

Regular City Council Meeting Crest Hill, IL October 17, 2022 7:00 PM

Council Chambers 1610 Plainfield Road, Crest Hill, IL 60403

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:

 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.

<u>APPROVAL OF MINUTES</u>: 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 <u>MOTION CARRIED</u>. (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 <u>MOTION CARRIED</u>.

(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 60TH 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 60TH ANNIVERSARY OF THEIR SERVICE TO THE ECITY 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 60th anniversary.

<u>CITY ATTORNEY</u>: (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.

<u>CITY ADMINISTRATOR</u>: (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)

<u>PUBLIC WORKS DEPARTMENT</u>: (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 <u>MOTION CARRIED</u>. (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 <u>MOTION CARRIED</u>.

(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 <u>MOTION CARRIED</u>. (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 <u>MOTION CARRIED</u>. (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 <u>MOTION CARRIED</u>. (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 <u>MOTION CARRIED</u>. (1756)

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

<u>CITY ENGINEER</u>: (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 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)

<u>POLICE DEPARTMENT</u>: (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.

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

<u>CITY TREASURER</u>: (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 <u>MOTION CARRIED</u>. (2867)

<u>UNFINISHED BUSINESS</u>: (2904) There was no unfinished business.

<u>NEW BUSINESS</u>: (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.

<u>PUBLIC COMMENT:</u> (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





Agenda Memo

Crest Hill, IL

Meeting Date: October 17, 2022

Submitter: Jim Marino, City Administrator

Department: Administration

Agenda Item: 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

Item 2.



LAKESIDE CONSULTANTS

LAKESIDECONSULTANTS.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





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

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.

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

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.



PROPOSED TEAM

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



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

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.





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

 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	Lakeside Consultants		
Printed Name/Title	Printed Name/Title		
Date	Date		
Signature	Signature		



Agenda Memo

Crest Hill, IL

Meeting Date: October 17, 2022

Submitter: Jim Marino, City Administrator

Department: Administration

Agenda Item: 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

Scope of Work Description	Es	Estimated Costs		
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		
TOTAL POTENTIAL COSTS	\$	546,000.00		
Suggested Contingency Increase Amount	\$	750,000.00		
Provided Buffer for Future Unknowns	\$	204,000.00		

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

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	JU	LY 5-AUGUST	00	CTOBER 17,	C	OCTOBER 17,
		APPROPRIATION		29		2022		2022 AMENDED	
				SUI	PPLEMENTAL	SUP	PLEMENTAL	AP	PROPRIATION
				APP	ROPRIATIONS	APPI	ROPRIATION		
Capital Proje	Capital Projects								
13-00-7311	Facility	\$	3,234,350	\$	1,469,541	\$	750,000	\$	5,453,891
	ConstrCity								
	Hall / P								
Capital Projects Total		\$	5,367,360	\$	1,469,541	\$	750,000	\$	7,586,901
Grand Total		\$	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 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				
	Christ	ine Vershay-	Hall. City Cl	erk
		J	, ,	
APPROVED THIS 17 TH DAY OF OCTOBER, 2	2022.			
15.61				
Raymond R. Soliman, Mayor				
ATTECT				
ATTEST:				
Christine Vershay-Hall, City Clerk				
totaling training cross				

Crest Hill CITY OF NEIGHBORS

City Council Agenda Memo

Crest Hill, IL

Meeting Date: October 17, 2022

Submitter: Maura Rigoni, AICP, Interim Planner

Department: Community & Economic Development

Agenda Item: 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.

Item 4.

City Council September 12, 2022 Hillcrest Shopping Center PUD/Special Use

- 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

Hillcrest Shopping Center Planned Unit Development (PUD) & Special Use - Armed

Re: Services Recruiting Office and Smoothie King Drive Thru

Project Details

Project	Hillcrest Shopping Center
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

PC/ZBA Staff Report September 14, 2022 Hillcrest Shopping Center PUD

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.

PC/ZBA Staff Report September 14, 2022 Hillcrest Shopping Center PUD

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.

PC/ZBA Staff Report September 14, 2022 Hillcrest Shopping Center PUD

> 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.

PC/ZBA Staff Report September 14, 2022 Hillcrest Shopping Center PUD

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

Respectfully Submitted,

Young Bugheweh

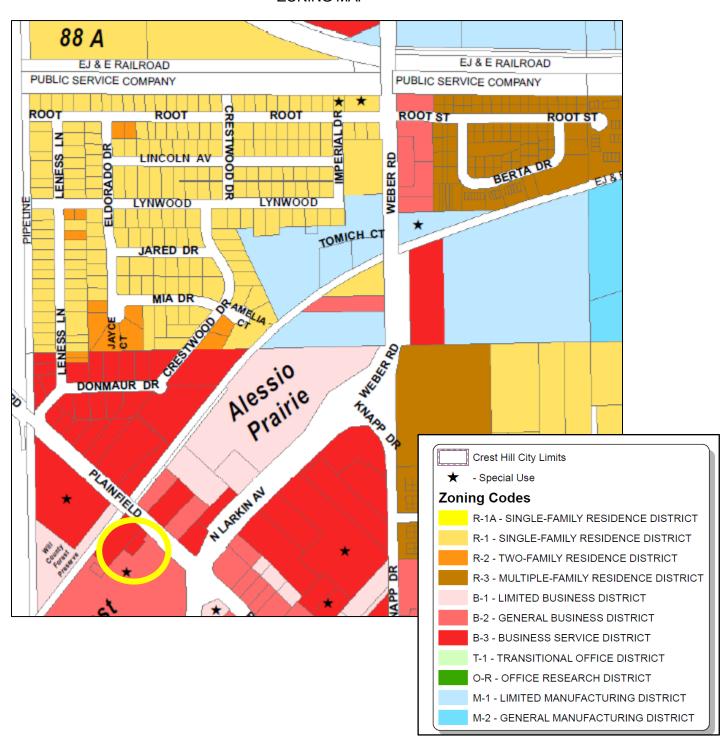
Tony Budzikowski, AICP

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,

Abe Katz

Managing Member

Joliet Hillcrest Shopping Center, LLC

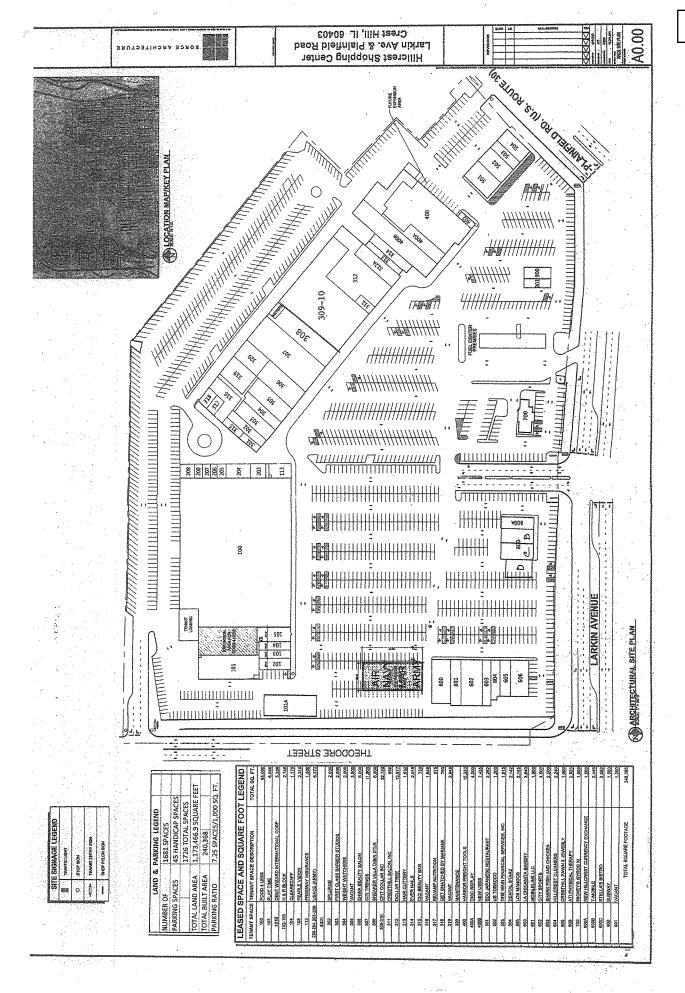


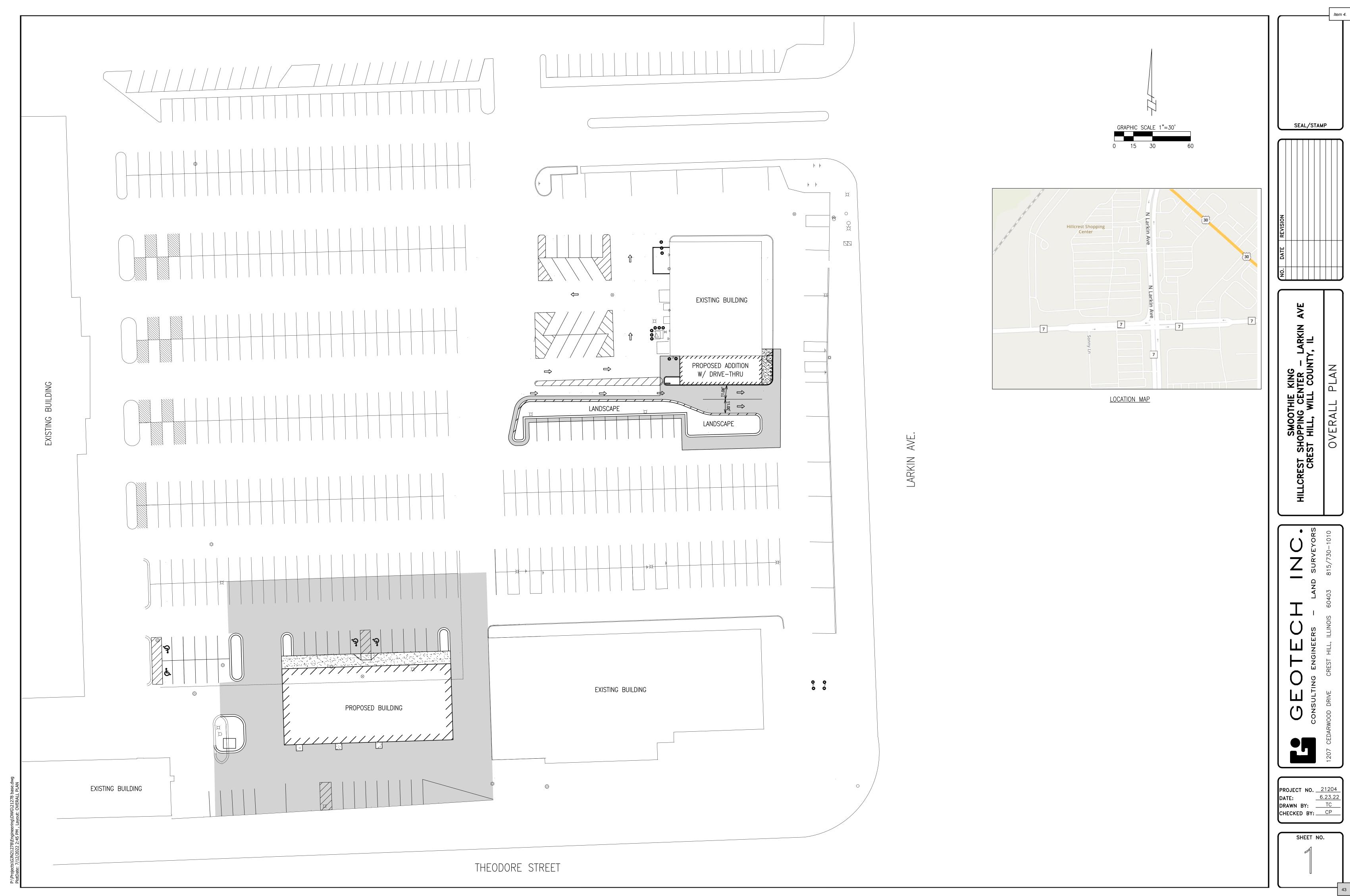
3175 COMMERCIAL AVENUE, SUITE 100 / NORTHBROOK, IL 60062-1924 / PHONE (847) 205-1200 / FAX (847) 205-1212

Findings of fact

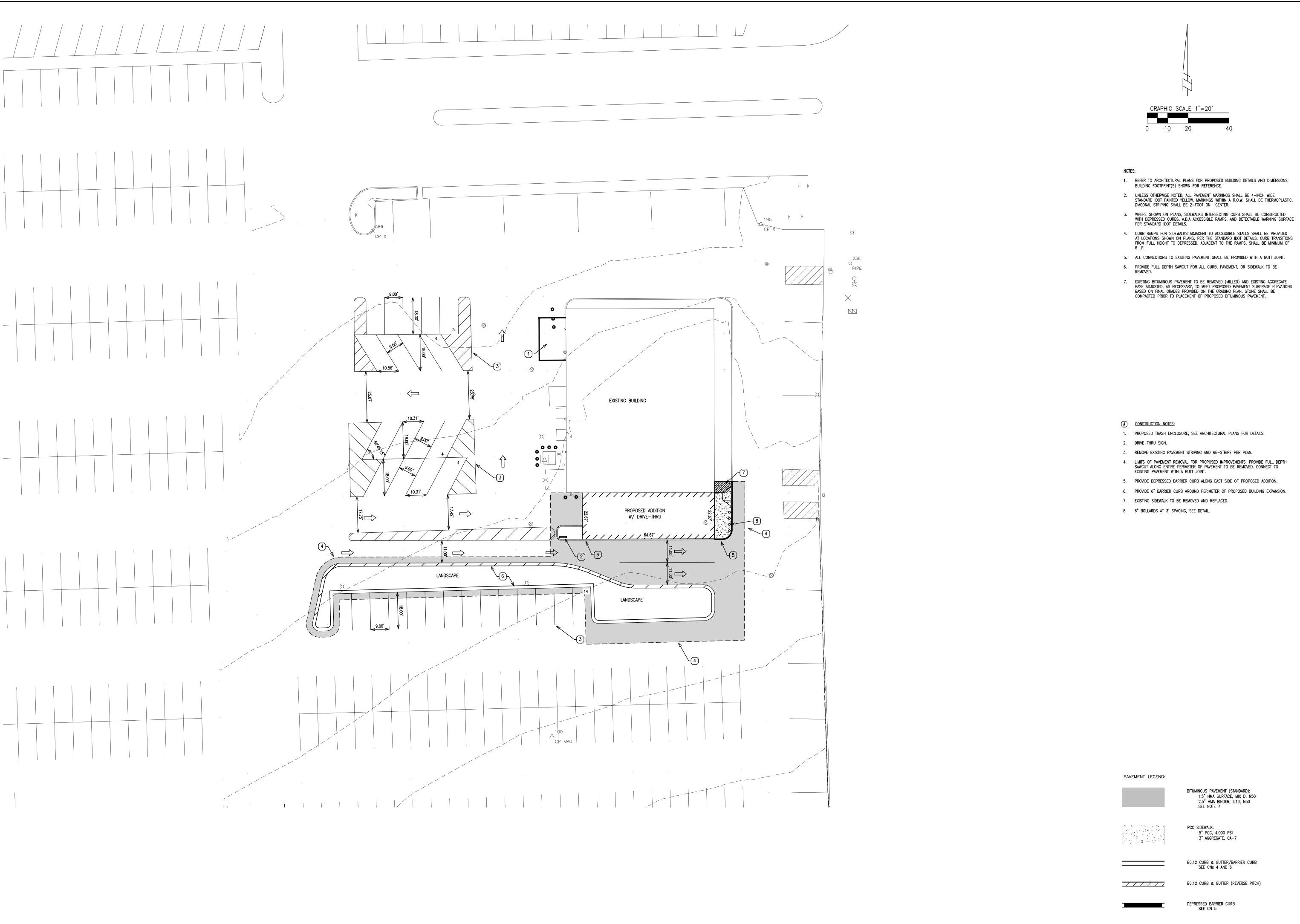
Re: PUD and Special Use Permit for Hillcrest Shopping Center

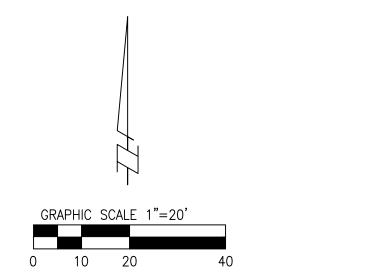
- 1. The proposed plan is consistent with the stated purpose of the PUD regulation in that the design of the new building is consistent with the existing architecture of the shopping center. They will meet or exceed the environmental requirements for insulation, heating & cooling efficiency, and lighting 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.





