, either for or against the proposed text amendment during the September 14, 2022, Public Hearing and Plan Commission Meeting; and

**WHEREAS**, the Plan Commission, on a 3-2 vote, recommended that the City Council reject the requested text amendment; and

**WHEREAS**, in making its recommendation against the proposed text amendment, the City of Crest Hill Plan Commission heard from the City Planning Consultant, Deputy Chief of Police, and City Attorney, who were present to answer questions; and

**WHEREAS**, the City of Crest Hill Plan Commission's recommendation against the proposed text amendment is contained in its Findings and Decision, a true and accurate copy of which is attached hereto as Exhibit A; and

**WHEREAS**, on October 10, 2022, the Corporate Authorities again considered the proposed text amendment in a regularly scheduled work session of the Crest Hill City Council, at which there was no public comment for or against the proposed amendment; and

**WHEREAS**, after due consideration of the matter, including the Plan Commission recommendation, the Corporate Authorities of the City of Crest Hill have determined that approval of the proposed text amendment is in the best interests of the City of Crest Hill, due to the minimal risks posed by Adult Use Cannabis Dispensaries and the positive financial impact those businesses would have on the City, as well as the determination that the standards set forth in Section 12.8-4 of the Crest Hill Zoning Ordinance are met, as indicated in the Findings of Fact attached hereto as Exhibit B.

**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:** The City Council hereby finds that all the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2:** That Sections 2.0 Definitions, 8.2 Special and Permit Use Regulations and Table 4, Index of Permitted and Special Uses are hereby amended as follows:

**Section 2.0 Definitions is hereby amended by deleting the definition of Medical Cannabis Dispensing Organization and adding the following definitions of Adult-Use Cannabis Dispensing Organization and Medical Cannabis Cultivation Center, as follows:**

**ADULT-USE CANNABIS DISPENSING ORGANIZATION:** A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder. An Adult-Use Cannabis Dispensing Organization shall also include a registered medical cannabis organization as defined in the Compassionate Use of Medical Cannabis Program Act, as amended from time to time

**MEDICAL CANNABIS CULTIVATION CENTER:** A facility operated by an organization or business that is registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis.

~~**MEDICAL CANNABIS DISPENSING ORGANIZATION:** A facility operated by an organization or business that is registered by the Department of Financial and Professional Regulations to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.~~

**Section 8.2 Permitted and Special Use Regulations is amended add the following new Section 8.2-30, as follows:**

### **8.2-30 ADULT-USE CANNABIS DISPENSING ORGANIZATIONS**

No person shall engage in, conduct, or carry on, or license to be engaged in, conducted or carried on, a cannabis business as herein defined without first having obtained a special use permit pursuant to the provisions of this chapter.

- a. Dispensaries shall not be located within 750 (seven-hundred and fifty) feet of a pre-existing public or private primary and secondary school, preschools, daycare centers/nursery schools, daycare homes. Learning Centers and vocational/trade centers/schools shall not be classified as a school for the purpose of this section.
- b. Dispensaries shall not be located within 250 (two-hundred and fifty) feet of a pre-existing property zoned a residential district as outlined in Section 6.0 of this Ordinance.
- c. Dispensaries shall not be located within one (1) mile (5,280 feet) of an existing dispensary.
- d. For the purpose of measuring the regulations outlined above in regulations 8.2-30a-c, the measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where such activities are conducted to the nearest property line of the “other specific use” located within or outside the City limits.
- e. No cannabis or cannabis paraphernalia shall be displayed or kept in such a manner that it is visible from outside the premises of which the dispensary occupies.
- f. No cannabis, or cannabis-infused product, shall be smoked, eaten, or otherwise consumed or ingested on the premises of any dispensary.
- g. Such cannabis dispensing organization shall not operate a drive-thru facility or provide delivery services or enter into an agreement to allow persons to deliver cannabis to purchasers.
- h. For the purposes of determining parking requirements for Adult-Use Cannabis Dispensing Organization, such facilities shall be classified as “General Business” 11.8 Schedule of Parking Requirements, provided, however, through review of the special use, the City may require additional parking.
- i. A security plan is required to be submitted for review and approval by the City of Crest Hill Police Department.
- j. All such facilities must comply with all state regulations.
- k. Additional regulations may be imposed as part of the special use approval, as deemed appropriate, and to mitigate potential impacts from such operations on adjacent properties/uses.

**Table 4: Index of Permitted & Special Uses is amended to replace Medical Cannabis Dispensing**

**Organizations use with Adult-Use Cannabis Dispensing Organizations and an indication that such a use is a Special Use in the B2, B3, M1, and M2 zones and reflecting the “Use Standards” of 8.2-30 as reflected in the attached Exhibit C.**

**SECTION 3:** In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 4:** That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

**SECTION 5:** That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 6:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 17<sup>TH</sup> DAY OF OCTOBER, 2022.

*[Left Intentionally Blank]*

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 17<sup>TH</sup> DAY OF OCTOBER, 2022.

\_\_\_\_\_  
Raymond R. Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk



“Exhibit A”

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE:	)	
	)	
The application of the City of Crest Hill	)	No. xx-x-x-x
for a text amendment to the Crest Hill Zoning	)	
Ordinance relating to Adult-Use Cannabis	)	
Dispensaries		

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO THE APPLICATION OF THE CITY OF CREST HILL FOR A  
ZONING CODE TEXT AMENDMENT FOR ADULT-USE CANNABIS DISPENSARIES**

THIS APPLICATION, coming before for a decision by the Plan Commission, and the Plan Commission having heard the evidence in support and to the application at a regularly scheduled meeting held on September 14th, 2022 being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

- A. That the application seeks approval of a text amendment to the Crest Hill Zoning Ordinance which would allow Adult-Use Cannabis Dispensaries as a special use in the B2, B3, M1 and M2 zones;
- B. That there was a Notice of Public Hearing published in the Joliet Herald-News on August 29, 2022;
- C. That no interested parties filed their appearances herein;
- D. That the public hearing was called into order, the City of Crest Hill, through its staff, was allowed to present its evidence and arguments in support of its application, and that the public hearing was duly recorded;
- E. That the rules adopted by the Plan Commission for the conduct of public Hearings by the Plan Commission were duly followed and observed;
- F. That following the close of the Public Hearing, the Plan Commission deliberated and determined, by a vote of 3-2 on a Motion to Recommend to the City Council that the text amendment be disapproved and determined that the proposed text amendment did not meet the standards set out in Section 12.8-4 of the Crest Hill Zoning Ordinance.

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill, Illinois zoning ordinance for the granting of a planned unit development and special uses, as follows:

1. That the application of the City of Crest Hill for a text amendment to its 2018 Zoning Ordinance which would allow Adult-Use Cannabis Dispensaries in the B2, B3, M1, and M2 zones, be denied by the City Council as not meeting the standards set out in Section 12.8-4 of the Crest Hill Zoning Ordinance.
2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the text amendment be denied.

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 14th Day of September 2022 upon the following roll call vote:

	Aye	Nay	Absent	Abstain
Commissioner Carol Slabozeski	_____	_____	_____	_____
Commissioner John Stanton	_____	_____	_____	_____
Commissioner Ken Carroll	_____	_____	_____	_____
Commissioner Jan Plettau	_____	_____	_____	_____
Commissioner Bill Thomas	_____	_____	_____	_____
Commissioner Jeff Thomas	_____	_____	_____	_____
Commissioner Angelo Deserio	_____	_____	_____	_____

Approved:

\_\_\_\_\_  
Bill Thomas, Chairman

Attest:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

## Exhibit B Findings of Fact

1. The effect the text amendment would have on comprehensive planning in the community and the extent to which the proposed amendment would be consistent with Crest Hill's planning objectives.

***Consideration of adult-use cannabis as a special use within the specified zoning districts assists in carrying the goals of the City to strengthen its role in the regional marketplace, as such use not only serves the local community but the region as well.***

2. The consistency of the proposed text amendment with other provisions in this Ordinance.

***The proposed text amendment includes specific regulations regarding the operation of such a facility, consistent with other uses, to ensure the business operations meet the standards of the City.***

3. The degree to which all property owners in the community, zoned in similar classifications, would be benefited or affected by the zoning text amendment; and the extent to which the proposed amendment would or would not benefit or affect one (1) or a selected and small group of property owners only.

***The proposed text amendment is open to multiple zoning districts; however, use regulations are put in place to further protect the residential and identified institutions.***

4. The extent to which the text amendment will ameliorate a condition in this Ordinance which is, from a legal or administrative standpoint, deficient.

***Types of businesses are continuously changing to serve the needs of the greater population. This amendment will bring the Zoning Ordinance current with uses approved by the State and consistent with communities within the region.***

5. The need for the zoning text amendment.

***The text amendment will bring the ordinance up to date with current business trends.***

6. Whether or not the proposed text amendment, if adopted, will require other provisions of this Ordinance to be changed or modified and, if so, the way in which the Ordinance will have to be further modified and amended.