OVERALL PLAN





- 1. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DETAILS AND DIMENSIONS.
- 2. UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKINGS SHALL BE 4-INCH WIDE STANDARD IDOT PAINTED YELLOW. MARKINGS WITHIN A R.O.W. SHALL BE THERMOPLASTIC.
- 4. CURB RAMPS FOR SIDEWALKS ADJACENT TO ACCESSIBLE STALLS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS, PER THE STANDARD IDOT DETAILS. CURB TRANSITIONS FROM FULL HEIGHT TO DEPRESSED, ADJACENT TO THE RAMPS, SHALL BE MINIMUM OF
- 5. ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
- 7. 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 THE GRADING PLAN. STONE SHALL BE COMPACTED PRIOR TO PLACEMENT OF PROPOSED BITUMINOUS PAVEMENT.

- 1. PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 3. REMOVE EXISTING PAVEMENT STRIPING AND RE-STRIPE PER PLAN.
- LIMITS OF PAVEMENT REMOVAL FOR PROPOSED IMPROVEMENTS. PROVIDE FULL DEPTH SAWCUT ALONG ENTIRE PERIMETER OF PAVEMENT TO BE REMOVED. CONNECT TO EXISTING PAVEMENT WITH A BUTT JOINT.
- 5. PROVIDE DEPRESSED BARRIER CURB ALONG EAST SIDE OF PROPOSED ADDITION.
- 6. PROVIDE 6" BARRIER CURB AROUND PERIMETER OF PROPOSED BUILDING EXPANSION.

PROJECT NO. <u>21204</u> DRAWN BY: TC

Item 4.

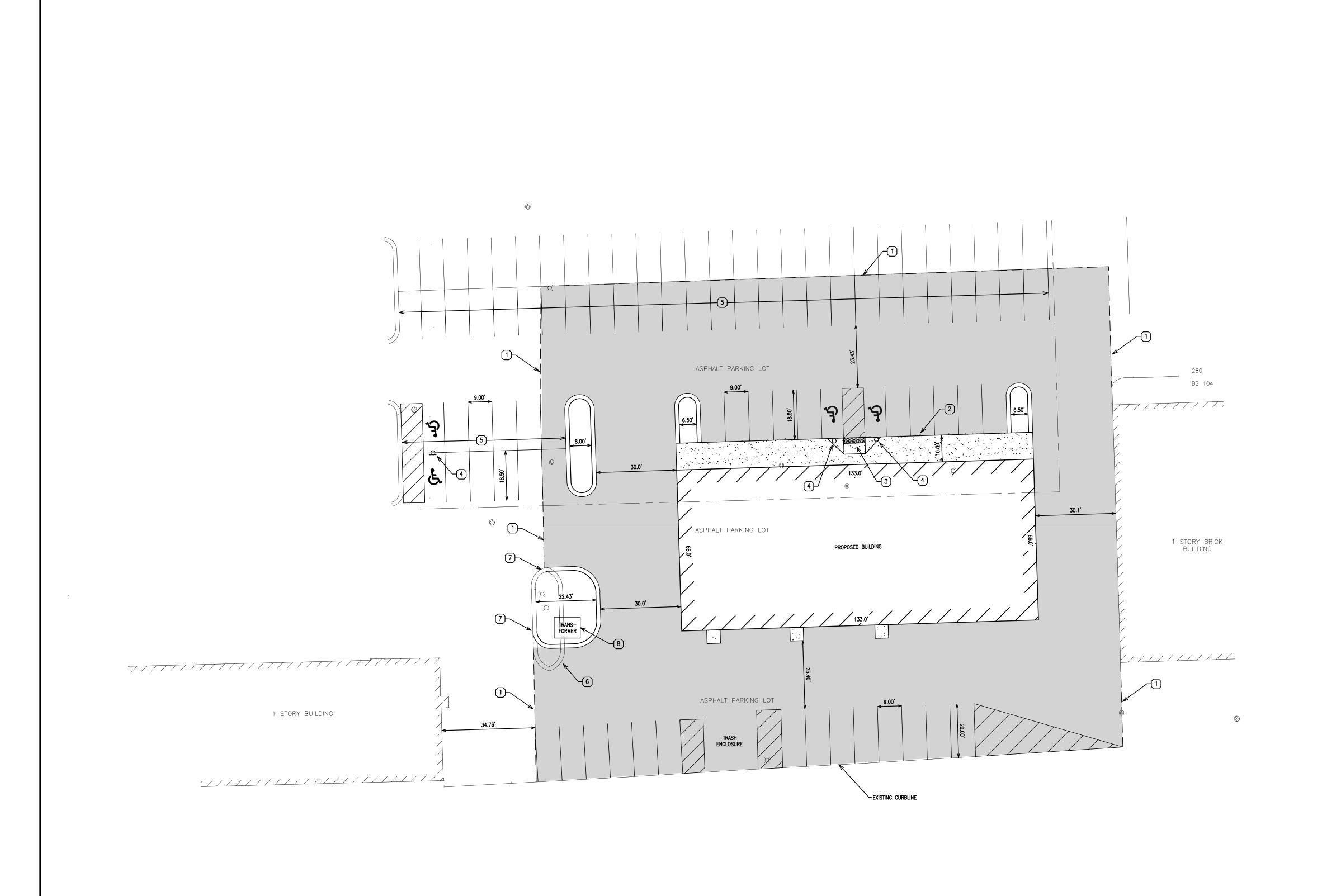
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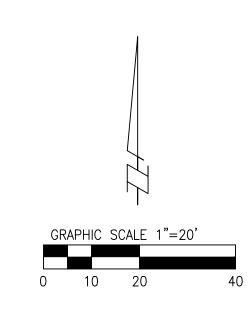
SMOOTHIE KING SHOPPING CENTER – LARKIN EST HILL, WILL COUNTY, IL

GEOME⁻

CHECKED BY: ___CP







- 1. 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, A.D.A ACCESSIBLE RAMPS, AND DETECTABLE WARNING SURFACE PER STANDARD IDOT DETAILS.
- 4. 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.
- 6. 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.

CONSTRUCTION NOTES:

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

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

Item 4.

SEAL/STAMP



PROJECT NO. 21210 3.22.22 DRAWN BY: TC
CHECKED BY: CP

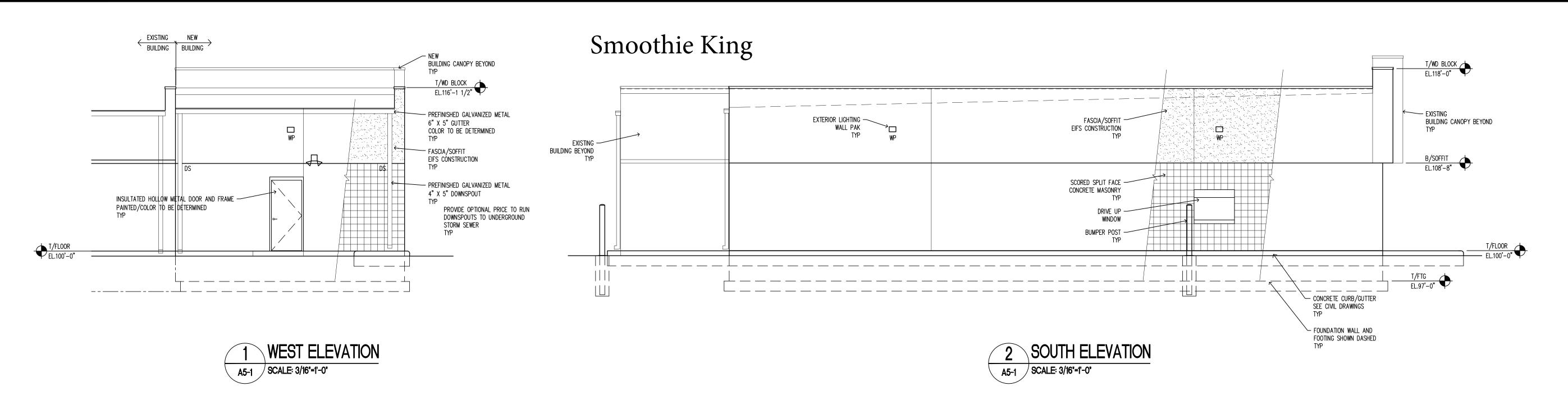
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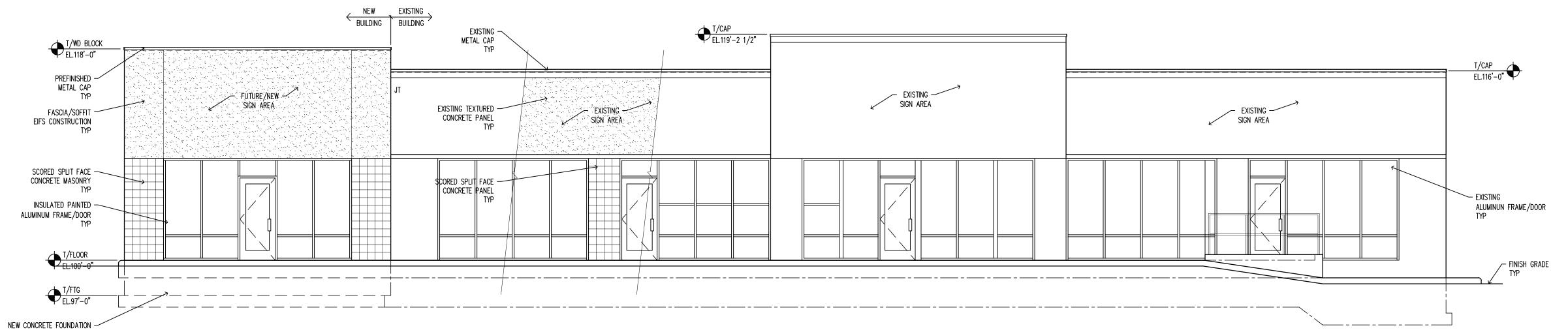
PAVEMENT LEGEND:

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

PCC SIDEWALK: 5" PCC, 4,000 PSI 3" AGGREGATE, CA7

B6.12 CURB & GUTTER (REVERSE PITCH)





3 EAST ELEVATION

buchar, bajt architects, inc.

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

Participating Consultants:

<u>Project Name:</u>

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 25] and the Illinois Accessibility Code (71 III. Adm. Code 400).

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

Expires: 11/30/2022

The following drawings have been prepared under my direct supervision:

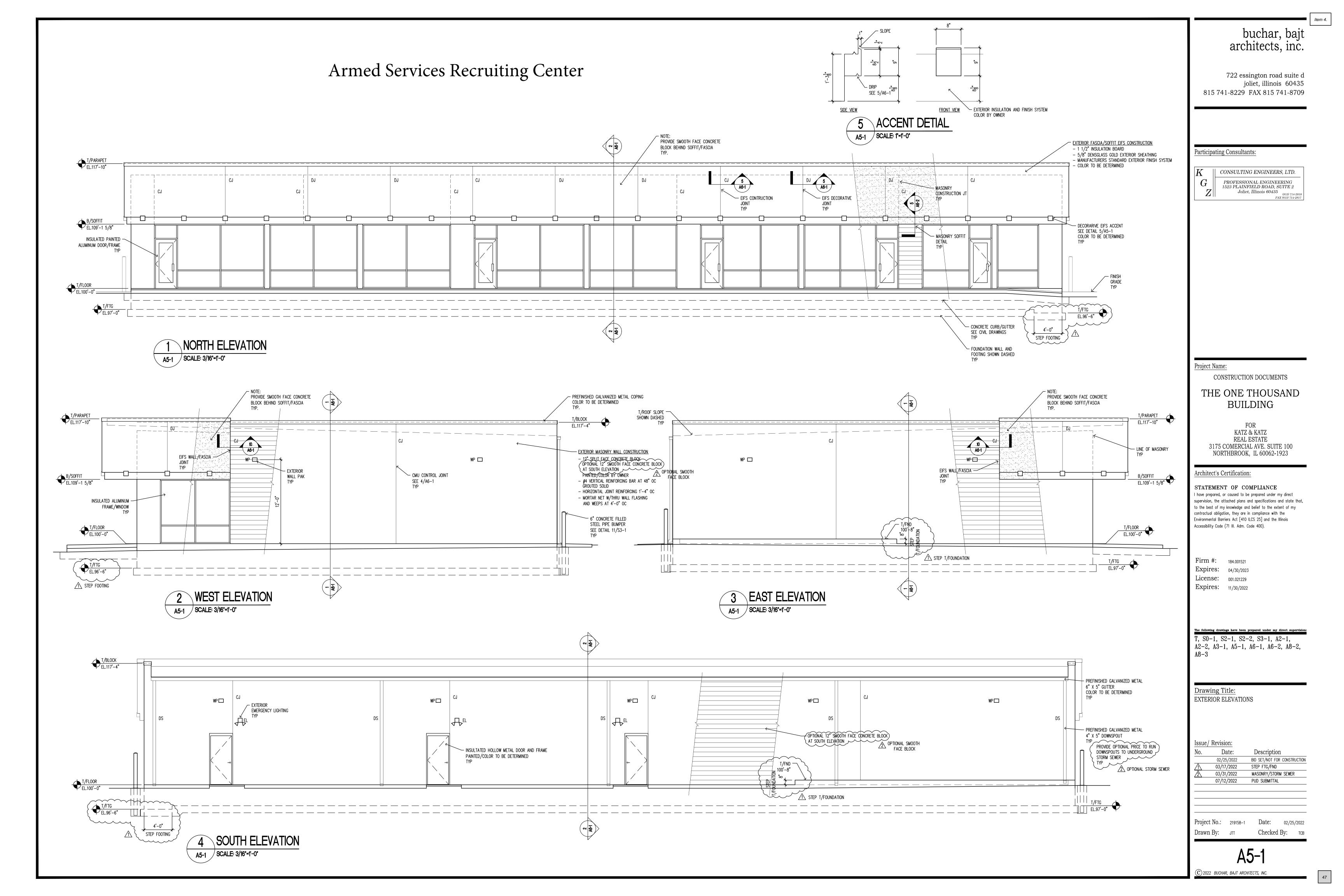
A5-1

<u>Drawing Title:</u> **EXTERIOR ELEVATIONS**

Issue/ Revision:

Date: Description 07/12/2022 PUD/SUP SUBMITTAL

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



40. DATE REVISION

8.2.22 SSUED FOR PERMIT

SEAL/STAMP

TITLE SHEET

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

PREVENTION PLAN

INDEX OF SHEETS

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INC

BUCHAR, BAJT ARCHITECTS THOMAS BAJT 722 ESSINGTON ROAD, SUITE D JOLIET, IL 60435

CLIENT:

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1207 CEDARW

PROJECT NO. 21204

DATE: 6.23.22

DAAWN BY: TC

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ltem 4.

IMPROVEMENT PLANS FOR SMOOTHIE KING - HILLCREST SHOPPING CENTER



SITE: CROSS SET ON SIDEWALK IN FRONT OF EAST BUILDING ON SITE (LA CHICANITA BAKERY). ELEV=606.40 (NAVD88) (GEOID18)

REFERENCE: COUNTY MARKER 706 – ROD IN PVC PIPE IN SIDEMAL, LOCADED AT THE SOUTHEAST CORNER OF THE MITTERSCRIPO OF THEODORE STREET AND CEDARWOOD DRIVE, ELEV=587.16 (NAVD88) (GEODIS).

ADDRESS: HILLGREST SHOPPING CENTER – LARKIN AVE COUNTY: WILL WILL SECTION: 31 WPAS R 17 WPAS R 1

PROPERTY INFORMATION:

LOCATION MAP

DRAINAGE & ENGINEER CERTIFICATE

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DATED THIS 3RD DAY OF AUGUST, 2022

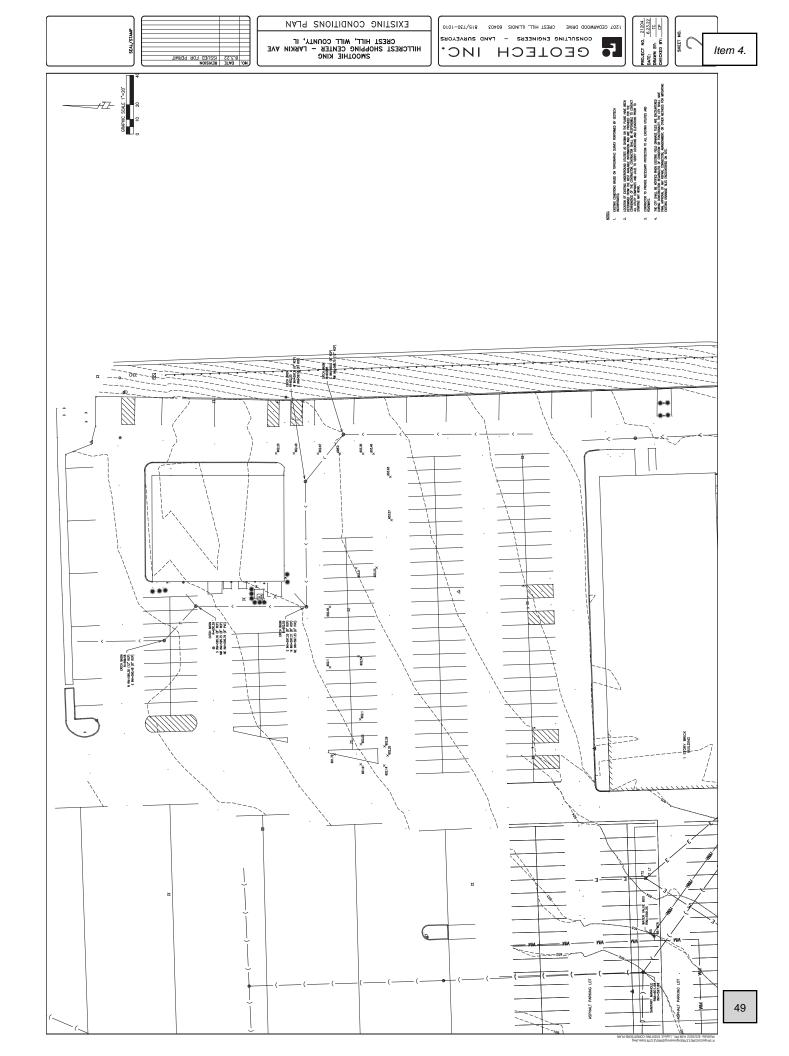
THOMAS CARROLL, P.E.
ILLINOIS P.E. #662-052783
LUCKNE REPRES 11—20.2023
GEOTECH INCORPORATED PROFESSIONAL
DESIGN FIRM NUMBER 184-000165

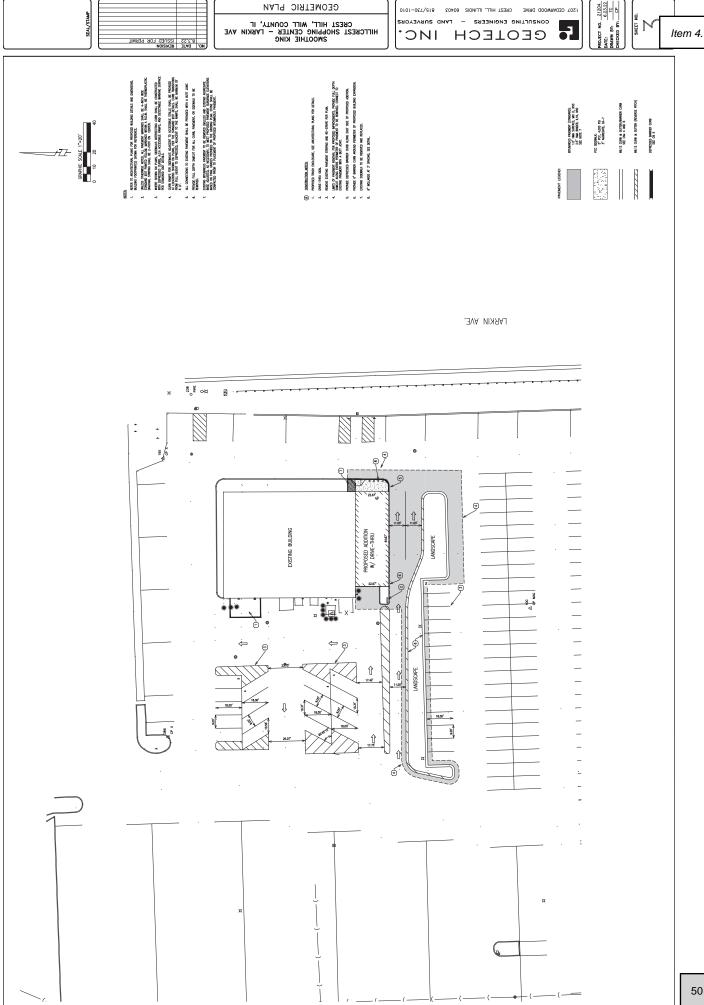
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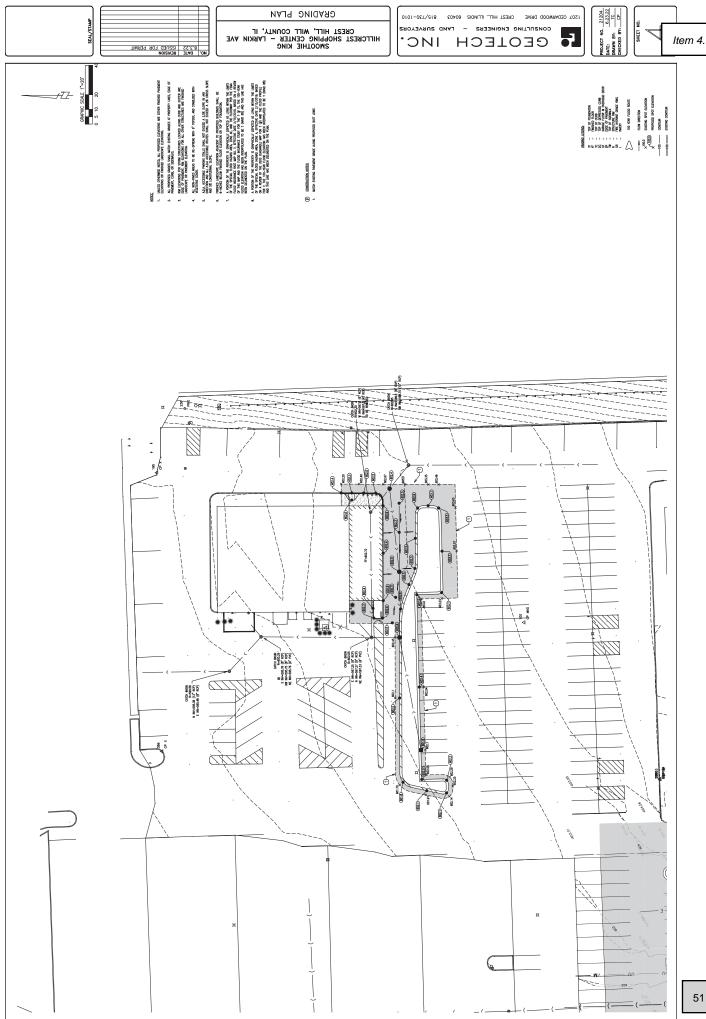
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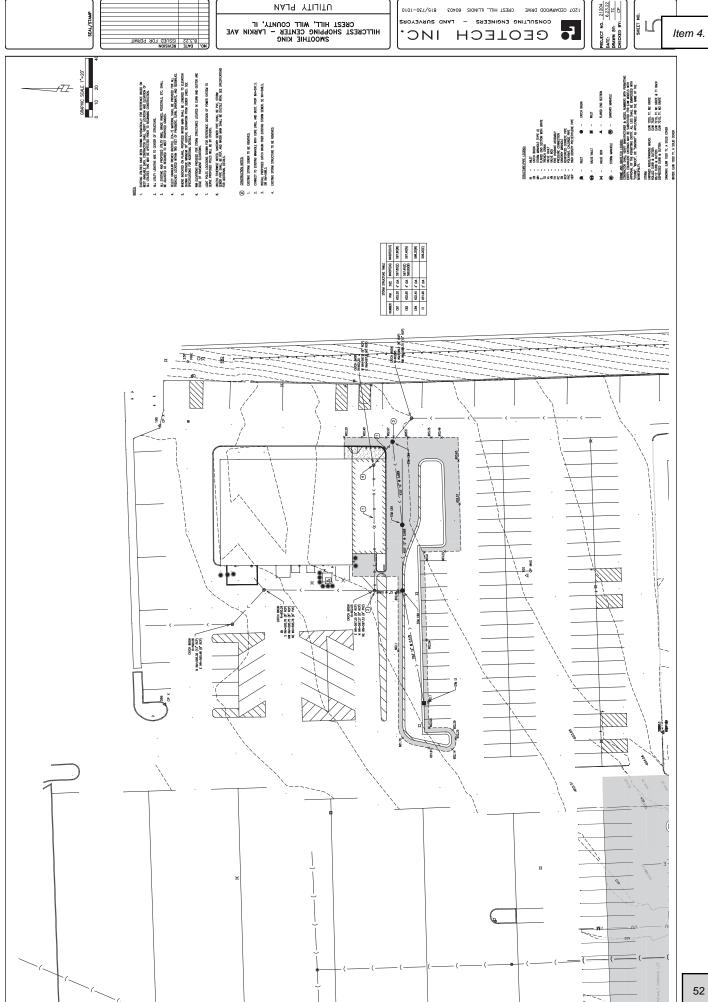
WARNING

CALL BEFORE
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CREST HILL PUBLIC WORK & UTILITIES
DEPARTMENTS AND BULDING DEPARTMENT
SHALL BE NOTIFIED A MINIMAM OF 48
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RESUMPTION OF WORK ON THE PROJECT









PROJECT NO. 21204

DATE: 6.23.22

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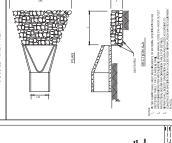
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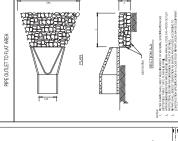
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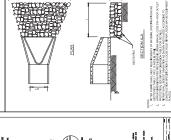
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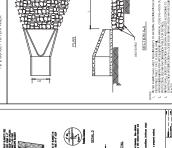
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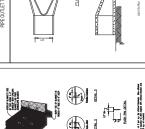
SMOOTHIE KING CREST SHOPPING CENTER – LARKIN AVE CREST HILL, WILL COUNTY, IL MICS II-Soos

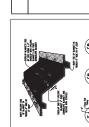




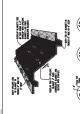


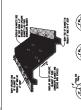


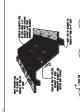








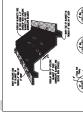


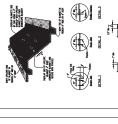


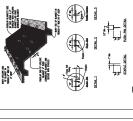
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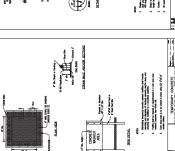
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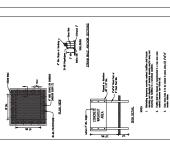


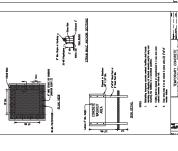


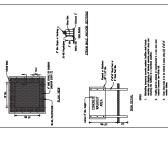


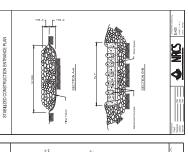








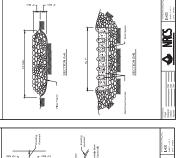


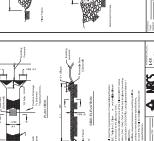


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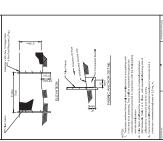
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ONG TERM (POST CONSTRUCTION) MAINTENANCE.
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TATISTI, TRUNCHER PERSON CONTROL AUGUST 1, 2022 LEATH DEVANTION PROJECT COUNTRY SERVIC CONS. DAY A CARGENTE BASE STEPPING A LANCOCAPHIC COUNTRY STEPPING A	ESTIMATED SCHOULE SHOWN FOR RETERBACE ONLY, ACTUAL DATES WILL BE DETE CONTRACTOR BAKED LIPON MULTIPLE FACTORS, ESTIMATED THAT GLEARED AREAS APPROXIMATELY 45 DAYS.	9. LONG TERM (POST CONSTRUCTION) MAINTENANCE.	COMPONENTO OF THE STOWNART MANAGEMENT FACULTIES, STOWNARTS COLLEC LANGSCAPED, PEGZINED, ASES, SHALL SE INSPECTED FERRODOLLIV TEMESY MAN N. MECESSAMY. TO ERSINE PROPER PEPOPALMACE. A A MANAGAM THE FALLOWN TIMEN TO BOSKED THE STSTEAM OFFICIAL AS DESIGNED, AND THE DESIGN VALUE FALLIES AND MANAGEMENT.	A. UTTER AND DEBRIS SHALL RE CONTROLLED THROUGHOUT THE STE. B. LANDSCAPE AREAS SHALL RE WARTHAND THE PEGLILAR MORNIG AND REST PROPORPART SEEDING YESTETHING AS NECESSARY.
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	24	RR3	6.00	22.00	16	15
	27	RR3	6.75	23.75	41	15
9	30	RR3	7.50	25.50	18	15
	36	RR4	9.00	29.00	20	20
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	EMPLOYED TO STABILIZE DISTURBED AREAS: PERMANENT SEEDING, VEGETATIVE FILTERS, STABILIZED CONSTRUCTION ENTRANCES, AND BARRER FILTERS.
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I. WHIT PROPERLY CAS WHIT METHER MATURE THE OFFICENTIATION RECOGNISHED THE OFFICE OFFI	 SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNTS PROVIDED BY THE CONTRACTOR A MINIMUM OF TWO TIMES PER WEEK TO AVOID OVERFLORNIG AND MAINTAIN SANITARY CONDITIONS AROUND THE UNIT. 	3. ALL PETROLEIM PRODUCTS STORED ON-SITE SHALL BE STORED IN APPROVED CONTAINERS, ALL FUELING SOURCES SHALL HAVE SPILL KITS IMMEDIATELY AVAILABLE.	OWDERT RIDICS SHALL NOT BE PERMITT DO WHAT OUT OR EDGLAGE SERVISE CONDETT OR DRIM WASH WATER ON HE SIT, SPECIAL REAS FOR HIS ACTIVITY SHALL BE DESCARATED BY THE CONFINCTION CHANGED AND ACLANCED BEFORE PRIESSOR HE SIT STORW WATER SYSTEM.	C. DE "METERIOR OF ESCHAFFOR AN OTHER SPACES, USING PAINS OR OTHER METERIOR TO A POWERE OF DEBANNED! SERVICE TO A POWERE OF ESCHAFFOR STANDED SHALE MONDO TO A POWERE OF DEBANNED! CANAGERITHM STANDARD METERIOR SHALE SAUDIOR METERIOR PHONE TO TAME LIMING THE CANAGERITHM STANDARD SHALE SUSPENDED SHALE SHALED PHONE TO TAME LIMING THE
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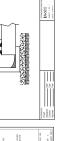
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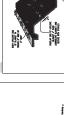
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F DEWATERNO DEVACES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. THE PLANTED DISCHARGES SHALL BE ROUTED PROCHED APPROPRIATELY DESCRIPED SEDMENT TRAPS OR BASING. DISTURBED AREAS SHALL BE STABLIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE.

THE CONTRACTOR SHALL TAKE THE INCOSSARY STEPS TO CONTROL WASTE SUCH AS BUILDING MATERIALS, CONCREDENT FRACE MASSOUT, CHARACLES, LITTREAM SANDS MATERIALS, WASTE AT THE CONSTRUCTION STE THAT MAY CAUSE ADDRESS IMPAUSTS TO WATER CAUALITY. all storm sewer frames and grates/lids shall be warked with "dump no waste" and "drams to credic".

ALL TRAPCRAY ENGEN AND SEDMENT CONTROL MEAGUES SHALL BE DISPOSED OF WHIN YOUNG WITH THE PRANCEST SOL STABLEATION WAS SED WHILE SHE STABLEATION SACHEOLOGY.