***The amendment will require modifications associated with such use previously restricted to medical. Such amendment will also require modifications to the City Code, permitting such business establishment, Chapter 5.76 of the Municipal Code.***

CITY OF CREST HILL ZONING ORDINANCE  
TABLE 4: Index of Permitted & Special Uses  
Non-Residential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	Use Standards
<del>Medical-Adult Use</del> Cannabis Dispensing Organizations ( <del>Per ORD-1645</del> )								§	§	§	§	<u>8.2-30</u>



## City Council Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	October 17, 2022
<b>Submitted:</b>	Maura A Rigoni, AICP, Interim Planner
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Approve an Ordinance for a Text Amendment to the City of Crest Hill Zoning Ordinance, Adult-Use Recreational Cannabis

**Summary:** On July 11, 2022, the City Council directed City Staff to proceed with amendments to the Zoning Ordinance to permit adult-use cannabis dispensaries within the City's corporate limits. Draft amendments to the Zoning Ordinance were presented to the Plan Commission at the September 14, 2022, meeting. The Plan Commission recommended that the City Council deny the text amendment. The proposed amendments were presented at the City Council Work Session on October 10, 2022. The City Council discussed permitting adult cannabis dispensaries as a special use within the B2, B3, M1, and M2 Zoning Districts. The City Council also discussed the additional regulations on such use. The attached ordinance outlines the amendments to the Zoning Ordinance to Section 2, Definitions, Section 8.2 Use Regulations, and Table 4: Table of Permitted and Special Uses, Non-Residential. It is noted that the proposed amendments only relate to dispensaries and do not address cannabis cultivation, craft growers, infusers, or transporters.

In addition to amending the Zoning Ordinance, City Council must also amend Chapter 5.76 of the municipal code, entitled Cannabis Business Establishments Prohibited. This portion of the City Code prohibits cannabis businesses. Therefore, the prohibition of cannabis business establishments must be repealed so as not to conflict with the amendments to the Zoning Ordinance.

At the work session, the Council affirmatively voted 6-0 to authorize the preparation of the necessary ordinance and place the Ordinance on a future City Council meeting agenda for final action and ordinance approval.

**Recommended Council Action:** If the Mayor and City Council are amenable to the text amendment, I ask that you approve the Ordinance issuing the text amendment to the Zoning Ordinance.

**Financial Impact:** N/A

**Funding Source:**

**Budgeted Amount:**

**Attachments:** Text Amendment Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 5.76 (CANNABIS BUSINESS ESTABLISHMENTS PROHIBITED) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE CITY OF CREST HILL CODE OF ORDINANCES**

---

**WHEREAS**, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, the Corporate Authorities of the City of Crest Hill have the authority to define, prevent and abate nuisances. (65 ILCS 5/11-60-2); and

**WHEREAS**, the Corporate Authorities of the City of Crest Hill has previously enacted ordinances defining, preventing and abating nuisances pursuant to said authority; and

**WHEREAS**, as of January 1, 2020, the Illinois Legislature legalized adult use cannabis by and through the passage of the Illinois Cannabis Regulation and Tax Act, which authorized units of local government to pass ordinances prohibiting Adult-Use Cannabis Business as well as reasonable zoning ordinances governing Adult-Use Cannabis Businesses within their jurisdiction; and

**WHEREAS**, on September 16, 2019, the Corporate Authorities of the City of Crest Hill approved Ordinance 1825, which created Chapter 5.76 of the Crest Hill City Code and which declared all Adult-Use Cannabis Businesses to be nuisances and which prohibited said businesses (except for licensed Medical Cannabis Businesses pursuant to Ordinance 1645) within the City of Crest Hill; and

**WHEREAS**, the Corporate Authorities of the City of Crest Hill in July of 2022 initiated a text amendment to the City of Crest Hill Zoning Ordinance which would allow Adult Use Cannabis Dispensaries (in addition to the previously authorized Medical Cannabis Dispensaries) as special uses in the B2, B3, M1, and M2 zoning districts; and

**WHEREAS**, pursuant to the application by the City of Crest Hill for a Text Amendment to the 2018 City of Crest Hill Zoning Ordinance, a Public Hearing was conducted at a regular meeting of the City of Crest Hill Plan Commission held September 14, 2022;

**WHEREAS**, no members of the public offered public comment or testimony, either for or against the proposed text amendment during the September 14, 2022, Public Hearing and Plan Commission Meeting; and

**WHEREAS**, the Plan Commission, on a 3-2 vote, recommended that the City Council reject the requested text amendment; and

**WHEREAS**, in making its recommendation against the proposed text amendment, the City of Crest Hill Plan Commission heard from the City Planning Consultant, Deputy Chief of Police,

and City Attorney, who were present to answer questions; and

**WHEREAS**, the City of Crest Hill Plan Commission's recommendation against the proposed text amendment is contained in its Findings and Decision, a true and accurate copy of which is attached hereto as Exhibit A; and

**WHEREAS**, on October 10, 2022, the Corporate Authorities again considered the proposed text amendment in a regularly scheduled work session of the Crest Hill City Council, at which there was no public comment for or against the proposed amendment; and

**WHEREAS**, after due consideration of the matter, including the Plan Commission recommendation, the Corporate Authorities of the City of Crest Hill have determined that approval of the proposed text amendment is in the best interests of the City of Crest Hill, due to the minimal risks posed by Adult Use Cannabis Dispensaries and the positive financial impact those businesses would have on the City, as well as the determination that the standards set forth in Section 12.8-4 of the Crest Hill Zoning Ordinance are met, as indicated in the Findings of Fact attached hereto as Exhibit B.

**WHEREAS**, the text Amendment to the City of Crest Hill Zoning Ordinance, if passed, requires an amendment of Chapter 5.76 of the City of Crest Hill Code of Ordinances to remove Adult-Use Cannabis Dispensaries from the prohibitions of that Chapter; and

**WHEREAS**, the Corporate Authorities have determined that said amendment to Chapter 5.76, upon the passage of the Ordinance approving the aforementioned text amendment is necessary and in the best interests of the citizens of Crest Hill.

**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:** The City Council hereby finds that all the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2:** That Chapter 5.76 Cannabis Business Establishments Prohibited of Title 5: Business Licenses and Regulations of the City of Crest Hill Code of Ordinances is hereby repealed in its entirety and replaced with the following:

**CHAPTER 5.76: CANNABIS BUSINESS ESTABLISHMENTS PROHIBITED**

**Section**

5.76.010	Definitions
5.76.020	Cannabis business establishments prohibited
5.76.025	Adult-Use Cannabis Dispensaries Allowed as Special Use in Certain
<b>Zones</b>	
5.76.030	Public nuisance declared



## 5.76.040 Violations

**§ 5.76.010 DEFINITIONS.**

The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:

**ADULT-USE CANNABIS BUSINESS ESTABLISHMENT.** A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

**ADULT-USE CANNABIS CRAFT GROWER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS CULTIVATION CENTER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS DISPENSING ORGANIZATION.** A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER.** An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed

under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**PERSON.** Any person, firm, corporation, association, club, society or other organization, including any owner, manager, proprietor, employee, volunteer or agent. (Ord. 1825, passed 9-16-19)

#### **§ 5.76.020 CANNABIS BUSINESS ESTABLISHMENT PROHIBITED.**

The following adult-use cannabis business establishments are prohibited in the City of Crest Hill. No person shall locate, operate, own, suffer, allow to be operated or aid, abet or assist in the operation within the City of Crest Hill of any of the following:

Adult-use cannabis craft grower.

Adult-use cannabis cultivation center.

Adult-use cannabis dispensing organization, except as provided in Section 8.2-30 of the 2018 Crest Hill Zoning Ordinance, as amended.

Adult-use cannabis infuser organization or infuser.

Adult-use cannabis processing organization or processor.

Adult-use cannabis transporting organization or transporter.  
(Ord. 1825, passed 9-16-19)

#### **§ 5.76.025 ADULT-USE CANNABIS DISPENSARIES ALLOWED IN CERTAIN ZONES AS SPECIAL USE**

Adult-use Cannabis Dispensaries, as defined herein and in Section 2.0 of the 2018 Crest Hill Zoning Ordinance, shall be exempt from the declaration of nuisance and the prohibitions of this Chapter 5.76 if approved by the City Council as a special use on property zoned B2, B3, M1 or M2 pursuant to Section 8.2-30 of the 2018 Crest Hill Zoning Ordinance.

#### **§ 5.76.030 PUBLIC NUISANCE DECLARED.**

Operation of any prohibited cannabis business establishment within the city in violation of the provisions of this chapter is hereby declared a public nuisance and shall be abated pursuant to all available remedies.  
(Ord. 1825, passed 9-16-19)

#### **§ 5.76.040 VIOLATIONS.**

Violations of this chapter may be enforced in accordance with the provisions of Title 1, Chapter 1, § 1.12.010 of this code.  
Ord. 1825, passed 9-16-19)

**SECTION 3:** In the event that any provision or provisions, portion or portions, or clause

or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 4:** That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

**SECTION 5:** That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 6:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

*[Left Intentionally Blank]*

PASSED THIS 17<sup>TH</sup> DAY OF OCTOBER, 2022.

	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 17<sup>TH</sup> DAY OF OCTOBER, 2022.

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Raymond R. Soliman, Mayor

ATTEST:

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Christine Vershay-Hall, City Clerk

“Exhibit A”

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE:	)	
	)	
The application of the City of Crest Hill	)	No. xx-x-x-x
for a text amendment to the Crest Hill Zoning	)	
Ordinance relating to Adult-Use Cannabis	)	
Dispensaries		

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO THE APPLICATION OF THE CITY OF CREST HILL FOR A  
ZONING CODE TEXT AMENDMENT FOR ADULT-USE CANNABIS DISPENSARIES**

THIS APPLICATION, coming before for a decision by the Plan Commission, and the Plan Commission having heard the evidence in support and to the application at a regularly scheduled meeting held on September 14th, 2022 being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

- A. That the application seeks approval of a text amendment to the Crest Hill Zoning Ordinance which would allow Adult-Use Cannabis Dispensaries as a special use in the B2, B3, M1 and M2 zones;
- B. That there was a Notice of Public Hearing published in the Joliet Herald-News on August 29, 2022;
- C. That no interested parties filed their appearances herein;
- D. That the public hearing was called into order, the City of Crest Hill, through its staff, was allowed to present its evidence and arguments in support of its application, and that the public hearing was duly recorded;
- E. That the rules adopted by the Plan Commission for the conduct of public Hearings by the Plan Commission were duly followed and observed;
- F. That following the close of the Public Hearing, the Plan Commission deliberated and determined, by a vote of 3-2 on a Motion to Recommend to the City Council that the text amendment be disapproved and determined that the proposed text amendment did not meet the standards set out in Section 12.8-4 of the Crest Hill Zoning Ordinance.