FROM DAMAGE. CONFIDENCE DISCHARGE EXCEPT THAT EROSION DUE TO IRRIGATION OF SEEDING SHALL BE CONSIDERED MINGR.	CANATION AND RESTORATION 6. GENERAL NOTES.	F. ACTIVITY, SUIT FENCE, A. ALL ACCESS TO AND PROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION BYTHALE. DYNEANCE. DYNEANCE.	ALL TRAPORARY AND PERMANENT ROSSON AND SEDMENT CONTROL, PRACTICES MIST'S BE MATTINGTOON AND REPUBLIC ON ASSARE EFFICITIVE PERFORMANCE OF THEIR INTENDED SHEEDED TO ASSARE EFFICITIVE PERFORMANCE OF THEIR INTENDED SHEEDED. INCLINICAL PROBABILICAL	HOS FOR THE MANAGEBYT C. MAJOR AMDIGIONTS OF THE STE DONG CHARITO OR BROSON AND SERMEDITATION CONTINCA, RANS SMALLE SOMETHINGS TO THE STRUKTURE TO THE DEPARTMENT OF COMMUNITY DEFICIENCIES IN THE SMALL MANAGES AS THE CORONAL PLANS.	 ANY SEMBLY REJOHNO, A PUBLIC OR PRIVATE ROAD SMALL BE REJONED BY SHOKEING OR STREET CALLANNING NOT TAKNON DISCORE. THE DIG OF EACH WORKEN'AND TRANSPORTED TO A CHIRELLED SERMEN'EN DISCOSAL.
INRIGATION OF SEEDING SHALL BE		BE RESTRICTED TO THE CONSTRUCTION	ONTROL PRACTICES MUST BE E PERFORMANCE OF THEIR INTENDED	N AND SEDIMENTATION CONTROL, PLANS SEVELOPMENT TO BE APPROVED IN THE	L BE REMOVED BY SHOVELING OR H WORKDAY AND TRANSPORTED TO A

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STORM WATER MANAGEMENT CONTROL INCLIDES: RIP DITCH/CHANNEL CHECK SYSTEMS.	OTHER CONTROLS.	MASTE DISPOSAL, SOLID WASTE MATERIALS INCLUDING CONSTRUCTION WATERIALS, MACHINERY, TROCK AND OFF-SITE BY THE CONTRACTOR IN AN APPROVED MAY PERMY REQUIRED FOR SUCH DISPOSAL, BURNIN MATERIALS, INCLUDING BAILDING MATERIALS, SHALL IS	The same and the s
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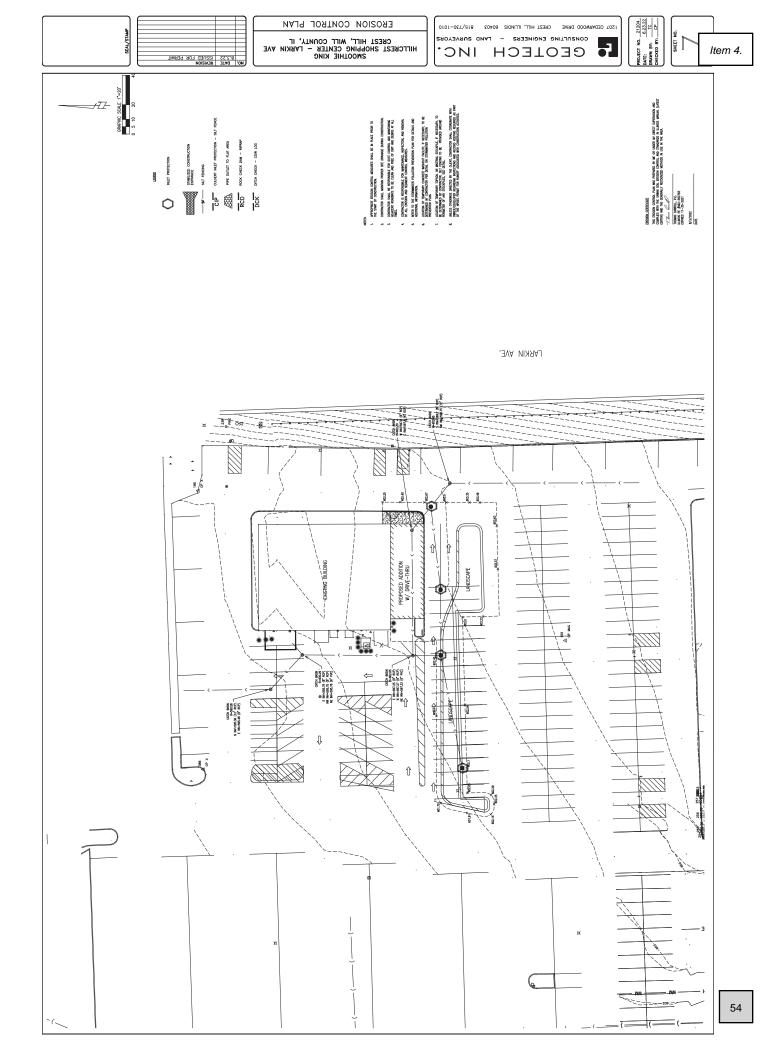
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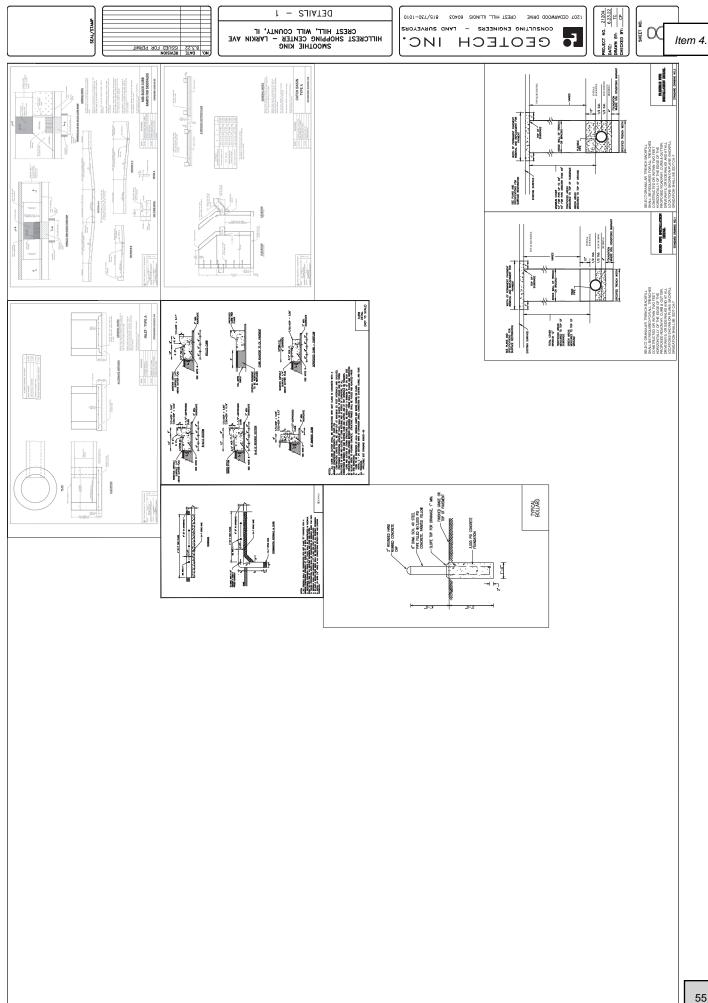
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SPECIFICATIONS

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EMER AND WATER MAIN GENERAL NOTES

CONTRACTOR SHALL PROVIDE TESTING AND PROOF-ROLLING AS REQUIRED BY THE CLIDAT AND JURISDICTIONAL WINSTINGLE AREA BROOMINGTOD DRAWN ESTING SHALL BE REDUYED AND REPLACED BITH SUTNAMINETAL APPROVED BY THE SOULS CONSULTANT AND RETESTED.

ALL SMITHAY SERIES, STONE SCRIEGS, WITER WINS AS WELL AS THER SERVICES AND OTHER RELATED PROVINCINGS SMILL OF LOUSINGUIDS TO STEED IN ACCORDANCE WITH THE LIGHTS EDITING OF THE "SECREPORATE SECREPTIONS FOR WITER AND SERIES CONSTRUCTION IN LLARGES" AND "DOT'S STRUCTION SECREPORATIONS FOR AND BEGGE CONSTRUCTION" IN ACCIDING TO THE REQUIRED.FATS OF THE APPLICA

irbich Ecomation, Bedong, Hamohing, And Inting, Bockfill (DOT CA-7) FOR Tremches Shall be Provided Na accordance with the Applicable Tremch Section Detal and Shall be considered Incidental to the The Pipe: UNSUITAGE SOL CONDITIONS BELOW THE DEPTH OF THE TREADY BEDDING, AS DETERMINED BY THE SOLES/ SOUTHWARD, PROMISED, DUNANTIESD, DIAMN PROMOP, FORMATING SYLL, BY READY BY MEN RESOLUTION AND REPUBBLY BY RESOLUTIONAL WITH VEILLOW MITHOUAL OS DIRECTED BY THE SOLES/CONDITIONAL DEBARDES OF COMPACTOR SALL ER RESPONSEE FOR DEBUTERING ANY TREICH DIOMATIONS FOR THE INSTILLATION OF MINESPACEDUM WAS AND APPRITUMENTS. DEMETRING SALL DE CONSCIENTED MODERALL. THE CONSCIENT OF MANAGEMENT OF SALL RESPONSES SALL DE USED WICH CONNECTING SALLER PRES OF DOSAMILAR MUTERAL. SELECT GRANLAR TRENCH BLOKFILL (DOT CA-7) SYALL BE REQUIRED FOR ALL SERIER AND WATER MAN TREACES LYING UNDER ESTRING OR PROCESSE STREAMS, SPARKWE, LOTS, CURB AND GATTER, SUSBAULCS, AND MINH FIRE FEET THERSOF, AND WHERE MOTED ON PLANS.

COMPACTOR SHILL WARE THE LOCATONS OF THE BOSS OF SERVICE STUBS WITH 4"A" WOOD POSTS DITBODING A MANUFACTURE AS SHILL BE POSTS SHILL BE WANTED DEBTH FOR SHALL BE WANTED DEBTH FOR SHILL BENDER OF STRANGEN WHITE FOR STORM, AND BLIE FOR WITH CONTINUENT SHALL KEEP ACCOUNT CONTINUENT OF CONTINUENT SHALL BENDER OF STANGEN SHALL BENDER OF STANGEN SHALL BENDER OF SHALL BEN ALL SWITNEY STREPS, STORM STREPS, WINTER WAN AS WELL AS THEIR SERVICES AND OTHER RELATED PROMISETEWAYS SAULL BE THOROUGHE'T CLEMED PROR TO INSPECTION AND TESTING AND AT THE END OF THE PROPERTY. ALL STRUCTURES INCLUDIO BUT LIMIED TO FRAMES AND GRATIS/LIDS, CLEMBUTS, ETC., SHALL BE ADJUSTED TO THE PARE DIVENTION OF CLEMBUTS OF CLEMBUTS. WHERE INCESSION, SHALL BE LUMIED TO THOSE THAN BOTH OFF THAN BOTH CE IN HIGHT. CONTRACTOR SAUL COORDINATE INSPECTIONS, TESTING, AND TELEMSING WITH THE APPLICABLE JURISDICTIONAL BUTTY. THE COST OF CLEAVING, TESTING, AND TELEMSING SHALL BE CONSIDERED INCIDENTAL.

REQUESTION OF STREAM ON HOWER PRINCES, AS MELL & LENDOMEN SERTION OF GROUND HAIL WE RECLUDED SHALL BE THE ESTSPREAM OF THE CONNECTION AND SHALL AND RECOGNISH WOW. IN THE CONNECTION DISTRICTION WITH A DESCRIPTION OF THE CONNECTION OF THE CONNECTION OF THE PRINCESTED SHALL (THOST MAY CONNECTION OF THE PRINCESTED SHALL (THOST MAYONING OF THOST MAYONING OF THE PRINCESTED SHALL (THOST MAYONING OF THOST MAYONING OF THOST

THE CONTRACTOR SWAL PRESENCE ALL CONSTRUCTON STAKES UNTIL THEY ARE NO LONGER MEDED. ANY STAKES DESIDING OF SIGNIBED BY THE CONTRACTOR PRIOR TO THEM USE SWALL BE RESET BY THE ENGINEER AT CONTRACTOR'S COST.

ALL PROPOSED ELEMITORS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEMITORS, UNLESS OTHERWISE SPECIFIED.

THE VILLAGE/CITY SHALL BE NOTHED WHEN EDGING FRED DRAWAGE TLES ARE ENCOUNTERED.

FINAL MEDIC SCHEMISTER SERVERS SEE CAROLININ OR HENDALMIST. THE LITERACE STORY SHALL HAVE
FINAL HAPRIAN OF ANY REPARE, DOMESTICH, ABRONNERST, OF OTHER METHODS FOR MITIGAINS.

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LOCATIONS OF DECONATION FOR THE SERVEN SHALL KEEP A RECORD OF ALL SZES AND

WAY DESIDE SASE, LIGHT SAMPAGE, AND/OR UTILITY POLIS WHEN UNRETISES WITH ADDRESSING OPENDING OPENDING WAY DESIDE WITH DEPOSIT SALL BE READED, NO REST BY THE CORRECTION, WHICH SHALL BY CONCREDE DIVIDED BY THE CONTINUE OF TH

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ANHOLE STEPS SHALL BE GREY CAST IRON ASTIN ARB OR POLYPROPYLENE COATED STEEL REINFORCING RODS WITH SIJP I TAAD AND PHILIDIT RAITS DER OSAL RECHIRGHENTS

SANTARY SEWER PIPE, INCLUDING SERVICES, SHALL BE POLIYMAN, CHLORIDE (PIVC) SEWER PIPE, ASTA 03034 SOR 26 WITH FLEXIBLE ELASTOMERIC SEALS CONFORMING TO ASTA 03212 AND F477.

DOTTEN (18) HARES ABOUT HE SERVANCE TO A LESSEN SO THAT IS MARKET IS A MAN DOTTEN (18) HARES ABOUT HE CONN OF THE DAWN OR SIEDEW WINGERS WITH WITHOUT STORMERS, SAMENT STORMERS OR STORMERS OF STORMER STORMERS ON HARDWAY STORMERS ABOUT THE WARMEN TO SHE THE OPENING OF THE MAIN TOWN IN THE WARM HARE THE STORMERS OF THE STORMER OF THE STO

SMITAY SERVE LIKE SIZE SWILL BE G-NICH DIMETER PPPE, SME MITERIA AND JUNITS AS THE SMITAY SERVE, AT A LOT MEMBAL SICHE, LAT SERVES SINEL BE CHAPED WITH A WHERTISH PLUS, PROPERIY SECURED TO MINISH THE RECURS THE RESULPTION OF RECURSORY.

an dtenau, drop wandle shall be provided where the difference between invents is greater or equal to tho feet. See applicable detail

MINIMUM COVER OVER SANITARY SEMBR LINES AND SERVICES SHALL BE THREE FEET.

CONTRACTOR SWALL COORDINATE WITH JURISDICTIONAL BATHY AND UTILLY COMPANIES RECARDING THE REDIZINAL OI SESTINGLE UNES CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND CHARGES ASSOCIATED WITH DISCONNECTION OF DOSINIOS SERVICES.

CONTRACTOR SHALL DENELOP AND MANTAIN A DUST CONTROL PLAN IN ACCORDANCE WITH JURISDICTIONAL, BRITTY REQUIREMENTS.

CONTRACTOR SHALL CORROWATE WITH JURISDICTIONAL DWITY AND CLENT TO ENSURE PROTECTION AND MANITEMANE OF SHARM FAD WITH PART OFFILIES AND FROMES STORM WITH REPORT OFFILIES THE CONTRACTOR OFFILIATION OF STORM WITH CONTRACTOR OFFILIATION OF STORM WITH CONTRACTOR OF STORM AND PLACED IN OFFICIAL STORMS.

REMOVAL AND/OR ARMDONAISHT OF ANY WELLS, SEPTIC TAMES AND/OR FIELDS, AND GREASE TRAPS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE JURISDICTIONAL ENTITY.

ALL DESTNO, UTILITY LIKES. AND CARBOUTS LOCATED LINGER PROPOSED BULDINGS, RADOMINS, PRINCES, PRINCIPAL CARGO AS ORDERINGS ALL ES READER PROPOSED LINGES AND PROPERTY ADMINISTRY IN THE CORPILITY BUTCHED. THE STATE OF THE CORPOSED LINGES AND STATES AND PRINCIPAL AND STATES AND

COMPACTOR IS RESPONSEE FOR IGNOLITING, REDUNE, AND DESPOSA, OF ALL STRUCTURESS, PLOCK, WILLS, STRUCTURES, TO NOW THE PARTY. STRUCTURES, TO NOW THE PARTY STRUCTURES, TO NOW THE PARTY STRUCTURES, TO NOW THE PARTY STRUCTURES, TO BE REDUNED SHALL BE CONFOCIOT TO STRUCE MITTERS, AND RECOLUTED TO THE PROPOCED SUB-CANCE ENABLES, WHITE STRUCTURES. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEMOLFTION WORK AND DISPOSAL OF WISTER MATERIAL. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIRED

"Togging with a principle of definition of definition with the control of the principle of the control of the principle of the control of the

CONTRACTOR ACKNOMEDICES AND AGRESS THAT THE USE AND RELIANCE OF THE PLANS IS SUFFICIENT CONSIDERATION FOR CONTRACTOR'S CONENANTS STATED HERBIN.

WHERE WATER MAIN QUALITY PIPE AND JOINTS ARE REQUIRED, SANITARY SENER PIPE SHULL BE PIPC PIPE. ASTM D2241, SDR 26, WITH ELASTOMERIC GASKET JUNITS CONFORMING TO ASTM D3339 AND F477.

SANTAPY SEMEN SEMONE RISERS SHALL BE RISTALLED WHERE THE MANUINE SEMEN DEPTH IS GREATEN THAN TRELIVE FEET ON IN LOCATIONS INDICATED ON THE PLANS.

SANTARY SENERS SHALL BE PRESSURE TESTED PER THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS WATER MAD SENER OFFICIENTIAL MACHINE FAIR TO RETINATION ALL MAXIMAL MALLORISE FAIR OFFI PER PRI JAY. PERTIPATION SHALL NOT EXCEED 200 GALLORS PER MAS DAMETER OF PORE PER MILE OF PIRE PER DAY.

(B) THE WATER MAIN PASSES UNDER A SEMER OR DRAIN.

CASING OF ETHER THE WATER MAIN OR SEWER PIPE IS ACCEPTABLE IN LIEU OF PLACING THE SEWER IN WATER MAIN EQUIMALENT PIPE.

13.4 VERTOLA SEDRATIVO DEJETERI (1) MICHES RESERVE THE MERGY OF THE SERRY NEW THE PROMINE WELL A WILLIAM SHALL BE MANTANED WHERE A WITTEN MAN MEDICAL STERNEY OF BOARD WILLIAM DEPOSTS LINEARY OF BOARD WILLIAM DEPOSTS LINEARY OF BOARD WILLIAM DEPOSTS WITHOUT THE PLANS OF AS APPROVED BY THE BIANKETH. 4. CONSTRUCTION OF WATER WAN QUALITY PIPE SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICILLAR DISTANCE FROM THE WATER MAN TO THE SEMER OR DRAIN LINES TEM (10) FEET.

LOCAL CONDITIONS PRENENT A LATERAL SEPRONTON OF TEN (10) FEET; AND THE WATER WAN WEET IS AT LEAST BOHTERN (18) INCHES ABOVE THE CROWN OF THE SEMES, AND (C) THE WATER MAIN IS ETHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. 2. WATER MAINS MAY BE LOCATED CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:

CARRA MO CATTER SAMLER, AS SPECIFED ON THE PLANS AND SAML RE RACKELLED AFTER ITS CONSTRUCTION AND PROPER TO THE PLACEMENT OF THE BASE COURSE, COMPACTED AGORGAIE UNIQUE THE CLINE SAMLE ACCOUNT STANDARD. ESPRESSIONS FOR URIFIEMIS AND ALLA, HAMPS SAMLER, INSTALLED PER THANS AND DOIS STANDARDS.

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

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FREE OF THE RESILUZION OF THE ACCIDITED EXCOUNTED THE SERBORD SHALL BE REPERTOR DESCRIPTION STREAMING SHALL BE COMPACTED AND REPORTED TO MITH OLT OF THE PROCEDULE CHANNELS SHALL BE COMPACTED AND REPORTED TO MITH OLT OF THE PROCEDULE CHANNEL PROCEDULE CHANNELS.

HANDICAP STALLS SHULL BE STRIPED AND SCANED IN ACCORDANCE WITH THE ILLINOIS ACCESSBUITY CODE, LATES EDITION, AND OTHER APPLICABLE. AGA GLIDELINES. PAVENENT MARKNIC SHALL BE FUBNISHED AND INSTALLED IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS AND MATCO.

PLANS SHOW LOCATION OF LIGHT POLES ONLY. THE DESIGN OF THE ELECTRIC SYSTEM REQUIRED TO POWER THE LIGHTS SHALL BY OTHERS. ALL WORK SWAL CONFORM WITH THE NATIONAL ELECTRIC CODE, COMMONIFIATH EDISON POLICIES, AND THE APPLICABLE REGULATIONS OF THE JURISDICTIONAL ENITTY.

F LIGHTNG SYSTEM IS CONSIDENED A PUBLIC MPROYEMENT, CLEMT AND/OR CONTRACTOR SWALL COORDINATE AMERICANDAM AND THE LURISON AND THE LURISOCITOMAL ENTITY RECARDING TRANSPER OF STREET LIGHT SYSTEM TOS AMERICANDAM, SMALL

NTER MANS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SWITHY SERVENS, STORM SENERS, TABRIED SERVENS, HOUSE SERVER COMMECTIONS AND DRAWS IN ACCORDANCE, WITH SECTION 41 OF THE TARBARD SPECIFICATIONS FOR WITER AND SERVER CONSTRUCTION IN LLINOIS AS FOLLOWS:

(A) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL, SEPERATION AS DESCRIBED IN (1) ABOVE; OR

SEAL/STAMP

THE STORM SEMER CAN BE CONSTRUCTED WITH REINFORCED CONCRETE PIPE LISING PLEDIBLE GASCIES JOHNS, VASIN CSBL CASA) INSTRUCTO OF CONSTRUCTING THE STORM SEMEN WITH WAITER JAIN EGUINALIST PIPE OR CASING PIPE.

1. WATER JUANE SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALT FROM ANY EDISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, CONEDINO. STRANGE CONNECTION.

OWNET/DRY TO DETAIN STREET WAS WALL BY TO NOTING STREET STIR. OR MANDE WHOSE PRODUCES TOR WE THE OR MANDE WHOSE PRODUCES TO NOTING STREET STRE

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ASMITMY MANDED SWILL BETSEN FOR WIRETHONESS ISBNO. A LEAVED ETSIN A COORDINAS WITH ASTNO COOKETE STREEP DEVICES FOR BETTBATINA AND DETERMINEN ACCEPTINGE TESTING OF BUSINED PRECASE THE KENDINE PRESSME (MACHAN) TEST PROBE TO BACKHLI. TO BACKHLI.

COPPLIS OF SILL BORBANS AND REPORTS, IF SICH BORBANS WERE TAKEN BY THE CLERF, SHOULD BE WADE MANUALED IN THE CLERF, SHOULD BE WADE MANUALED IN THE CLIBRATION OF THE COMPRISED THE STREAM OF THE WASHING OF THE WE DISHABER WASH OF REPOSITIONS OF WINDOWN REPORTS OF THE WASHING OF THE MASHING OF THE WASHING OF ARMEN E ROMERT DOMINING VILLEME TO THE POSSBUT THE UNDER CONSTRUCTION.

THE SOL NO COOLINGWING SOURTINGS MET REPORT HEM MOUSTLE, WITHER DESS THE DOMESTE.

COSTRUCTION OF THE WASHINGS OF SOL AND GROUNDWINE ALL COORDINGS BETTERS BRINKS. THE

COMPANYER MAY AT HEM DOSCITION AND OFFICE SIGHAN IS ONE DEPARKS, EDUCARITINGS, AND OBSERVATIONS.

CONTRACTOR SHALL TELEVISE ALL NEWLY CONSTRUCTED SHALLARY SENERS IN ACCORDANCE WITH APPLICABLE RECOLUBERIES OF THE UNDERSOCROME, EMITY PROPERTY OF THE UNDERSOCROME, EMITY, THE UNDERSOCROME, DETECTIONS, EMITY, THE UNDERSOCROME, EMITY, THE UNDERSOCROBING SHALL BETWEEN THE UNDERSOCROBING SHALL BETWEE

WARTHY STRES WILL BE DETECTION, LIZEST DITTON, DETECTION SHELL NOT DECED THE WARTHYTHERS FOR SECONDARDIS STREY CONSTRUCTION, LIZEST DITTON, DETECTION SHELL NOT DECED THE WARTHYTHERS PERCONDARDIS FOR WARRIEN OF SECONDARDIS OF THE PIPE, WHICHOUGH WAS DEFINED THE PIPE, WHICHOUGH STREAMS OF THE PIPE, WHICH STRE

THE COMPACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE COMPACTION AND PREPARATION TO THE PROPOSISIBISANCE ELEMITORS SHOWN ON THE PLANS.

UNESS OPPERMES FROUND BY THE JURISDICTIONAL BUILTY, ALL WATER WAN SHALL BE POLYSTIM-LDE DICASED. IN CONFORMACE WITH AWAR, C105, POLYSTIM-EDIC SHALL CONFORM TO THE REGULATIONS OF THE MACHINE BUILTY.

WATER WAR FITTINGS (I.e. BENDS, ELBOWS, TEES, REDUCENS, ETC.) WAY NOT BE SPECIFICALLY REFERENCED ON THE LINEAR FOOTINGE COST OF THE WATER WAY.

INSTALLATION OF PIPE AND FITTINGS SHALL BE PER AWAR 0800. PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 5'-6" FROM FINISHED GRADE.

COMPACTION OF EXCHAITED MATERIAL AND OTHER SUTFIGE WITSHILL SHALL BE AT LEGST 86% OF THE STANDARD THE PERSTAY MINING STREAMING THE MAKES GRADUANE POLY PROMEDIST SERVEN, FICH, AND 40% OF THE STANDARD RECOVER OF EXCHAINT FOR NON-STRAIGHTHM, MESES (PANSE), LANGES-BET, MAKES, ETT).

THE TO THE UNCERTAINT OF SUSCIMIL DOUGHD WHEN THREE AND THE CERTHICALL CONDITIONS AFFECTIVE WORNING THE THREE THREE SUSCIENCE FOR THE WINNESS THE SUSCIENCE FOR THE WINNESS THREE SUSCIENCE FOR THE WINNESS THREE SUSCIENCE FOR THE SUSCIENCE FOR THE

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THE COMPACTOR SHALL PROVED ALL SHANS, COLORADIL, NO BESSEAND, METSERFOR USE SHATE TO PROPER THE SHATE MAY NOT THE WELL MELL SHATE WERN WILL INTEREST WITSTERS OF CHAIRS TO GHOME, TO MAY DOWN THE CHAIR WALL MELL SHATE OF WORK, THE MAY NOT SHATE SHA

TREES NOT SCHEDULED TO BE RELIGIOD SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE RELIGIOED WHITESS REQUESTED BY THE CLIBIA".

THE CONTRUCTOR SALL BE RESPONSIBLE TO ARRANGE FOR THE RELOCATION OR BROCKNG OF EXISTING UTILITY POLIS THAT MAY BE IMENI THE WRINNED MINTS OF THE CONTRUCT, ALL WORK AND COSTS CONNECTED WITH THE RECOCATION OF MANIETYMES SHALL BE THE RESPONSIBILITY OF THE CLEHT OR CONTRUCTOR. RESTRATION OF DAMAGE TO PRIBL. OR PROMITE PROPERTY OUTSICE THE LIMITS OF THE PROMETS SHALL BE PROMED IMMEDITED TO HER OWN OMBETION OF THE WORK, AREAS, RELIE BESTDOOM ON RETITE AND SHALL BESTDOOM ON RETITE AND SHALL INCLIFIED TO MANIMARD HANNE AND THE GRANNE, COMMONS, OTHERS, STERMUS, PRIBLIDIS, LIMISON, PRIBLIS THATES, WALRIONS, SERIES, WHISTON, THESE, THATES, WALRIONS, SERIES, WHISTON, THE STATES WALRIONS, STERMS, THE STATES WALRIONS, STERMS, THE STATES WALRIONS, STERMS, THE STATES WALRIONS, THE STATES WALRIONS, STERMS, THE STATES WAS TH

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PROMER THE AND MACHINE CONTRICTION, THE PROMENT DESCRIPTION FRANCIS PROJECTS SUBJECT ELEGATION TO SHALL BE REMAINED WITH METERAL PREPARED BY THE STALL OF CONSLIVENT THE DESCRIPT OF REMOVE SUB-MITTERIAL AND TO WHAT ESTIDIN SHALL BE MADE BY A SOLS SOCIOLARLY HAD THE CLUBAT.

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DOWNTON NO PACKEDEN OF SURVEL FILL MUTBOL SYALL BE WITHIN THE PROJECT LUNTS AND TO THE DESCRIBE ENABLY REVOIDED ON THE PACKES ILL MUTBOL SAVIL BE PACKED TO LOCKE LITS NO EXCELLING ENABLY ON THE SEN IN THOMAS NO THE WIRTS CONTINS SAVIL BE ALLISTED TO ARRIVE REQUIRE THE MUTBOL THE MUTBOL. THE STATE OF THE PACKED ONE THOSE OF THOSE OF

ALL SATABLE EXCANTED MATERIALS SHALL BE HALLED, PLACED (MOSTURE CONDITIONED) IF NECESSARY) AND COLHOCATED IN LA LOSG CONDITIONED SHALL MOSTLE ALL DEBATERING. TELEPONET DIFFORM TO THE PLACE ALL DEBATERING. TELEPONET DIFFORM TO THE SAME CALLEGY.

HON COMPETION OF DEMONTOR NO STE CLERROR, ALL TOPSOL, GREAND, WITERAL, OR OTHER UNSUFFICE STRUCKES, WATERAL, OR OTHER UNSUFFICE PLANDS STRUCKES IN CLEAR OF STRUCKES, TO LEGHT GENOWING STRUCKES IN CLEAR OF STRUCKES, TO LEGHT GENOWING STRUCKES, THE CONTRIBUTION OF THE CONTRIBUTION OF THE CONTRIBUTION OF THE CONTRIBUTION.

The stie shull be cleared, grubbed, and trees and studies reducing where designified on the plans or specified by the clear, trees designated to redain shull be protected from damage.

INTERNATION OF A GRANALIZA REMODER PERSONAL PART (CORDINO PERSONAL CORDER NO INTERNATION CONTROL PART (CORDINO PERSONAL PERSONAL CORDER NO INTERNATION CONTROL PERSONAL PERSON

CONSTRUCTOR OF WORR PREPIECED BY THE FAMOS SHALL BE COMPLETED IN ACCORDANCE WITH, AND MATERNAL COSTS SHALL BE TO COMPANIES THE LUSTS TOTANGE TO THE VERY STATEMENT OF THE "STAMPON SPECIFICATIONS OF RE ROLD MAD SECRECATION FOR ROLD MAD SHOW SHALL BE WITHOUT SHIT OF LLINGS" AND "STAMPOND SPECIFICATION FOR ROLD MAD SHALL SHALL

ALL WORK HERSH PROPOSED SHALL RE COMPLETED IN ACCIONANCE WITH ALL RECURRELISTS OF ANY LANGEMENT BY ALL SCHAFFERENT INST. SIGNATURES, CORMANSES, AND THE LOSS SHALL RE CONCRETED TO BE A NAT OF THESE BANKS IN A DESCRIPTION TO BE A NAT OF THESE DESCRIPTION. TO MOTION BETWEN THE PLANKS AND PROPUREDENTS OF ANY JURISOCHOMAL BUTTY, THE CLERT AND/OR CONTRACTOR SHALL IMPEDIATELY NOTIFY DISCUSSIONS.

WATER WAN SHALL BE DUCTILE IRON PIPE, CLASS 52 CONFORMING TO AMINA, C151 WITH PUSH ON LOWINS CONFORMING TO AMINA, CITIL, ALL FINITINGS SMALL BE DOCTILE IRON CONFORMING TO AMINA, C110, PIPE, AND FITTINGS SMALL BE CENERAL LINED IN CONFORMINES WITH AMINA CIGA.

WHER SERVICES BY DAWFIER OR SAMLIE SHALL EE THPE K ODPFER PER ASTN 888 AND ASTN EGGS; SERVICE 2023 3-ANCH AND U-WARR SHALL EE DICTLE FROM THE DEFINED ELOCATE, FROM THE TRANSPERSONDO, OR RESTRUMED JOINTS SHALL EE INSTITLED ON ALL WATER WANS AT ALL TIES, BLBOWS, EMOS, FT.

WHER WINE SHALE BERLEATH MORE GATE WINE CONFIGURATION TO MAKE CASE AND THE EXCLUSIONS OF THE JURISOCIAMAL BRITIS BITTERIY WINES CONFIGURATION TO MAKE CASE SHALL BE PROVIDED FOR AN UNDER MAN 16-ARCH DIMETER AND LARGER, VAILES SHALL BE NON-YESNO STEAM AND CLOSE BY THRINGS COOKINGS TO MAKE CASE AND COOKING TO MAKE THE WINES WHEN THE WORLD SHALL BE NON-YESNO STEAM AND CLOSE BY THRINGS COOKINGS.

WALE WALTS SHALL BE PREDIST CONDETE CONFIDENCE OF AND CONSTRUCTO PER THE STANDOD DETAIL WALE BOXES SHALL BE CONSTRUCTOD IN CONFIDENCE STANDAND DETAIL WALE NO USS SHALL BE CONFIDENCE OF THE WATER.