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill, Illinois zoning ordinance for the granting of a planned unit development and special uses, as follows:

1. That the application of the City of Crest Hill for a text amendment to its 2018 Zoning Ordinance which would allow Adult-Use Cannabis Dispensaries in the B2, B3, M1, and M2 zones, be denied by the City Council as not meeting the standards set out in Section 12.8-4 of the Crest Hill Zoning Ordinance.
2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the text amendment be denied.

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 14th Day of September 2022 upon the following roll call vote:

	Aye	Nay	Absent	Abstain
Commissioner Carol Slabozeski	_____	_____	_____	_____
Commissioner John Stanton	_____	_____	_____	_____
Commissioner Ken Carroll	_____	_____	_____	_____
Commissioner Jan Plettau	_____	_____	_____	_____
Commissioner Bill Thomas	_____	_____	_____	_____
Commissioner Jeff Thomas	_____	_____	_____	_____
Commissioner Angelo Deserio	_____	_____	_____	_____

Approved:

\_\_\_\_\_  
Bill Thomas, Chairman

Attest:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

## Exhibit B Findings of Fact

1. The effect the text amendment would have on comprehensive planning in the community and the extent to which the proposed amendment would be consistent with Crest Hill's planning objectives.

***Consideration of adult-use cannabis as a special use within the specified zoning districts assists in carrying the goals of the City to strengthen its role in the regional marketplace, as such use not only serves the local community but the region as well.***

2. The consistency of the proposed text amendment with other provisions in this Ordinance.

***The proposed text amendment includes specific regulations regarding the operation of such a facility, consistent with other uses, to ensure the business operations meet the standards of the City.***

3. The degree to which all property owners in the community, zoned in similar classifications, would be benefited or affected by the zoning text amendment; and the extent to which the proposed amendment would or would not benefit or affect one (1) or a selected and small group of property owners only.

***The proposed text amendment is open to multiple zoning districts; however, use regulations are put in place to further protect the residential and identified institutions.***

4. The extent to which the text amendment will ameliorate a condition in this Ordinance which is, from a legal or administrative standpoint, deficient.

***Types of businesses are continuously changing to serve the needs of the greater population. This amendment will bring the Zoning Ordinance current with uses approved by the State and consistent with communities within the region.***

5. The need for the zoning text amendment.

***The text amendment will bring the ordinance up to date with current business trends.***

6. Whether or not the proposed text amendment, if adopted, will require other provisions of this Ordinance to be changed or modified and, if so, the way in which the Ordinance will have to be further modified and amended.

***The amendment will require modifications associated with such use previously restricted to medical. Such amendment will also require modifications to the City Code, permitting such business establishment, Chapter 5.76 of the Municipal Code.***



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**Agenda Memo****Crest Hill, IL**

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<b>Meeting Date:</b>	10-17-2022
<b>Submitter:</b>	Police Chief Edward Clark
<b>Department:</b>	Police Department
<b>Agenda Item:</b>	Request for waiver of insurance requirement for Special Event Police Services Contact with Carillon Lakes

**Summary:** The Crest Hill Police Department is requesting City Council to waive the insurance requirement (Item 4 of Exhibit A). The reasoning for this request is that the detail involves normal patrol operations during their trick or treat event on October 23, 2022. The city has agreed to waive this requirement in the past.

**Recommended Council Action:** Waiver of Insurance requirement

**Financial Impact:**

**Funding Source:**

**Budgeted Amount:**

**Cost:**

**Attachments:** Signed contract with Carillon Lakes H.O.A.



## SPECIAL EVENT POLICE SERVICES AGREEMENT

This Agreement ("Agreement") is made this 19<sup>th</sup> day of September, 2022 ("Effective Date"), between the CITY OF CREST HILL ("City"), an Illinois Municipal Corporation at 1610 Plainfield Road, Crest Hill, Illinois, and Carillon Lakes HOA ("ORGANIZATION") located at 21325 Carillon Lakes Drive Crest Hill, Illinois (collectively, the "Parties").

WHEREAS, City is empowered to provide for the health, safety and welfare in the City of Crest Hill; and

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/11-1-1, et seq., "the corporate authorities of each municipality may pass and enforce all necessary police ordinances" through its sworn law enforcement officers (each law enforcement officer an "Officer"); and

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/7-4-8, the police of any municipality may exercise their police power in any adjoining municipality; and

WHEREAS, the ORGANIZATION desires to contract with the CITY to provide law enforcement services and assist in providing for safety, security and order for its event on Sunday, October 23, 2022 at Carillon Lakes HOA Community, patrolling through streets from 2pm to 4pm; and

WHEREAS, City desires to outline the circumstances in which it will allow its Officers to participate in Special Event Policing.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth in this Agreement, the Parties agree as follows:

### 1. SERVICES:

1.1 CITY shall assign Officers to Special Events to perform police patrols and law enforcement duties ("Services"). The Services shall only encompass duties and functions customarily rendered by CITY and Officers assigned to ORGANIZATION shall at all times be subject to the control and direction of CITY.

1.2 Each Officer shall dress in the standard law enforcement uniform issued by the CITY, to include all necessary and required accoutrements that are authorized by the CITY and customarily worn by officers, such as a registered firearm, radio, vest, safety equipment, etc.

1.3 ORGANIZATION shall not exercise control over Officer's enforcement of laws and Officers shall not enforce any rules and regulations that are not otherwise violations of the law,

as determined by Officer and CITY. Officers shall be subject to, and shall abide by, all City and departmental rules and regulations as well as complying with all local, state and federal laws.

1.4 CITY may, in its sole discretion, interrupt Officer's Services in the event of emergencies and other exigent circumstances outside the scope of this Agreement. Such interruption or termination of Services shall not be considered a breach of this Agreement. ORGANIZATION shall only be obligated to pay for the amount of time Officer was present at Special Event.

2. TERM AND TERMINATION: This Agreement shall become effective on the Effective Date and shall remain in force until otherwise canceled by the parties. Either Party may terminate this Agreement at any time without cause by providing thirty (30) days prior written notice to the other party. The Chief of Police or Mayor has sole authority to terminate this Agreement on behalf of CITY.

3. PAYMENT: In exchange for Services rendered, ORGANIZATION shall pay fees ("Fees") in the amounts and according to the terms set forth as follows:

**One Officer without Vehicle:**

Current Overtime Hourly Rate\* x Number of Hours +15% Admin Fee = Fees

Ex:  $\$45.00 \times 3 + 15\% = \$155.25$

**One Officer with Vehicle:**

Current Overtime Hourly Rate\* x Number of Hours +20% Admin Fee = Fees

Ex:  $\$45.00 \times 3 + 20\% = \$162.00$

\*Overtime Hourly Rate is set by the current Collective Bargaining Agreement between the City and the Metropolitan Alliance of Police Chapter 15

CITY shall provide ORGANIZATION with a statement of said compensation to be reimbursed within thirty (30) days of the statement. In the event City has to initiate suit to collect payment due under the terms of this Agreement, ORGANIZATION agrees that it shall be responsible for CITY'S attorney fees and court costs.

4. LIABILITY INSURANCE: As a requirement of this Agreement, ORGANIZATION shall add the CITY as an additional insured on its general liability policy with a minimum \$1,000,000 single occurrence limit for the Special Event and provide proof prior to the Special Event. If ORGANIZATION does not provide proof of insurance at least one week prior to Special Event, then CITY may terminate this Agreement immediately and such termination shall not constitute a breach.

5. CITY'S STATUS AS INDEPENDENT CONTRACTOR. ORGANIZATION and CITY enter into this Agreement at arms' length. CITY at all times shall be considered an independent contractor for all purposes under this Agreement, including the performance of Services. Nothing in this Agreement Shall be deemed or construed to create a joint venture, partnership or



employer/employee relationship between the Parties. Neither ORGANIZATION nor CITY shall hold itself out as the representative or agent of the other Party. Neither ORGANIZATION nor CITY has the right and neither shall seek to exercise any control over the other Party, its employees, its Officers or its agents. CITY, its employees, and Officers assigned to the Special Event shall not be deemed employees or joint employees of ORGANIZATION for any purpose. CITY retains the sole right and authority to recruit, hire, promote, discipline, demote, discharge, determine rates of pay for, establish the terms and conditions of employment of, and/or to direct and control the manner in which its employees and Officers discharge their professional and work duties. CITY is responsible for instructing and training its Officers consistent with this Agreement. CITY retains the sole right and authority to decide and direct which Officers it shall assign, at what times, and to which Facilities to provide Services under this Agreement. CITY shall be solely responsible for all employee wages, timesheets, payroll deductions, federal and state taxes, unemployment compensation contributions, social security taxes, and benefits of its employees and Officers. Neither CITY nor its employees, agents or Officers are entitled to receive any benefits, including but not limited to salary, vacation pay, sick leave, retirement benefits, social security, workers' compensation, health, disability, unemployment and stock options that ORGANIZATION may provide to its employees. It is understood that ORGANIZATION will not provide and shall not be responsible for worker's compensation coverage for CITY or any Officer. Responsibility for providing such coverage remains solely with CITY. When rendering Services at the Facilities, Officers act solely as the agents of CITY.