FPE HYDRANTS SHALL CONFORM TO AMMA CSOZ (DRY BARREL) AND THE REQUIREMENTS OF THE JURISON ENTITY. HYDRANTS SHALL BE INSTALLED WITH AN AJOLUHRY WALE AND WALVE BOX.

ALL P-2025, CAPADINA STONE, SAND CAPADINA STONES, THORE CENTERS AND OTHER WITEN WAN EASTE PAURISMANZS SALL CAPADIN TO APPLIESE, EMESCACIONAL DRITT REQUIREDUR. CONTRACTOR SALL, VERY CALCY MODE, STILE, TPE, AND MANIFICIAER REQUIRED PRIOR TO GREENING MITENALS. ALL WITE MAN SHALL BE TESTED BY MEMS OF A PRESSURE TEST AND LEXAGE TEST PRE THE "STANDARD SPECIFICATIONS FOR WATER AND SEMEN CONSTRUCTION", AWAY C600, AND APPLICABLE JURISDICTIONAL ENTITY RECURSALISTS.

when proof it cannot at Julia sinc contraction to record stow and real many washing from the proof of the pro

CONNECTION WITH SCALE WONDERTHY RESOURCE FOR THE CONNECTION OF THE ASS IN PRINCIPAL STATE OF ALL PRICES AND PREFETCH LOBER IN PRINCIPAL STATE OF ALL PRICES AND PRICES TO THE PRINCIPAL STATE OF ALL PRICES AND P

CONTRACTOR SHALL AT ALL TIMES KEEP THE STIE FREE FROM ACCOUNTAINED OF CONSTRUCTION DEBROS, WASTE MATERIAL FROST, ON OTHER MESSALE ARCHES FROM STANS SHALL BE FETT FREE OF MID AND DEBROS ALL TIMES, UNLITE STRUCTIONES AND CHIRE FLOW UNITS SHALL BE CLAVED OF DEBROS.

FOR DISTURBANCES EXCEEDING ONE AZRE, A NOTICE OF INTERFE SUBMITTED BY THE BIGNERS.
TO CRITAN THE EIRSY SUBMISSE, MORTS ENGINE IN THE STORMER RISEN DESCRIBED.
TO CRITAN THE EIRSY SUBMISSE OF THE SUBMISSE OF THE INSTITUTION AND MANIBURNEZ OF ALL ENGINE CONTINC LUCKORES, SOUTH CONTINCT SHALL ASD BE RESPONSIBE. FOR ALL INSPECTIONS AND RECORD KEEPING SECRETION SHALL SHALL SUBMISSE FOR ALL INSPECTIONS. AND RECORD KEEPING SECRETION SHALL SHA

PURPORT COLOURS CONTRACTOR CONTRA

MFIRE COMPLETION OF THE WORTEN WAN TESTING. THE WAN AND RELATED APPRICADANCES SHALL BE FLUSHED SCENED GOLDWANDED IN ACCORDANCE THIS IN THE "SYMMODO SPECIFICATIONS FOR WAITH AND STREAM CONSTRUCTION", WANN GOOD, AND APPLICABLE UNISSUCTIONAL DRITT PROJUBELBINS. UNESS OFFERER NOTICE CONFIDENCE OF AN EXERCISE WITH BANK WITH EACH OF A PRESSING TAP THE RECINEMENTS OF THE STANDARD SPECENTIANS FOR MITTER AND SEMES CONSIDERING IN ILLINOS, MINISTERMAL PRINTY, SAME, RE-COORDINATED WITH THE APPROPRIATE REPRESENTANCE OF THE MINISTERMAL PRINTY.

TORN SEWER & APPLICTENANCES:

REPRESENTATION TO THE WAY TO THE WITH VARIABLE CLOSE IN THE CLOSE FOR STATEMENT OF THE CHARGE CLOSE FOR STATEMENT OF THE CHARGE CLOSE IN THE CHARGE CLOSE IN THE CHARGE CLOSE IN THE CHARGE CLOSE IN THE CHARGE CLOSE CHARGE CHARG STORM SEMER PPE SHALL BE CONSTRUCTED FROM ONE OR NORE OF THE FOLLOWING NATERALS AS SPECIFED ON THE PLANS.

WHER WATER WAN QUALITY PPE AND JOINTS ARE REQUIRED, STORM SENER PIPE SHALL BE CONSTRUCTED FROM ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFED ON THE PLANS.

ACCESSED TO THE MANAGEMENT OF A SOCIAL MANAGE

FLARED DIO SCITION SYUL BE PRE-CAST REDITORED CONCRETE DID BLOCK PER IDGI STANDAD 542301. FLARED DIO SCITIONS FOR STORM SERIES 12" IN DAMETER OR LARGER SYUL BE INSTALLED WITH A GRATE PER TOOT STANDARD 542311. WANGLES, INLETS, AND CATCH BASNS SHALL RE PRECISOT CONCRETE CONTOWING TO ASTIL CA'S AND ONSTRACTION. MANAROR DELINE, FRANCS AND LICS SHALL BE AS APPROVED BY THE UNESDICTIONAL DRITTY AND SHALL BE IMPOSTED WITH STORY. RP-RAP WITH FILTER FABRIC PER SECTION 281 OF THE IDOT STANDARD SPECIFICATIONS SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS.

DONNECTION OF STORM SENEN TO EDISTING STRUCTURES OR SENEN MANS SHALL RE MADE WITH A SENEN TAP MACHINE, SENEN SHALL BE FORNECTED USING NON-SHAMK MORTHA. SENEN SHALL RE CAIT FLUSH WITH THE WORD WILL OF THE EDISTING STRUCTURE OR SENEN MAN.

STORM SENIER AND APPURTEMANCES SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTIONS

2. BOTH THE WATER MAIN AND SEMEN SHALL BE CONSTRUCTED OF SUP-ON OR MECHANICAL TOWATER WITH THE WATER MATER WATER WATER WATER WHEN STANDARDS OF CONSTRUCTION WHEN.

WHEN THE MEMBER TO WELL (1) OF (2) ADDON'S BETH THE WINTER MAN AND DRAWN OF SHEET WAS THE THE MEMBER WINTER WAS TO THE MAN AND SHEET WAS TO THE MAN AND THE THE SHEET OF MAN AND THE THE SHEET OF MAN AND THE SHEET OF THE WAS THE WAS THE SHEET SHE

BETUMNOUS BROGER AND SURFACE COURSE SHALL BE HOT-MIX ASPHALT (HAM) OF THYE AND COMPACTED PHICAGOS, S SHOWN ON THE PLANS IN ACCORDANCE WITH SECTION 406 OF THE DOT SPECPROATDMS, AFAINKING MATERIALS, AND MICES SHALL BE DOT CERTIFIED.

Contractor Shall shall care dotted baces of all disting parellat adalest to any proposed contractor than systematic constant of shall shall be have shall be fromitted. In the shall be fromitted in the shall be fromitted.

THE TESTING OF THE SUBGROUSE, ADDRECATE BASE COLURSE, BITLAMNOUS BASE COLURSE, BRIDGE COLURSE, SURFACE, SUBGRE, MO COLURSE, AND COLORISE, BRIDGE AND PROSECULOR IN ACCORDINATE WITH THE IDDIT STANDARD SPECEFACINDS AND PEQUAREMENTS OF THE JARSCATIONAL BRITTY.

FRREN D. NE. REXLLATION OF THE BRENCH COURSE. THE ADSTRUCTURE BUSE COURSES UME. OF FREEDRING IN HARMONE THIS SECTION STOR THE OLD VESTIFICATION, ACRESINE SHALL BE CLEAN AND DEFINITION OF THE DOTS SECTIONARY WELL BE CLEAN AND DEFINITION OF THE DOTS SECTIONARY WELL BY AND THE COURSE SET SHALL BE WELL THE SET SECTION AND THE DOTS SECTIONARY WELL SHALL BE WELL THE SET SECTION AND THE DOTS SECTIONARY WELL SHALL BE SET SECTION AND THE DOTS SECTIONARY SHALL BE SET AND THE SECTION AND THE SECTION

FROR D' NESTALIDION DE SURFACE COLORSE, CONTRACTOR SAWL, PATCH AND REPARE ALL DAMAGED AND FALLES.
JARGO CHIEF LE BERRES COLORSE, CONTRACTOR SAWL, AND CONSTRUCTOR FANGENT D'EN SURFACION OF PIEC.
JARGO CHIEF LE BERRES COLORSE, SIRVEN PER PAREBERT D'EN REALISED TO FAN SURFACE.
SAWLE, CONTRACTOR SAWL, CLEAN AND FROME THE BRIGGE COLORSE, AT A NOTE OF CLOS GALLONS PER SYDINGS.

CLENT AND/OR CONTRACTOR SAUL COORDINATE WITH COMMONMEALTH EDISON, AS NECESSARY, RECARDING DISTING OF REPOSED POWER TO THE SIZE LEGIST MALE OF SIZE ASSOCIATED WITH COMMONWEALTH EDISIN SUPPLING POWER TO THE SIZE. CLENT SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH THE DESIGN, PERMITING, AND INSTALLATION OF THE COMPLETE LIGHTING SYSTEM (POWER, POLES, LIGHTS, ETC.).

ATE: 3.22.22 RAWN BY: TC HECKED BY: CP TITLE SHEET INC **CEOTECH**

BUCHAR, BAJT ARCHITECTS THOMAS BAJT 722 ESSINGTON ROAD, SUITE D JOLIET, IL 60435

CLIENT:

SEAL/STAMP

THE ONE THOUSAND BUILDING AT HILLCREST SHOPPING CENTER

IMPROVEMENT PLANS FOR

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

ADRESS: SW CORNER LARKIN ARNUE & THEODORE STREET COUNTY: WILL STATE RED FOR STREET COUNTY: WILL STATE RED FOR STREET FOR STATE RED FOR STATE R

PROPERTY INFORMATION:

SITE: CROSS SET ON SIDEWALK IN FRONT OF EAST BUILDING ON SITE (LA CHICANITA BAKERY). ELEV=606.40 NAVD 88 REFERENCE: COUNTY MARKER 706 – ROD IN PVC PIPE IN DEMANAL, CLOCATOR AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THEODORE STREET AND CEDARWOOD DRIVE. ELEY=587.16 NAVD 88 (GEOID18)

7 1 LOCATION MAP 1

N Larkin Ave

PROJECT _

N Larkin Ave

THE SHEET CONDITIONS

FOR COND

INDEX OF SHEETS

I, THOMAS CARROLL, A LICENSED PROFESSIONAL, ENGINEER OF LILANGS, HERBEY AFFINA THAT LISE EDOLUMEN'S RAW, BEEN PREPARED IN FOU WINEY HAS DOLUMEN'S WING BEEN PREPARED IN AND THE BEST OF WAY KNOWLEDER, AND BELLEY, THESE DOCUMEN'S WAY, BEEN PREPARED IN WHAT PROCESSED THE STORY AND THE PROPERTY OF THE PROCESSED AND CORRES, AND CHRONAMES.

WINTERWARD TO BE GEST OF ONE WORLDEGG AND BELLET THE DEMANGE OF SURFACE WINTERS WILL VIOL BE CHANGED BY THE CONSTRUCTION OF THESE WINDERSONS OF SURFACE WINTER DEMANGE WILL BE CHANGED TO SESSION SHOWER THE PROMOSE OF SURFACE WITTEN WINDERSONS HAVE EVEN EACH COLLECTION AND DISCHARGE OF SURFACE WITTEN WINDERSONS HAVE BEEN ANDER FOR THE COLLECTION AND DISCHARGE OF SURFACE WITTEN WILL BE TANNED FOR IN ACCORDANCE WILL REPORT TO USE AND THAT SUCH SURFACE WITTEN WILL BE TANNED FOR IN ACCORDANCE WITH CEREBERT PRECIOLS OF THE CONSTRUCTION OF THE WINDERSON FOR THAT SURFACE WITTEN WILL SELVE SURFACE WITTEN WILL BE LAWARD FOR IN ACCORDANCE WITH CEREBERT PRECIOLS OF THE CONSTRUCTION OF THE WINDOWLD FOR WARREST THE ALL SURFACE WINDERSON OF DAMAGE TO THE ADJOINING

DATED THIS 3rd DAY OF AUGUST, 2022 The land

62-052783 REGISTERED PROFESSIONAL ENGINEER

THOMAS CARROLL, P.E.
ILLINOIS P.E. #062-052783
CECTESE EXPRES 11-30-2023
GEOTECH INCORPOPATED PROFESSIONAL
DESIGN FIRM NUMBER 184-000165

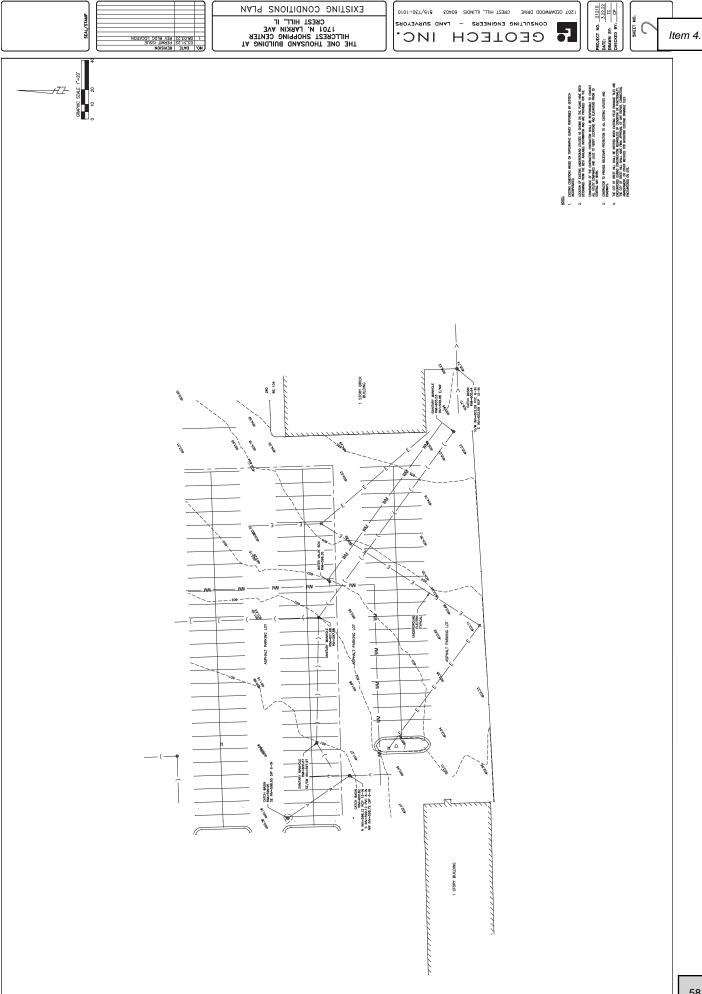
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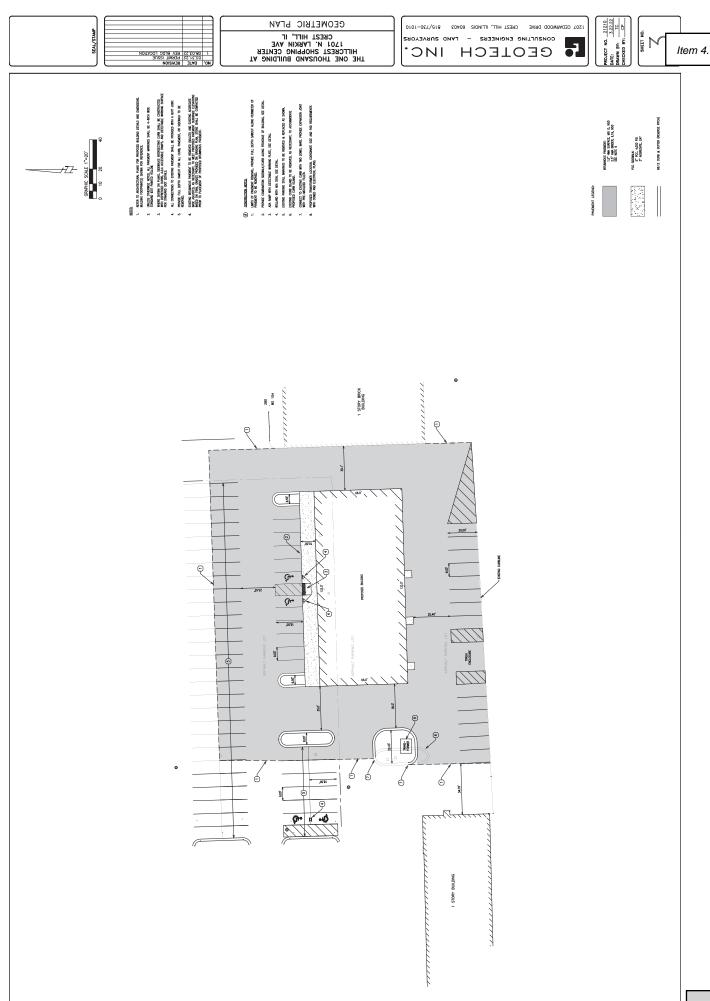
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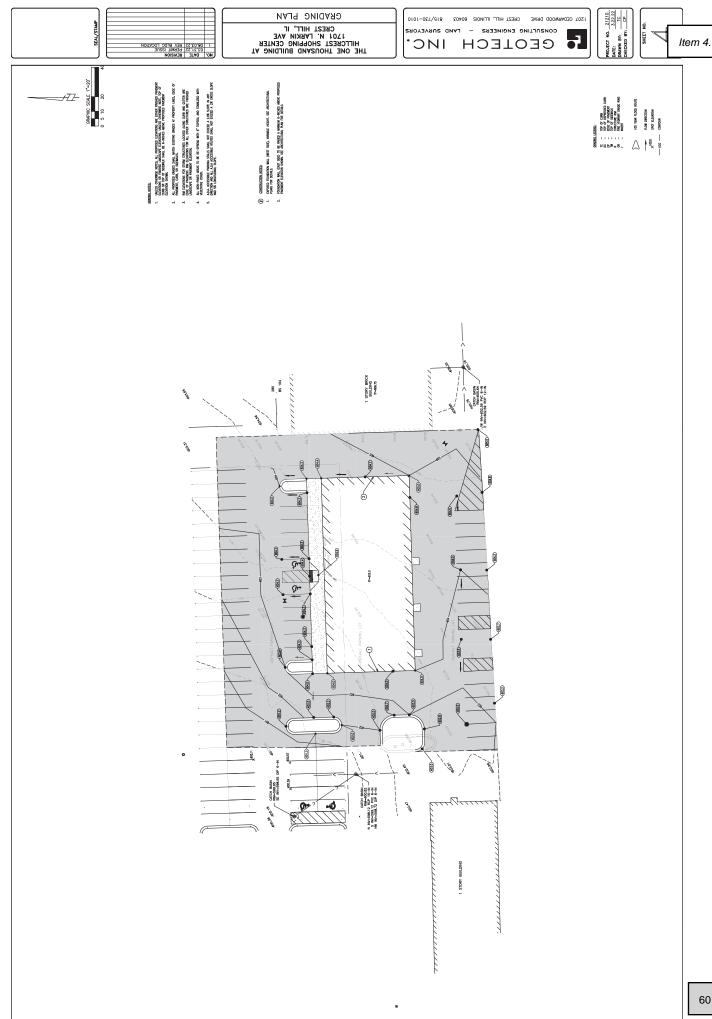
VALVE VAULT
VALVE BOX
STORM SEWER MANHOLE SANITARY SEWER WATER MAIN STORM SEWER LEGEND FIRE HYDRANT 4 ⊘ ×

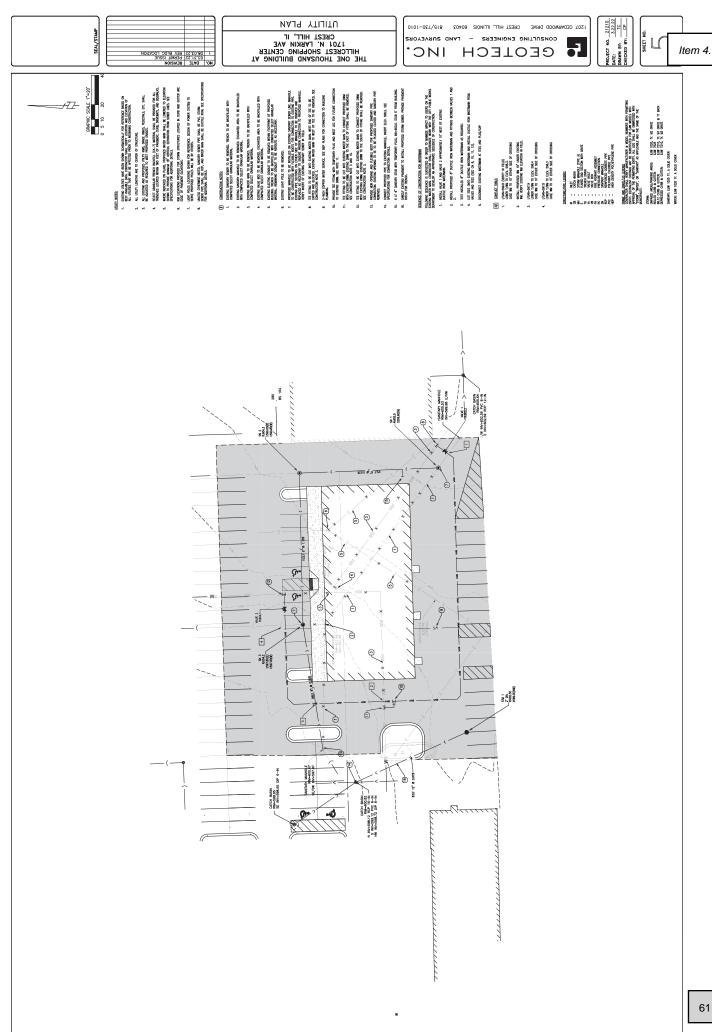
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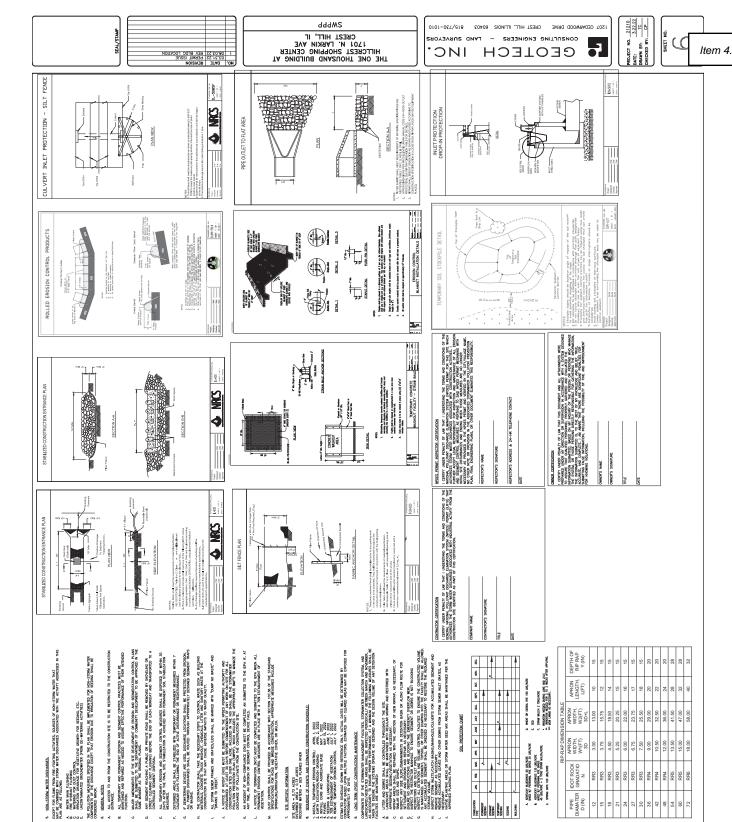
CREST HILL PUBLIC WORK & UTILITIES DEPARTMENTS AND BUILDING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE START OF OR RESUMPTION OF WORK ON THE PROJECT CALL BEFORE YOU DIG











STORY WITH WINDOWS CONTROLL OF MATERIA FOR OULT INTERTED AND DIDNY/JOHNER, CONTROLL ON THE STORY OF THE STORY

VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DECIMANG LOCATIONS AND ALONG THE LEAST OF ANY OUTSTAND AND ALONG THE ACCOUNT TAKEN ANY STRUCTURE TO A WITERCOLNESS SO THAT THE MATURAL, PHYSICAL, AND BIOLOGICAL, CHARACTERISTICS AND FUNCTIONS OF THE WITERCOLNESS ARE MANTANED AND PRINCEIN.

NOLUDE: SILT FILTER FENCE, BARRIER

THE STORM WATER POLLUTANTS CONTROL MEASURES PLTERS, AND STORM SEMER SYSTEMS.

SWINT WAS THE WAS COLUMN TO RECIPIE AND AN ADMINISTRATION OF THE CONTROL OF A WARRY WAS THE WAS TO A WARRY WAS THE WARRY WAS THE WARRY

GE-HUERDO CEDULANDOR AND OHNE RESCIS, UNROS DEMOS OR UNREAS, AND LOSSY. STRUKTING WHITE CONTRACTION HIS SEL OR SERVENTY SALE WORD TO A PROPERE OF PERMANNEL CONSINGUEMEN STEL. SUSPENDED SOLDS ARE RELAYED PRORT TO FLOW LEAVEN THE CONSINGUEMEN STEL.

THE WESSELD OF THE CONSTRUCTOR THE CONSTRUCTOR TO SERVE OF THE CONSTRUCTOR THE

THE STORMWITE POLLUTON PRENEUTION PLAN (SWPPP) HAS BEEN PREPARED TO COMPLY WITH THE PROVISION FOF INPESS LING CONSTRUCTION GENERAL PERMIT SEASO BY THE LLINGS BUNGOMENTAL PROTECTION AGENCY FOR STORWAMPEN SCHOLANGES FIRST CHRONICATION STEL ACTIVITIES.

THE ESTIMATED STORMINTER RANGET COEFFICIENT ME CONTANED IN THE PROJECT DESCHI MARKHANG ON FEE WITH ELECOM, ADDITION OR ONE THE SECURITY RECEIT, RECOGNING OF STORMINTER RANGE AND CONTAINED IN THE PROJECT DESCHI MARKHAND THE RESTIDENCE, AND MACK A PART OF THE PARK.

THE PLAN ADDRESSES VARIOLS CONTROLS THAT BUST BE IMPLEMENTED FOR EACH OF THE MALKNE STRANSOLICH AN ARTHERS ESCORBED MORE, FOR EACH OF THE CONTROL PRICKES ENCY. THE CONTRACTIONS SALLE BE RESPONSIBLE FOR TIS MALLIAGURATION, LOCK CONTRACTION HAS SHORT THE ANA ACCOUNTED THE RESPONSIBILITY FOR THE MALLIAGURATION AND ONCOME JUNITIONING. OF THIS PLAN. TESTIBLEADING PROTECTS DEPRES CHARTON SPACE OF RESERVED A SHARE OF RESERVED A SHARE ASSESSMENT OF REPORT OF SHARE OF REPORT OF SHARE OF REPORT OF SHARE OF S

STRUCTURA, PRACTICES THE FELLOWING STRUCTURA PROFICES SALE, IRE WASTERING TO THE PETENT PROSENE. TO DESTRUCT HOW DESCRIPTIONS OF DISCUSSING THE BLOCK HAS THE PROSENES. THE BLOCK HAS THE PROVINGES OF DISCUSSING THE BLOCK HAS THE PROMISED STRUCTURATING FROW THE DISCUSSING STRUCK WITH CONFINICION DISCUSSING STRUCK.

THE FOLLOWING INTERIA AND PERBANENT STABLIZATION PRACTICES, AS A MINAULA, SHALL BE SHALLOND TO STABLIZE DISTURBED, ASKASE PERBANENT SEEDENING, VEOSTATIVE FILTERS, STABLIZED CONSTRUCTION BYTRANCES, AND BARRIER FILTERS.

MAN SERVICE SAME MAN EXCENT OF THE MESTERON, MAN SERVICES OF REQUESTIONS OF PRESENT.

WAND THE RESETTION, THE DIRECTOR HE DIRECTOR WAS DESCRIPTIONS CALLING OF THE WAS DESCRIPTIONS OF THE WAS DESCRIPTIONS OF THE WAS DESCRIPTION. THE SERVICE WAS DESCRIPTED HE SERVICE WAS DESCRIPTED HE SERVICE WAS DESCRIPTED. HE SERVICE WAS DESCRIPTED HE SOMEWORK! AND CODES TOWNING THE WAS DESCRIPTED HOW TO THE WAS DESCRIPTION. THE SERVICE WAS DESCRIPTED HOW TOWNING! AND CODES TOWNING.

BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES.

IDDITIED IN SECTION 1. HOW AND POLLUTAND REQUESTIVE MASSARES BEDIEFIND IN SECTION 2. AND SAME REVISED AS A PROPOSARIL EX SOON AS PARCIFICABLE, ATTEN SOON DISSICION, ANY OLANGEST OF THIS PARK MASSARE BEDIEFIND WHEN Y CALIDIOUS DAVIS PLACEMENT TO WHEN Y THE RECURS TO SAME REPORTED WHEN Y CALIDIOUS SAME REPORTED.

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DEFINITION OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF RECEIVED THE PROPERTY OF THE PRO

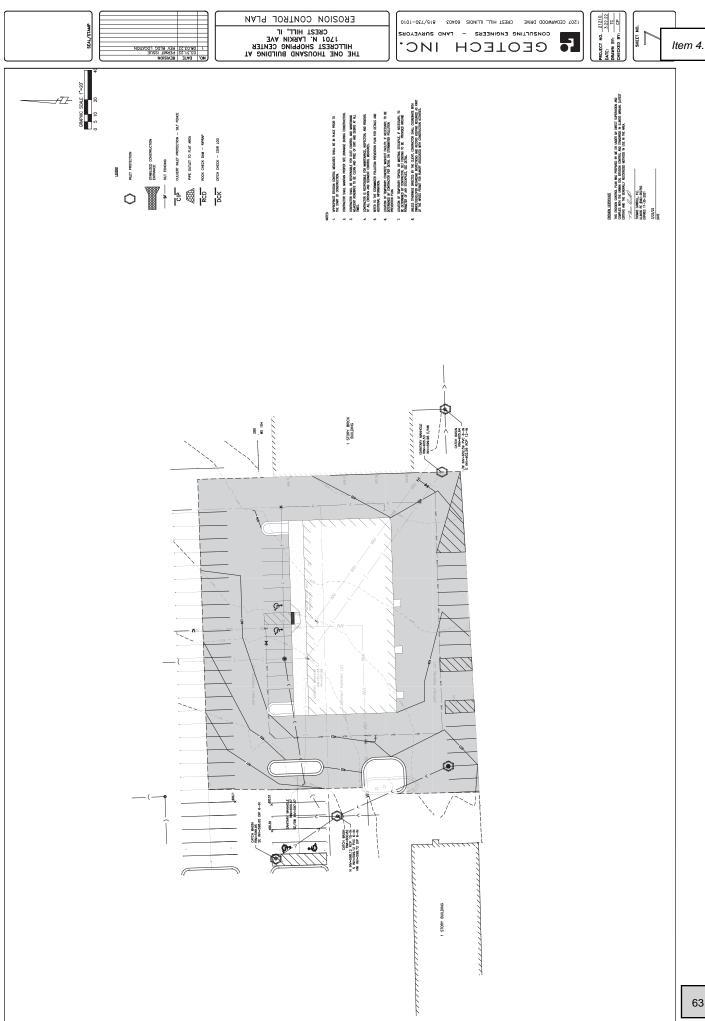
RIP—RAP CUTLET PROTECTION: IT SHALL BE INSPECTED AFTER HIGH FLOWS FOR ANY SCOUR BEINGATH. THE RIP—RAP OR FOR STONES THAT HAVE BEEN DISLOGED. IT SHALL BE REPAIRED INMEDIATELY.