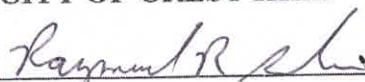
6. MISCELLANEOUS:

- 6.1 ASSIGNMENT OF RIGHTS: This Agreement, or any of the parties' respective rights or obligations hereunder, may not be assigned or transferred, directly or indirectly, by operation of law or otherwise, by either party without the prior written consent of the other party.
- 6.2 SURVIVAL: No termination or expiration of this Agreement shall affect the rights and obligations of the parties accruing prior to the effective date of termination or expiration.
- 6.3 NO THIRD-PARTY BENEFICIARIES: Nothing in this Agreement is intended to or shall be deemed to confer any rights upon any person who is not a party hereto, including any Officer.
- 6.4 NO FIDUCIARY RELATIONSHIP: Nothing in this Agreement creates any relationship of trust or other fiduciary relationship between the parties hereto, or any Officer.
- 6.5 COUNTERPARTS: This Agreement may be executed in one or more counterparts, all of which shall be deemed one and the same agreement and shall become effective when each of the parties has signed one or more counterparts.

- 6.6 **ENTIRE AGREEMENT; MODIFICATION:** This Agreement with Exhibits constitutes the entire agreement of the parties and supersedes all prior agreements, negotiations, dealings, and understandings, whether written or oral, between the parties regarding the subject matter hereof. No waivers, amendments, or modifications of this Agreement or any part thereof shall be valid unless in writing signed by both parties. Any non-written waiver of any of the terms and conditions hereof shall not be construed as a general waiver by the CITY and the CITY shall be free to reinstate any such term or condition.
- 6.7 **SEVERABILITY:** The parties each agree that if any provision of this Agreement is or becomes invalid or prohibited under applicable law, such provision shall be ineffective to the extent of any such prohibition without impairing the remaining provisions in any way.

IN WITNESS WHEREOF, the parties through their authorized representatives have executed this Agreement as of the dates written below.

**CITY OF CREST HILL**

  
Mayor

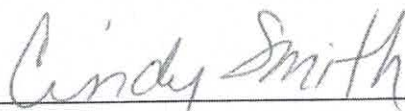
9-20-22  
Date

Attest:

  
City Clerk

9-21-22  
Date

**ORGANIZATION**

By:   
As Agent for

9-09-2022  
Date

Its: Carillon Lakes HOA



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**Agenda Memo****Crest Hill, IL**

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<b>Meeting Date:</b>	October 17, 2022
<b>Submitter:</b>	Mayor Raymond R. Soliman
<b>Department:</b>	Mayor's Office
<b>Agenda Item:</b>	Chaney-Monge Halloween Parade Road Closure

**Summary:** Chaney-Monge school is requesting road closures, (see attached map) along with Police and Public Works assistance for their annual Halloween Parade on Monday, October 31 at 1:00 p.m. Parade usually lasts about 30 minutes.

**Recommended Council Action:****Financial Impact:****Funding Source:****Budgeted Amount:****Cost:****Attachments:**

## **CHANEY-MONGE SCHOOL DISTRICT #88**

400 Elsie Ave. Crest Hill, Illinois 60403

Tel: 815-722-6673

Fax: 815-7227814

Website: [www.chaneymonge.us](http://www.chaneymonge.us)

Andy Siegfried, Superintendent  
[asiegfried@chaneymonge.us](mailto:asiegfried@chaneymonge.us)

Jacelynn M. Hall, Principal  
[jhall@chaneymonge.us](mailto:jhall@chaneymonge.us)

September 29, 2022

Dear Mayor Soliman and Members of the Council:

With Halloween just around the corner, I hereby submit this letter of request for permission and assistance with the Annual Chaney-Monge Halloween Parade.

As in years past, our parade will feature the Chaney-Monge Marching Band followed by hundreds of ghosts, goblins and monsters from the elementary school. The parade route will remain the same starting at the main Elsie Avenue entrance to the school at 1:00 PM sharp on Monday, October 31, 2022; proceeding east to Center Street; south to Ludwig Avenue; west to Nicholson Street; and north to Elsie Avenue back to the school main entrance.

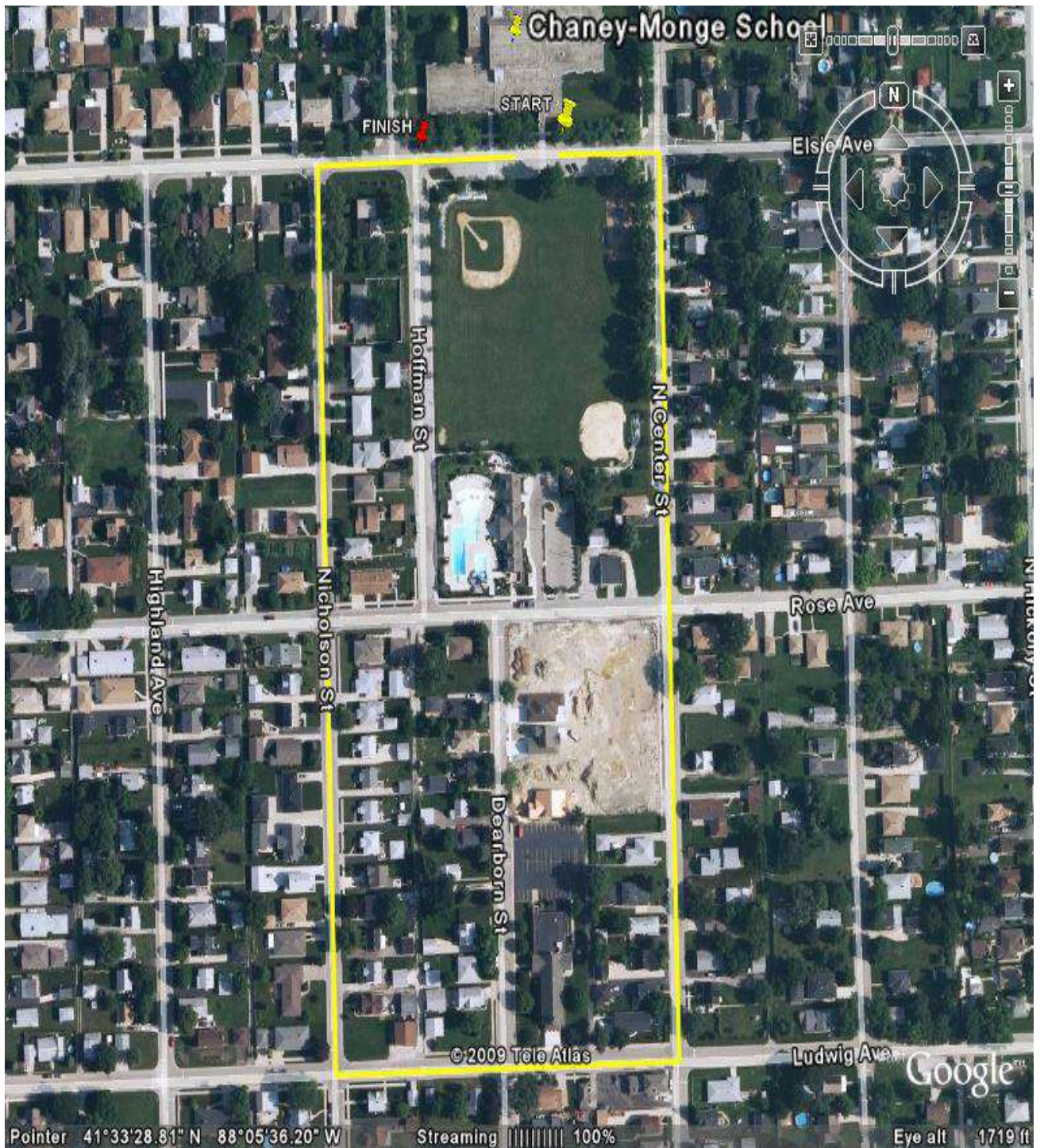
In advance, thank you for your consideration of this request and for your continued support for public school activities in the Crest Hill community.

Don't forget, you are all invited!

Yours for Better Schools,

Andy Siegfried  
Superintendent







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## City Council Agenda Memo

Crest Hill, IL

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**Meeting Date:** October 17, 2022

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

**Department:** Treasurer's Office

**Agenda Item:** Approval of the List of Bills through October 18, 2022 in the amount of \$827,113.87

**Summary:** Attached is the list of through October 18, 2022 in the amount of \$827,113.87.

**Recommended Council Action:** Approval of the List of Bills through October 18, 2022 in the amount of \$827,113.87.

**Financial Impact:**

**Funding Source:** Expenditures will be paid from the respective fund from which the expenditure originated.

**Budgeted Amount:**

**Cost:**

**Attachments:** List of bills



## Report Criteria:

Detail report type printed

[Report]. Check Issue Date = 09/25/2022,10/01/2022,10/18/2022

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
9	ABeep	112056	BATTERY, HI-CAP LITH	10/03/2022	775.00	775.00	19019	10/18/2022	922	01025400
		112108	LABOR - REPAIR PORT	10/06/2022	494.12	494.12	19019	10/18/2022	922	01025310
Total 9:					1,269.12	1,269.12				
26	Aflac	September 2	AFLAC 09-2022	09/26/2022	1,365.24	1,365.24	19023	10/18/2022	922	01002439
Total 26:					1,365.24	1,365.24				
46	Republic Ser	0721-007320	SEPTEMBER 2022 RE	09/20/2022	108,950.66	108,950.66	19106	10/18/2022	922	80005300
Total 46:					108,950.66	108,950.66				
63	American Sol	INV0621635	2000 6-PART PARKING	09/23/2022	1,662.07	1,662.07	19026	10/18/2022	922	01025321
Total 63:					1,662.07	1,662.07				
78	Applied Conc	408112	DSR ENHANCED COU	09/23/2022	1,917.50	1,917.50	19028	10/18/2022	922	01027500
Total 78:					1,917.50	1,917.50				
82	Aramark	6030063069	MATS FOR PUBLIC WO	09/27/2022	30.02	30.02	19029	10/18/2022	922	01045300
		6030063074	UNIFORMS FOR EAST	09/27/2022	24.10	24.10	19029	10/18/2022	922	07085300
		6030063074	UNIFORMS FOR WATE	09/27/2022	24.10	24.10	19029	10/18/2022	922	07065300
		6030063076	UNIFORMS FOR WEST	09/27/2022	29.46	29.46	19029	10/18/2022	922	07085300
		6030064425	UNIFORMS FOR STRE	09/30/2022	161.06	161.06	19029	10/18/2022	922	01035300
		6030065948	MATS FOR PUBLIC WO	10/04/2022	132.90	132.90	19029	10/18/2022	922	01045300
		6030065952	UNIFORMS FOR EAST	10/04/2022	57.47	57.47	19029	10/18/2022	922	07085300
		6030065952	UNIFORMS FOR WATE	10/04/2022	57.47	57.47	19029	10/18/2022	922	07065300
		6030065955	UNIFORMS FOR WEST	10/04/2022	29.46	29.46	19029	10/18/2022	922	07085300
		6030067844	UNIFORMS FOR PW	10/07/2022	282.23	282.23	19029	10/18/2022	922	01035300
Total 82:					828.27	828.27				
96	AT&T 815 74	September 2	PD EMERGENCY LINE	09/25/2022	30.94	30.94	19031	10/18/2022	922	01105350
Total 96:					30.94	30.94				
97	AT&T 815 74	September 2	PD NON EMERGENCY	09/25/2022	1,797.56	1,797.56	19032	10/18/2022	922	01105350
Total 97:					1,797.56	1,797.56				
102	AT&T 831-00	1480423705	FIBER NETWORK P	09/19/2022	2,474.42	2,474.42	19034	10/18/2022	922	01105350
Total 102:					2,474.42	2,474.42				
103	AT&T 831-00	1364213701	PUBLIC WORKS PHON	09/19/2022	135.44	135.44	19035	10/18/2022	922	01105350
Total 103:					135.44	135.44				
106	AT&T 815 74	Spetmeber 2	FAX LINES FOR PD AN	09/25/2022	229.50	229.50	19033	10/18/2022	922	01065350

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 106:					229.50	229.50				
112	Accurate Em	AUR2126675	EMPLOYER ACCESS C	10/01/2022	47.05	47.05	19020	10/18/2022	922	01105300
		AUR2126675	EMPLOYMENT SCREE	10/01/2022	241.00	241.00	19020	10/18/2022	922	01105300
Total 112:					288.05	288.05				
171	Brent Hasser	September 2	CONSULTING SERVIC	10/01/2022	2,500.00	2,500.00	19037	10/18/2022	922	01105300
Total 171:					2,500.00	2,500.00				
187	Christopher	178013	CONTRACT 1 REBUILD	09/29/2022	741.50	741.50	19041	10/18/2022	922	13007641
		178014	CONTRACT 1 REBUILD	09/29/2022	7,450.00	7,450.00	19041	10/18/2022	922	13007641
		178016	HIGHLAND AND CORA	09/29/2022	8,696.25	8,696.25	19041	10/18/2022	922	13007640
Total 187:					16,887.75	16,887.75				
229	Central Sod	66630	SOD REPLACEMENT	10/09/2022	75.40	75.40	19040	10/18/2022	922	01035400
Total 229:					75.40	75.40				
316	Columbia Pip	3965097	SCHEDULE 80	09/26/2022	217.80	217.80	19042	10/18/2022	922	07065361
Total 316:					217.80	217.80				
320	ComEd 1494	September 2	MONTHLY STATEMENT	09/23/2022	18.79	18.79	19043	10/18/2022	922	07065353
Total 320:					18.79	18.79				
323	ComEd 6121	September 2	MONTHLY STATEMENT	09/23/2022	23.07	23.07	19045	10/18/2022	922	07075353
Total 323:					23.07	23.07				
324	ComEd 7379	September 2	MONTHLY STATEMENT	09/23/2022	23.07	23.07	19046	10/18/2022	922	07065353
Total 324:					23.07	23.07				
327	ComEd 2148	September 2	LIFT STATION ELECTR	09/29/2022	199.90	199.90	19044	10/18/2022	922	07075353
Total 327:					199.90	199.90				
386	Cross Points	46552	CITY CENTER RADIO	05/25/2022	300.00	300.00	19055	10/18/2022	922	13007311
Total 386:					300.00	300.00				
434	Ryan Dobczy	September 2	MEALS	09/20/2022	70.99	70.99	19108	10/18/2022	922	01025343
Total 434:					70.99	70.99				
450	Scott Dyke	September 2	IML REIMBURSEMENT	10/10/2022	247.94	247.94	19109	10/18/2022	922	01015342
Total 450:					247.94	247.94				
451	Constellation	6350417650	MONTHLY STATEMET -	09/29/2022	896.00	896.00	19052	10/18/2022	922	07065353

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
					896.00	896.00				
453	Constellation	6350416800	MONTHLY STATEMENT	10/06/2022	2,725.88	2,725.88	19050	10/18/2022	922	07085353
					2,725.88	2,725.88				
454	Constellation	6351223710	MONTHLY INVOICE	09/29/2022	1,095.40	1,095.40	19047	10/18/2022	922	07065353
					1,095.40	1,095.40				
457	Constellation	6351226590	MONTHLY STATEMENT	09/28/2022	717.57	717.57	19049	10/18/2022	922	07065353
					717.57	717.57				
459	Constellation	6350416820	MONTHLY STATEMENT	09/29/2022	1,051.38	1,051.38	19051	10/18/2022	922	07065353
					1,051.38	1,051.38				
461	Constellation	6348106630	ELECTRIC FOR WELL	09/27/2022	1,004.16	1,004.16	19048	10/18/2022	922	07065353
					1,004.16	1,004.16				
475	EJ USA Inc	11022006865	CLAMP FOR WELLS	09/13/2022	640.00	640.00	19057	10/18/2022	922	07065421
		11022006998	STORM SEWER FRAM	09/16/2022	209.44	209.44	19057	10/18/2022	922	01037520
					849.44	849.44				
518	Experian	CD23060307	SEPTEMBER 2022 MO	09/30/2022	27.00	27.00	19058	10/18/2022	922	01025310
					27.00	27.00				
526	FedEx	7-897-55789	FEDEX EXPRESS SER	09/28/2022	39.79	39.79	19059	10/18/2022	922	01105322
					39.79	39.79				
538	File of Life Fo	SEPTEMBE	FILE OF LIFE CARDS	09/15/2022	680.00	680.00	19060	10/18/2022	922	01115321
		SEPTEMBE	SHIPPING	09/15/2022	23.82	23.82	19060	10/18/2022	922	01115321
					703.82	703.82				
549	Fleet Safety	79788	EMERGENCY LIGHTIN	09/23/2022	.01	.01	19062	10/18/2022	922	11002020
		79788	EMERGENCY LIGHTIN	09/23/2022	1,850.00	1,850.00	19062	10/18/2022	922	11002020
					1,850.01	1,850.01				
600	First Commu	124286463	PHONE SYSTEM AND	09/22/2022	446.93	446.93	19061	10/18/2022	922	01105350
					446.93	446.93				
610	Grainger	9456076737	GARBAGE CANS	09/23/2022	282.45	282.45	19064	10/18/2022	922	07065361
		9457477967	WEST PLANT ELECTRI	09/26/2022	112.31	112.31	19064	10/18/2022	922	07085365
		9461195423	BENCHES FOR LOCKE	09/29/2022	629.91	629.91	19064	10/18/2022	922	01035400
		9462223489	BENCH RETURNS	09/29/2022	314.95-	314.95-	19064	10/18/2022	922	01035400
					709.72	709.72				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
640	Hawkins Inc	6303153	DRINKING WATER CH	09/29/2022	2,914.00	2,914.00	19068	10/18/2022	922	07065421
Total 640:					2,914.00	2,914.00				
656	Heritage-Cry	17607737	PARTS CLEANING SOL	09/15/2022	405.65	405.65	19069	10/18/2022	922	01075410
Total 656:					405.65	405.65				
726	IL Associatio	5337	2020-2021 AGENCY ME	09/28/2022	1,417.00	1,417.00	19070	10/18/2022	922	07085377
Total 726:					1,417.00	1,417.00				
742	IL Office of th	9667340	CERTIFICATE - BOILE	09/21/2022	70.00	70.00	19071	10/18/2022	922	13007640
Total 742:					70.00	70.00				
745	Illinois Homic	2022A185	CONFERENCE REGIS	09/26/2022	300.00	300.00	19072	10/18/2022	922	01025341
Total 745:					300.00	300.00				
826	JP Morgan C	02H8480005	5 GALLON BOTTLED W	09/02/2022	255.55	255.55	333	09/25/2022	822	01025300
		22H8105553	WATER-	09/02/2022	116.48	116.48	333	09/25/2022	822	07085343
	Animal Care		K9 VET OFFICE VISIT	08/23/2022	114.61	114.61	333	09/25/2022	822	01025346
	Chewy Augu		DOG FOOD	08/18/2022	79.78	79.78	333	09/25/2022	822	01025346
	Comcast 025		INTERNET AND PHON	08/12/2022	207.82	207.82	333	09/25/2022	822	07075350
	Comcast 025		INTERNET AND PHON	08/06/2022	156.36	156.36	333	09/25/2022	822	07065350
	Comcast 055		FAX LINES NEW CITY	08/14/2022	215.78	215.78	333	09/25/2022	822	01105350
	Comcast 059		INTERNET AND PHON	08/12/2022	156.36	156.36	333	09/25/2022	822	07075350
	Comcast 059		INTERNET AND PHON	08/11/2022	156.36	156.36	333	09/25/2022	822	07075350
	Comcast 060		INTERNET AND PHON	08/10/2022	156.36	156.36	333	09/25/2022	822	07065350
	Comcast 060		INTERNET AND PHON	08/21/2022	156.36	156.36	333	09/25/2022	822	07065350
	Comcast 064		INTERNET AND PHON	08/06/2022	154.62	154.62	333	09/25/2022	822	07065350
	Comcast 168		INTERNET/PHONE 212	08/13/2022	150.79	150.79	333	09/25/2022	822	07065350
	Microsoft Se		OFFICE 365 ACCOUNT	09/06/2022	60.50	60.50	333	09/25/2022	822	01065301
	MyFax Augu		ADMIN FAX LINE	08/29/2022	12.00	12.00	333	09/25/2022	822	01065350
	National Min		ONLINE POLICE RECR	09/06/2022	195.00	195.00	333	09/25/2022	822	01025321
	Office Max A		CHAIR	08/15/2022	629.99	629.99	333	09/25/2022	822	01027500
	Telco Septem		CELLULAR POTS LINE	09/08/2022	214.00	214.00	333	09/25/2022	822	07085350
Total 826:					3,188.72	3,188.72				
846	Kimball Midw	100346398	EAST PLANT PARTS	09/30/2022	444.23	444.23	19074	10/18/2022	922	07085366
Total 846:					444.23	444.23				
849	Kirwan Mech	i73700	EAST PLANT COOLING	10/03/2022	747.00	747.00	19075	10/18/2022	922	07085366
Total 849:					747.00	747.00				
881	Lawson Prod	9309962330	BATTERY LUG KITS, P	09/26/2022	896.03	896.03	19077	10/18/2022	922	01075400
		9309987669	WIRE TY-RAPS	10/04/2022	3.23	3.23	19077	10/18/2022	922	01075400
Total 881:					899.26	899.26				
882	Layne Christ	2335305	WELL 7 INSPECTION	09/30/2022	36,569.00	36,569.00	19078	10/18/2022	922	12007610

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 882:					36,569.00	36,569.00				
901	Lockport Twp	9132022	CPR TRAINING	09/14/2022	265.00	265.00	19080	10/18/2022	922	01105341
		9142022	CPR TRAINIGN	09/14/2022	215.00	215.00	19080	10/18/2022	922	07085341
		9152022	CPR TRAINING	09/14/2022	290.00	290.00	19080	10/18/2022	922	07065341
Total 901:					770.00	770.00				
902	LMH Certifie	1242	COURT REPORTER F	08/30/2022	270.00	270.00	19079	10/18/2022	922	01105302
Total 902:					270.00	270.00				
914	Low Voltage	29681	AUDIO VISUAL EQUIP	09/15/2022	16,109.84	16,109.84	19081	10/18/2022	922	13007311
Total 914:					16,109.84	16,109.84				
927	Quadiant Lea	16787963	POSTAGE LABEL	09/14/2022	41.80	41.80	19101	10/18/2022	922	01105322
		N9610064	LEASE PAYMENT	10/01/2022	566.55	566.55	19101	10/18/2022	922	01115300
Total 927:					608.35	608.35				
941	Ada Martino	SEPTEMBE	REIMBURSMENT FOR	09/29/2022	4.68	4.68	19021	10/18/2022	922	01035341
Total 941:					4.68	4.68				
958	Meade, Inc.	701745	LIGHT MAINTENANCE	09/30/2022	600.00	600.00	19083	10/18/2022	922	01035300
Total 958:					600.00	600.00				
961	Menards	42181	ELEVATOR PLYWOOD	09/07/2022	119.96	119.96	19084	10/18/2022	922	13007311
		42473	CITY CENTER SUPPLI	09/14/2022	98.42	98.42	19084	10/18/2022	922	13007311
		42514	TOOLS FOR PW	09/15/2022	73.93	73.93	19084	10/18/2022	922	01035400
		42514	MOUNTING FOR POLI	09/15/2022	68.94	68.94	19084	10/18/2022	922	13007311
		42520	ANCHORS FOR TV'S A	09/15/2022	22.50	22.50	19084	10/18/2022	922	13007311
		42745	WATER TOWER REPAI	09/20/2022	346.08	346.08	19084	10/18/2022	922	07065361
		42830-A	TAPE AND GLOVES	09/22/2022	107.85	107.85	19084	10/18/2022	922	07065362
		42869	DUST PANS AND BRO	09/23/2022	155.84	155.84	19084	10/18/2022	922	07065402
		42878	CLEANING SUPPLIES	09/23/2022	14.57	14.57	19084	10/18/2022	922	01045400
		42986	EAST PLANT SUPPLIE	09/26/2022	162.40	162.40	19084	10/18/2022	922	07085366
		43041	SUPPLIES FOR CITY C	09/27/2022	163.64	163.64	19084	10/18/2022	922	13007311
		43058	SUPPLIES FOR CITY C	09/27/2022	95.76	95.76	19084	10/18/2022	922	13007311
Total 961:					1,429.89	1,429.89				
973	Microbac Lab	L22005736	SEMI-ANNUAL EFFLUE	10/03/2022	1,327.25	1,327.25	19086	10/18/2022	922	07085306
		L22005737	SEMI-ANNUAL EFFLUE	10/03/2022	1,327.25	1,327.25	19086	10/18/2022	922	07085306
Total 973:					2,654.50	2,654.50				
991	MOE Fringe	November 20	11-2022 LOCAL 150 IN	10/01/2022	2,977.50	2,977.50	331	10/01/2022	922	01024200
		November 20	11-2022 LOCAL 150 IN	10/01/2022	8,621.60	8,621.60	331	10/01/2022	922	01034200
		November 20	11-2022 LOCAL 150 IN	10/01/2022	5,116.00	5,116.00	331	10/01/2022	922	01074200
		November 20	11-2022 LOCAL 150 IN	10/01/2022	1,341.60	1,341.60	331	10/01/2022	922	01114200
		November 20	11-2022 LOCAL 150 IN	10/01/2022	3,397.00	3,397.00	331	10/01/2022	922	01164200
		November 20	11-2022 LOCAL 150 IN	10/01/2022	5,040.65	5,040.65	331	10/01/2022	922	07064200
		November 20	11-2022 LOCAL 150 IN	10/01/2022	3,078.25	3,078.25	331	10/01/2022	922	07074200

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		November 20	11-2022 LOCAL 150 IN	10/01/2022	4,491.40	4,491.40	331	10/01/2022	922	07084200
		November 20	11-2022 LOCAL 150 IN	10/01/2022	4,894.00	4,894.00	331	10/01/2022	922	07094200
	Total 991:				38,958.00	38,958.00				
1023	My Shop Ang	2024060MY8	SELF STICK CALEND	09/28/2022	164.45	164.45	19088	10/18/2022	922	01035321
	Total 1023:				164.45	164.45				
1061	Nicor 43-23-2	September 2	MONTHLY STATEMENT	10/03/2022	525.28	525.28	19092	10/18/2022	922	01105350
	Total 1061:				525.28	525.28				
1062	Nicor 89-13-6	September 2	MONTHLY STATEMENT	10/03/2022	209.65	209.65	19093	10/18/2022	922	07065350
	Total 1062:				209.65	209.65				
1063	Nicor 24-66-3	September 2	15974 BUCKNER PON	10/03/2022	50.00	50.00	19091	10/18/2022	922	07075350
	Total 1063:				50.00	50.00				
1065	Nicor 95-25-4	September 2	MONTHLY STATEMENT	09/30/2022	186.23	186.23	19095	10/18/2022	922	07065350
	Total 1065:				186.23	186.23				
1066	Nicor 08-01-5	September 2	MONTHLY STATMENT -	09/30/2022	164.49	164.49	19089	10/18/2022	922	07065350
	Total 1066:				164.49	164.49				
1067	Nicor 89-80-1	September 2	MONTHLY STATEMENT	09/30/2022	602.39	602.39	19094	10/18/2022	922	07085350
	Total 1067:				602.39	602.39				
1081	Tina Oberlin	September 2	IML REIMBURSEMENT	10/10/2022	90.73	90.73	19118	10/18/2022	922	01015342
	Total 1081:				90.73	90.73				
1109	Palmer Hous	019564	FLOWERS IN MEMORY	08/18/2022	100.00	100.00	19096	10/18/2022	922	01015300
	Total 1109:				100.00	100.00				
1116	Altorfer Indus	TM50047830	UNIT #215 BACKHOE S	09/30/2022	4,727.65	4,727.65	19024	10/18/2022	922	01075400
	Total 1116:				4,727.65	4,727.65				
1140	Petty Cash F	September 2	SEPTEMBER 2022 MIL	10/03/2022	50.00	50.00	19097	10/18/2022	922	01015342
		September 2	LIONS CLUB PLAQUE	10/03/2022	18.48	18.48	19097	10/18/2022	922	01105400
	Total 1140:				68.48	68.48				
1142	Petty Cash F	August 2022	TO REPLENISH PETTY	08/18/2022	277.91	277.91	19098	10/18/2022	922	07065343
	Total 1142:				277.91	277.91				
1148	Physicians I	4285641	PREEMPLOYMENT SC	10/05/2022	115.00	115.00	19099	10/18/2022	922	01105300
		4285641	PREEMPLOYMENT SC	10/05/2022	115.00	115.00	19099	10/18/2022	922	01105300
		4285641	FITNESS FOR DUTY E	10/05/2022	203.00	203.00	19099	10/18/2022	922	01105300

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1148:					433.00	433.00				
1195	Quill LLC	27440297	HEAVY DUTY GARBAG	09/01/2022	79.79	79.79	19102	10/18/2022	922	01035400
		27458512	KLEENEX	09/01/2022	12.15	12.15	19102	10/18/2022	922	01165401
		27458512	ENVELOPES	09/01/2022	46.54	46.54	19102	10/18/2022	922	01165401
		27458512	HAND SANITIZER	09/01/2022	1.00	1.00	19102	10/18/2022	922	01165401
		27458512	PENS	09/01/2022	1.00	1.00	19102	10/18/2022	922	01165401
		27986567	SAMSUNG MLT-D203	09/27/2022	128.99	128.99	19102	10/18/2022	922	01025400
		28036430	STAND UP SIGN HOLD	09/29/2022	33.60	33.60	19102	10/18/2022	922	01025402
		28059145	FOUR-TIER BROCHUR	09/30/2022	27.52	27.52	19102	10/18/2022	922	01025402
		28059145	THREE-TIER BROCHU	09/30/2022	33.23	33.23	19102	10/18/2022	922	01025402
		28061055	WIRELESS KEYBOAR	09/30/2022	35.99	35.99	19102	10/18/2022	922	01025400
Total 1195:					399.81	399.81				
1222	Reliance Sta	October 2022	RELIANCE OCT 2022	10/01/2022	276.00	276.00	19104	10/18/2022	922	01002438
Total 1222:					276.00	276.00				
1225	Rental Max	556269-9	DINGO FOR CC LAND	09/22/2022	317.59	317.59	19105	10/18/2022	922	13007311
Total 1225:					317.59	317.59				
1237	Robinson En	22090095	CTH RICH FOODS-PRE	09/13/2022	183.00	183.00	19107	10/18/2022	922	01105300
		22090096	CTH MISC ENGINEERI	09/13/2022	277.50	277.50	19107	10/18/2022	922	01165300
		22090097	WASTEWATER PRETR	09/13/2022	9,071.50	9,071.50	19107	10/18/2022	922	07075330
		22090098	CTH WASTEWATER P	09/13/2022	438.00	438.00	19107	10/18/2022	922	07075330
		22090099	RT 30 WATERMAIN LIN	09/13/2022	21,200.00	21,200.00	19107	10/18/2022	922	12007602
		22090408	CTH 75 ACRE PARCEL	09/29/2022	2,148.75	2,148.75	19107	10/18/2022	922	01165300
		22090409	CTH INDECK 36 ACRE	09/29/2022	231.00	231.00	19107	10/18/2022	922	01165300
		22090410	GIS UPDATES-ROBINS	09/29/2022	957.75	957.75	19107	10/18/2022	922	07085301
		22090411	CTH INTERIM PLANNE	09/29/2022	13,999.75	13,999.75	19107	10/18/2022	922	01165300
		22090412	CTH WEBER ROAD TIF	09/29/2022	3,080.25	3,080.25	19107	10/18/2022	922	01165300
Total 1237:					51,587.50	51,587.50				
1243	Ray OHerron	2221042	FLAG USA	09/19/2022	1.99	1.99	19103	10/18/2022	922	01025344
		2221042	SS TEX-TROP SHIRT	09/19/2022	40.00	40.00	19103	10/18/2022	922	01025344
		2221042	NAMETAPE	09/19/2022	30.00	30.00	19103	10/18/2022	922	01025344
		2221042	SGT CHEVRON	09/19/2022	3.99	3.99	19103	10/18/2022	922	01025344
		2221042	EMBROIDERY	09/19/2022	20.00	20.00	19103	10/18/2022	922	01025344
		2221042	FREIGHT	09/19/2022	8.99	8.99	19103	10/18/2022	922	01025344
		2224870	GLOCK PISTOL HEINIE	10/05/2022	291.00	291.00	19103	10/18/2022	922	01025344
		2224870	FREIGHT	10/05/2022	3.62	3.62	19103	10/18/2022	922	01025344
		2225323	SS SHIRT	10/07/2022	50.50	50.50	19103	10/18/2022	922	01025344
		2225323	LS SHIRT	10/07/2022	54.00	54.00	19103	10/18/2022	922	01025344
		2225323	SGT CHEVRON	10/07/2022	7.98	7.98	19103	10/18/2022	922	01025344
		2225323	FLAG USA	10/07/2022	3.98	3.98	19103	10/18/2022	922	01025344
Total 1243:					516.05	516.05				
1285	Brian Semplici	October 2022	TRAINING FOR BRIAN	10/10/2022	150.00	150.00	19038	10/18/2022	922	01035341
Total 1285:					150.00	150.00				
1295	Shaw Media	0922100852	CREST HILL PAGE	09/30/2022	230.00	230.00	19110	10/18/2022	922	01105321

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		0922100852	CREST HILL PAGE	09/30/2022	230.00	230.00	19110	10/18/2022	922	01105321
		0922100852	ACCOUNTS DISBURS	09/30/2022	945.00	945.00	19110	10/18/2022	922	07095321
		0922100886	POLICE OFFICER EMP	10/12/2022	1,699.00	1,699.00	19110	10/18/2022	922	01025400
Total 1295:					3,104.00	3,104.00				
1351	Stage Right	19100	CITY COUNCIL MEETI	10/11/2022	200.00	200.00	19112	10/18/2022	922	01105300
		19100	MAINTENANCE AND S	10/11/2022	50.00	50.00	19112	10/18/2022	922	01105300
Total 1351:					250.00	250.00				
1379	Suburban La	207144	WASTEWATER LAB	09/30/2022	1,221.25	1,221.25	19114	10/18/2022	922	07085306
		207362	DRINKING WATER LAB	09/30/2022	1,304.00	1,304.00	19114	10/18/2022	922	07065306
Total 1379:					2,525.25	2,525.25				
1392	SWAHM	October 2022	SWAHM 10-2022	10/01/2022	98,974.76	98,974.76	332	10/01/2022	922	01002438
Total 1392:					98,974.76	98,974.76				
1430	Timm Electric	19150	CITY CENTER ELECTR	09/21/2022	19,817.00	19,817.00	19117	10/18/2022	922	13007311
Total 1430:					19,817.00	19,817.00				
1431	Arctic Glacier	3035216702	ICE REFILL	06/17/2022	227.62	227.62	19030	10/18/2022	922	07065343
Total 1431:					227.62	227.62				
1447	Traffic Contro	138975	ROOT AND WEBER ILL	09/30/2022	11,016.00	11,016.00	19119	10/18/2022	922	05005400
Total 1447:					11,016.00	11,016.00				
1452	TransUnion	September 2	PERSON SEARCH SEP	10/01/2022	75.00	75.00	19120	10/18/2022	922	01025310
Total 1452:					75.00	75.00				
1502	Underground	057279	ROLL OF COPPER	09/27/2022	895.00	895.00	19121	10/18/2022	922	07065430
		057436	VALVE BOX ASSEMBLI	10/05/2022	832.09	832.09	19121	10/18/2022	922	07065430
Total 1502:					1,727.09	1,727.09				
1548	Verizon Wirel	9916497078	CELLULAR LINES PD S	09/23/2022	1,098.59	1,098.59	19122	10/18/2022	922	01105350
Total 1548:					1,098.59	1,098.59				
1563	VSP of Illinoi	OCTOBER 2	VSP OCT 2022	09/17/2022	413.07	413.07	19123	10/18/2022	922	01002438
Total 1563:					413.07	413.07				
1589	Wescom	20221106	NOVEMBER 2022 DISP	10/01/2022	25,372.68	25,372.68	19124	10/18/2022	922	01025307
Total 1589:					25,372.68	25,372.68				
1597	Wheaton Ca	8168	LOCKER ROOM COUN	08/22/2022	2,945.00	2,945.00	19125	10/18/2022	922	13007311
Total 1597:					2,945.00	2,945.00				



Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1605	Will County R	September 2	SEPTEMBER LIEN/REL	09/30/2022	287.00	287.00	19126	10/18/2022	922	01115325
Total 1605:					287.00	287.00				
1629	Work Zone S	57221	HYDRANT FLUSHING	09/27/2022	96.00	96.00	19127	10/18/2022	922	07065470
Total 1629:					96.00	96.00				
1681	Techlife	12152	SECURITY AND SURV	07/20/2022	13,406.03	13,406.03	19115	10/18/2022	922	13007311
		12154	SECURITY AND SURV	07/20/2022	45,148.34	45,148.34	19115	10/18/2022	922	13007311
		12155	SECURITY AND SURV	07/20/2022	10,925.00	10,925.00	19115	10/18/2022	922	13007311
		12156	SECURITY AND SURV	07/20/2022	14,968.45	14,968.45	19115	10/18/2022	922	13007311
		12157	SECURITY AND SURV	07/20/2022	9,909.35	9,909.35	19115	10/18/2022	922	13007311
Total 1681:					94,357.17	94,357.17				
1694	Nicor 13-03-7	September 2	MONTHLY STATEMENT	09/30/2022	421.73	421.73	19090	10/18/2022	922	07065350
Total 1694:					421.73	421.73				
1697	GBJ Sales, L	4601	CLEANING SUPPLIES	09/27/2022	695.50	695.50	19063	10/18/2022	922	07085366
Total 1697:					695.50	695.50				
1744	Cosgrove Co	September 2	CARPENTRY CITY CE	09/22/2022	49,766.70	49,766.70	19053	10/18/2022	922	13007311
Total 1744:					49,766.70	49,766.70				
1749	AEP Energy	September 2	MONTHLY STATEMENT	09/29/2022	13,297.46	13,297.46	19022	10/18/2022	922	01035351
Total 1749:					13,297.46	13,297.46				
1766	The Conserv	12934	DEICING WORKSHOP	10/03/2022	50.00	50.00	19116	10/18/2022	922	01035341
Total 1766:					50.00	50.00				
1807	Bradford Syst	34820-1 A	CITY CENTER SPACES	01/04/2022	5,469.79	5,469.79	19036	10/18/2022	922	13007311
		34827-1 A	CITY CENTER SPACES	01/04/2022	2,084.36	2,084.36	19036	10/18/2022	922	13007311
		36402-1 A	CITY CENTER SPACES	05/11/2022	4,103.84	4,103.84	19036	10/18/2022	922	13007311
Total 1807:					11,657.99	11,657.99				
1895	Harbour Cont	9685	CONSTRUCTION CON	09/30/2022	51,130.00	51,130.00	19066	10/18/2022	922	13007311
	Ecos System		ECOS SYSTEM KEY C	08/03/2022	11,270.00	11,270.00	19066	10/18/2022	922	13007311
Total 1895:					62,400.00	62,400.00				
1903	Kane McKen	18855	PROPOSED TIF DISTRI	08/31/2022	1,456.25	1,456.25	19073	10/18/2022	922	01165300
Total 1903:					1,456.25	1,456.25				
1909	SHI Internati	B15806054	MONITORS AND MOU	09/12/2022	430.00	430.00	19111	10/18/2022	922	13007311
		B15853867	MONITORS FOR PD PA	09/21/2022	3,275.00	3,275.00	19111	10/18/2022	922	13007311
Total 1909:					3,705.00	3,705.00				
1912	2022 Mailbox	September 2	MAILBOX REPLACEME	03/02/2022	97.19	97.19	19027	10/18/2022	922	01035400

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1912:					97.19	97.19				
1934	Lakeside Co	August 2022	LAKESIDE CONSULTA	08/31/2022	9,116.00	9,116.00	19076	10/18/2022	922	01165300
		July 2022	INSPECTIONS & PLAN	07/31/2022	3,228.75	3,228.75	19076	10/18/2022	922	01165300
		September 2	LAKESIDE CONSULTA	10/01/2022	22,065.12	22,065.12	19076	10/18/2022	922	01165300
Total 1934:					34,409.87	34,409.87				
1946	Harbour Engi	9363	PW BUILDING SURVEY	07/25/2022	6,579.38	6,579.38	19067	10/18/2022	922	13007310
		9673	CITY CENTER AND PO	10/05/2022	1,140.43	1,140.43	19067	10/18/2022	922	13007311
Total 1946:					7,719.81	7,719.81				
1950	Pure Water P	1340840	EAST PLANT WATER	09/25/2022	60.00	60.00	19100	10/18/2022	922	07085343
		1340840	WATER FOR PW	09/25/2022	60.00	60.00	19100	10/18/2022	922	01035343
		1340840	WATER FOR STP	09/25/2022	160.00	160.00	19100	10/18/2022	922	07085343
Total 1950:					280.00	280.00				
1953	Amazon Capi	11RW-X6H6-	PLAIN ENVELOPES	10/03/2022	18.68	18.68	19025	10/18/2022	922	01105401
		133J-74KY-J	RUST NEEDLE SCALE	10/07/2022	438.16	438.16	19025	10/18/2022	922	01075400
		133J-74KY-N	COFFEE DECANter C	10/07/2022	125.73	125.73	19025	10/18/2022	922	01025400
		19DJ-7GFW-	BLU-RAY DISC	10/08/2022	40.70	40.70	19025	10/18/2022	922	01025400
		1F41-7LNJ-1	REPLACEMENT WELDI	09/26/2022	300.79	300.79	19025	10/18/2022	922	01075400
		1J64-J7RV-H	MONITORS/STAND NE	10/02/2022	293.86	293.86	19025	10/18/2022	922	01065400
		1KGM-11W1-	BANKER BOXES 30 C	09/23/2022	64.99	64.99	19025	10/18/2022	922	01115401
		1LL3-KQTT-	FOLGERS COFFEE PA	09/15/2022	31.99	31.99	19025	10/18/2022	922	01105401
		1LL3-KQTT-	PACKING TAPE DISPE	09/15/2022	8.76	8.76	19025	10/18/2022	922	01115401
		1LL3-KQTT-	KEURIG CLEANER	09/15/2022	12.99	12.99	19025	10/18/2022	922	01105401
		1LL3-KQTT-	COFFEE STIRRERS	09/15/2022	7.99	7.99	19025	10/18/2022	922	01105401
		1LL3-KQTT-	GORILLA PUTTY	09/15/2022	11.31	11.31	19025	10/18/2022	922	01115401
		1LL3-KQTT-	TAPE	09/15/2022	11.10	11.10	19025	10/18/2022	922	01115401
		1LL3-KQTT-	COFFEE CREAMER VA	09/15/2022	29.99	29.99	19025	10/18/2022	922	01105401
		1LL3-KQTT-	KCUPS COFFEE VARIE	09/15/2022	33.04	33.04	19025	10/18/2022	922	01105401
		1LL3-KQTT-	SPLENDA PACKS	09/15/2022	16.59	16.59	19025	10/18/2022	922	01105401
		1MXN-MH71-	VIVID WHITE GLASS VI	09/23/2022	150.07	150.07	19025	10/18/2022	922	13007311
		1NKY-XGXJ-	UNIT # 14 TYPE 3 CIR	10/04/2022	2.68	2.68	19025	10/18/2022	922	01075400
		1NKY-XGXJ-	UNIT # 14 TYPE 3 CIR	10/04/2022	675.00	675.00	19025	10/18/2022	922	01075400
		1Q9F-G4W6-	KEY HIDERS FOR OFFI	09/30/2022	10.76	10.76	19025	10/18/2022	922	01035400
		1QTM-77RH-	BABY CHANGING TAB	09/06/2022	1,416.95	1,416.95	19025	10/18/2022	922	13007311
		1RML-MXVP	NETWORK SWITCH W	10/06/2022	49.99	49.99	19025	10/18/2022	922	01065400
		1RWN-NJCV	CASSETTE TAPES FO	09/27/2022	24.96	24.96	19025	10/18/2022	922	01015400
		1VKD-F9LX-	ELROSE FACILITY JUM	09/13/2022	331.12	331.12	19025	10/18/2022	922	01075400
		1W1D-FHHR	DUAL MONITOR STAN	09/06/2022	1,744.16	1,744.16	19025	10/18/2022	922	13007311
Total 1953:					5,852.36	5,852.36				
1956	Midwest Com	127550	FITNESS EQUIPMENT	09/16/2022	17,499.00	17,499.00	19087	10/18/2022	922	13007311
Total 1956:					17,499.00	17,499.00				
1960	Covenant Se	20306	DROP BOX FOR NEW	08/22/2022	2,350.00	2,350.00	19054	10/18/2022	922	13007311
Total 1960:					2,350.00	2,350.00				
1962	Darrell Jeffer	September 2	IML REIUMBURSEMEN	09/27/2022	126.79	126.79	19056	10/18/2022	922	01015342

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1962:					126.79	126.79				
1964	CCMSI	R. Gorz Reim	REFUND OF WC REIM	09/28/2022	2,606.09	2,606.09	19039	10/18/2022	922	01003953
Total 1964:					2,606.09	2,606.09				
1965	Mark Cipiti	September 2	IML REIMBURSEMENT	09/28/2022	229.99	229.99	19082	10/18/2022	922	01015342
Total 1965:					229.99	229.99				
1966	Gryphon Trai	October 2022	SEMINAR	10/06/2022	350.00	350.00	19065	10/18/2022	922	01025341
Total 1966:					350.00	350.00				
1967	Michael Hutc	September 2	ARCHITECTURAL WO	09/30/2022	21,218.00	21,218.00	19085	10/18/2022	922	13007311
Total 1967:					21,218.00	21,218.00				
1968	Stromsland D	September 2	ARCHITECTURAL DESI	09/30/2022	5,800.00	5,800.00	19113	10/18/2022	922	13007311
Total 1968:					5,800.00	5,800.00				
Grand Totals:					827,113.87	827,113.87				

## Report Criteria:

Detail report type printed

[Report].Check Issue Date = 09/25/2022,10/01/2022,10/18/2022