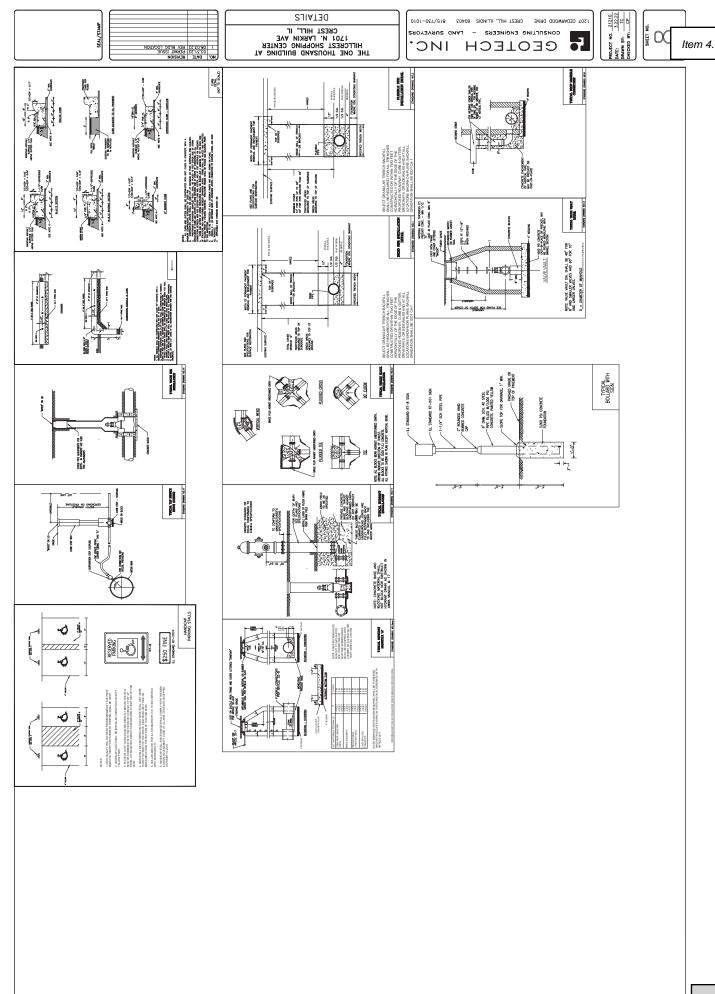
MLT INTERS. HE SEMBITS SAUL BE RELOKED WEN SO PERSENT OF THE 107AL ORIGINAL CHAPATY SCHOOL BY HE SEMBLET. HE WAS ANY DAMAGED AREAS SAUL BE REPARED SET ALTERS FROM AND SERVED BY HE SEMBLET THE SHAWED MAKES SAUL BE REPARED AND REPLACED AS WESSEN, RICHARD AND REPLACED AS

STABLIZED CONSTRUCTOR PREMISCRE THE PRINCES SALLE IN PRESENT RACKING OF STABLISCUS OF STREETS. THIS BILL ES DONE BY THE DESISSION BITH ADDITIONAL STORES. STREETS AND STREETS OF STREETS OF MACHINE THE TRIMATE, ADDITIONAL STREETS STREETS SHELL BY SMELT BY PROCUPITY, IF NOT DAILY, TO CLIMATITE DOST AND SEDIMENTS.

THE FOLLOWING PROCEDURES SHALL BE USED TO MAINTAIN, IN GOOD CONDITION, VEGETATION, EROSION AND STEMBLISHING, MASSIRES, AND OTHER PROTECTIVE WEASINESS EIGHTHIND IN THIS PLAN AND THE STANDARD SPECIFICIATION.

WORTANE TROOPS CHIRDRY MALSHESS. THE WORTANE OWN OF THEORY AND PERMANENT SERVICES, SCHOOL WESTERN CHANNELS, WICETANE ELTR. FILE, SHALL BE MANTANE CHANNELS, WICETANE ELTR. FILE, SHALL BE MANTANE COVER SHALL BE REMOVED. AND SEPECIAL WITHOUT AND FERRILIZE. THE WEBTINE COVER SHALL BE REMOVED. AND RESERVED AS WICESSAM.





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

INC

EMER AND WATER MAIN GENERAL NOTES CONTRACTOR SAUL ADJUST ALL STRUCTURES TO ETHER EXISTING OR PROPOSED ELEMETONS, ADJUSTMENTS SAUL RE CONSEREED INCIDENTA, ADSTORATE TO PRINCED DEVICE WILL NOT ALLEMIE THE CONTRACTOR FROM A TAY ADDITIONAL ADJUSTMENTS AS RECLIRED DIRNOS FIVE, RESPECTIVE. FOR DISTURBANCES EXCEEDING ONE AZRE, A NOTICE OF INTERFE SUBMITTED BY THE BIGNERS TO CORTIN THE EBYS SUBMITTED BY THE BIGNERS TO CORTIN CLIVING THE STORM WHIST BE SUBMITTED BY THE BIGNERS TO CONTINUE AZRESTS. OF CONTINUE AZRESTS CONTINUE AZRESTS CONTINUE AZRESTS CONTINUE AZRESTS SOUR SUBMIT AZO BE RESPONSIBLE FOR ALL INSPECTIONS AND RECORD KEEPING SECRETION FOR AZE FOR ALL INSPECTIONS. AND RECORD KEEPING SECRETION AS A PART OF THE WASTE FRAIM. ALL PROPOSED ELENTIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELENTIONS, UNLESS OTHERWISE SPECIFIED. THE VILLAGE/CITY SHALL BE NOTIFIED WHICH COSTON FRED DRAWAGE TILES ARE ENCOUNTERED.

FINAL MADE COSTONATION BE READRESS OF COLORING OF MATURATION TILE ALL MADE COSTONATION FOR THE MADE OF THE STATE AND CONTINUES OF DECOMING OF THE STATE AND CONTINUES OF THE STATE AND COSTONATIONS OF THE STA

ALL SMITHAY SOBES, STONE SCRIEGS, WITER WINS AS WELL AS THEIR SERVICES AND OTHER RELATED PROVINCINGES WILL BE ONSTRICKED BY DESERRE AND ASSEMBLY WILL HELD STANDARD SPECIFICATIONS FOR WILLS AND SERIE CONSTRUCTION IN LALICIS AND "DOT'S STRUCKED PRESENTATIONS FOR ADD AND BEGGE CONSTRUCTION" IN ACCIDING TO THE REQUIREMENTS OF THE APPLICA

irbach excamitor, beddang, halacharg, and mith, backti, (dot' ca-7) for trenches shul, be provided na account with the Apalchaee trench section detal and shul, be considered incidental to the type of the page. UNSUITAGE SOL CONDITIONS BELOW THE DEPTH OF THE TREADY BEDDING, AS DETERMINED BY THE SOLES/ SOLICEWACH, PREMEER TOWNSTROED THANK THEORY FORWARD YS NELL BY READY THOU READY BY ALL BY READY THOU AND THE SOLES THE SOLICE TH COMPACTOR SHILL BE RESPONSED FOR DEBUTERING ANY TRENCH DEMANDING FOR THE INSTILLATION OF MICHAELAND WAS AND APPRITUMENTS. DEMETRING SHILL BE CONSIDERED INSCRIPTION. THE CHARGE OF THE CHARGE OF SHILL BE USED WHEN CONNECTING SHILL PRISE. THE ST. OF DESIMAL WITHOUT. SELECT GONALLAR TREINCH BACKTIL (100T CA-7) SHALL BE REQUIRED FOR ALL SEMEN AND WATER ANN STERMUSS, AND MADER EXCHING ON PHOPOSED STREETS, IDPROVARY SPREAMS, AND MATTER, STERMUSS, AND BATTER, THEREOF, AND WHETE MOTION PLANS.

FLAED DIO SETTION SHUL RE PRE-CUST REPIYENCED CONCRETE DIO BLOCK PER DOT STANDARD 542301. DOT SHAVARD 542311; PRE STORM SERENS 12" IN DIMETER OR LARGER SHUL RE INSTALLED WITH A GAME PER DOT SHAVARD 542311. MANHOLES, NLETS, AND CATCH BASHS SHALL BE PREDAST CONDRAINE TO ASTA CATS AND CONSIDERING THE JURISDICTIONAL BRITTY AND SHALL BE AS APPROVED BY THE JURISDICTIONAL BRITTY AND SHALL BE MENOTED BY THE JURISDICTIONAL BRITTY AND SHALL BE INSTRUCTIONAL BRITTY AND SHALL BRITTY AND SHAL RP-RAP WITH FILTER FABRIC PER SECTION 281 OF THE IDOT STANDARD SPECIFICATIONS SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS. DODANECTION OF STORM SENER TO EDISTING STRUCTURES OR SENER MANS SWALL BE MADE WITH A SENER TAP MACHINE. SENER SWALL BE UNDERSOLD USING NAME-DRANK MORTHA. SENER SWALL BE COT FLUSH WITH THE NESSENEY OF THE SENER SWALL. STORM SENER AND APPURTEMANCES SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTIONS OMINACION SIALL MAR. THE LOCATORS OF THE BASS OF SERVICE STIBES WITH 4"A" WOOD POSTS DETBONG SAME WITH THE PROSE THE REMAND GESTS PAGE SAME WITH THE ORD STORM, AND BLIE FOR MATE. COMPACTION SAME ACCIDANT RECORDS OF SERVICE SAME AND BLIE FOR MATE. COMPACTION SAME ACCIDANT RECORDS OF SERVICE COMPACTION LOCATION. MACLIUM DESTANCES THE STANCES. ALL STIBES SAME SPACES. ALL STIBES SAME SAME STANCES. ALL STIBES ALL SWITNEY STREPS, STORM STREPS, WINTER WAN AS WELL AS THEIR SERVICES AND OTHER RELATED PROMISETEWAYS SAULL BE THOROUGHE'T CLEMED PROR TO INSPECTION AND TESTING AND AT THE END OF THE PROPERTY. ALL STRUCTURES INCLUDIO BUT LIMITED TO FRAMES AND GRATTS/LIDS, CLEMBUTS, ETC., SHALL BE ABJUSTED TO THE FIRE THE CLEMBUTOS, CONVERTER ADJUSTING RINGS, WHERE INCESSEARY, SHALL BE LUMITED TO THOSE THAN BOTH TO INVOLVE THAN BOTH TO SHALL BE THAN BOTH TO THOSE THAN BOTH TO SHALL BE THAN BOTH TO THOSE THAN BOTH TO THOSE THE BOTH TO THOSE THAN BOTH TO THOSE THAN BOTH TO THOSE THAN BOTH TO THE SHALL BE THAN BOTH TO THAN THE SHALL BE THE SHALL BE THAN THE SHALL BE THAN THE SHALL BE THE SHALL BE THAN THE SHALL BE THE SHALL BE THAN THE SHALL BE THAN THE SHALL BE THE SHALL AL LECTURES NA DETECTO GREEND LY BLILL AR WITCHERY CREECING BURNE REQUISED SEA A RESELL OF USING ON PLEICHIN AND THE SEAL OF USING ON PLEICHIN HERCITCH STOLL OF USING SHE SHOULD SELVE WHEN THE COUNTY OF USING SHE SHOULD SH CONTRACTOR SAUL COORDINATE INSPECTIONS, TESTING, AND TELEMSING WITH THE APPLICABLE JURISDICTIONAL BUTTY. THE COST OF CLEAVING, TESTING, AND TELEMSING SHALL BE CONSIDERED INCIDENTAL

REQUESTION OF STREAM ON NURSH PRINCES, SERLES, LES TOMORNIO SERTION OF GROUND ANY WE RECURSED SHALL GET THE SERVICE SHALL SERVICE AND SHALL AND THE CONNECTED THAN WAY. A RECURSED SHALL GET THE SERVICE HEIST THAN STREAM OF THE SERVICE CONNECTED THAN STREAM OF THE SERVICE CONNECTED THAN STREAM OF THE SERVICE CONNECTED THAN CONNECTED SHALL (FOR PREVIOUR OF THE PRE-BOOTHL WITH CONNECTED SCHED, STOKE, PROPREY FORMED THE SERVICE OF THE PRE-BOOTHL WITH CONNECTED SCHED, STOKE, PROPREY FORMED THE SERVICE OF THE PRE-BOOTHL WITH CONNECTED SCHED, STOKE, PROPREY FORMED THE SERVICE OF THE PRE-BOOTHL WITH CONNECTED SCHED, STOKE, PROPREY FORMED THE SERVICE OF THE PRE-BOOTHL WITH CONNECTED SCHED, STOKE, PROPREY FORMED THE SERVICE OF THE SERVICE OF

THE COMMUNION SWAL PRESENCE ALL CONSTRUCTON STAKES UNTIL THEY ME NO LONGER MEDED. MY STAKES DESIDANDED BY THE COMMUNION OF STAKES FOR THE ENGINEER AT COMMUNION'S ORS.

WAY DESIDE SASE, LOST SANDAGES, AND/OR UTILITY POLIS WHEN UNRETERS WITH ADDRESSING OPENDON OPENDON WAY DESIDE WITH DEPOSAL SALL BE READED, NO RESET BY THE CORRECTION, WHICH SHALL BY THE CONTRACTION, WHICH SHALL BY THE CONTRACTION OF THE PROPERTY OF THE PR

CORRECTOR OF AUTHORITY OR THOUGH TO SEE A SECURITY THE AUTHORITY OF AU

MINIOLE STEPS SHALL BE GREY CAST ROW ASTIM AMB OR POLYPROPYLENE COATED STEEL REINFORCING RODS WITH SUP, LOND, AND PULLDUT RATES PER OSAN REQUIREMENTS.

THE DIRECTS WITH VERSIONS CHART OF THE CHART OF THE CHARTON'S WAR, WE SHALL SELECT HE ELIBORITY OF THE CHARTON'S TOWNS WE SHALL SELECT. THE CHARTON'S TOWNS WE SHALL NOT SELECT. THE CHARTON'S TOWNS WE RESOURCE TO THE CHARTON'S TOWNS WE DIRECT SHALL NOT SELECT. THE CHARTON'S WE PROMISE TOWNS WE WAR THE CHARTON'S WE PROMISE TOWN THE CHARTON'S WE PROMISE TOWN THE CHARTON'S WE WANT OF THE CHARTON'S

COMPACION SALL MANIA CAPRESCARRA CEDRAL MELITA TRADAREZ Y ROMANEZ CAPARDEZ NA MO ERROTROTRO MAGILIA MENTANTE MENTANTE MENTANTE L'ABENTA RESPONSE S'ON RECONTRA MENTANTE MENTE MENTANTE MENTANTE

SANTARY SEWER PIPE, INCLUDING SERAGES, SHALL BE POLYMAN, CHLORDE (PIC) SEWER PIPE, ASTA 03034 SOR 26 WITH FLEXIBLE ELASTOMERIC SEALS CONFORMING TO ASTA 03212 AND F477.

DOTTEN (18) MESS AGOT HE COMM OF THE DAM OR STEPN WHERE MENT IS A MIN DOTTEN (18) MESS AGOT HE COMM OF THE DAM OR STEPN WHERE MENT WHITTEN, STOPMERS, SAMMER STEPS OR STEPN STEPNET, COMPETITIONS, THI WHITTEN, STOPMERS SAMMER STEPNET, WHITTEN THE PROBLEM OF THE MENT STAND.

THE WHITTEN STANDARD OF THE STEPNET OF THE STEPN TO BE CREASED WITH DOMIS COLUMN THE WAY THE STEPNET OF THE STEPNET OF THE STEPN TO BE CREASED WITH DOMIS

2. BOTH THE WATER MAIN AND SEMEN SHALL BE CONSTRUCTED OF SUP-ON OR MECHANICAL TOWATER WHICH SKIN PROFESSED CONCRETE PIPE, OR PVC PIPE EQUINALEN OF WATER MAIN SYMMENS OF CONSTRUCTION WHEN. (A) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL, SEPERATION AS DESCRIBED IN (1) ABOVE; OR

an dotemul drop wande symline proyded where the opference betwen impris is greater than or equal detail. SMITAY SERVE LIKE SIZE SWILL BE G-NICH DIMETER PPPE, SME MITERIA AND JUNITS AS THE SMITAY SERVE, AT A LICE MEMBAL SUPPE, LIKE SORGES SML. BE DAPPED WITH A WITERIEST PLUS, PROPERIY SECURED TO MINISH THE RECURSORY.

MINIMUM COVER OVER SANITARY SENIER LINES AND SERVICES SHALL BE THREE FEET.

CONTRACTOR SWALL COORDINATE WITH JURISDICTIONAL BATHY AND UTILLY COMPANIES RECARDING THE REDIOVAL OI SERVICE LACE CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND CHARGES ASSOCIATED WITH DISCONNECTION OF DOSINIO SERVICES.

CONTRACTOR SHALL DENELOP AND MANTAIN A DUST CONTROL PLAN IN ACCORDANCE WITH JURISDICTIONAL, ENTITY REQUIREMENTS.

CONTRACTOR SHALL CORROWATE WITH JURISDICTIONAL DWITY AND CLENT TO ENSURE PROTECTION AND MANITEMANE OF SHARM FAD IN MEDITED WITH EASTSSEAF AND PROMES STORM WHITH ROWNEY OF THE TRAILES ARE CONTRIVENDED, ISSUED, AND PLAZED IN OPERATION.

REMOVAL AND/OR ARMDONAISHT OF ANY WELLS, SEPTIC TAMES AND/OR FIELDS, AND GREASE TRAPS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE JURISDICTIONAL ENTITY.

ALL DISTING UTILITY LINES AND CANDUIS LOCATED UNDER PROPOSED BULDINGS, ROLDBINS, DRIES, PANALDEI MERCH, AS CORNINS SWILL DE EEROPET DIN MENONE SON SON SWILL DEN MENONE PROPOSED UNICODER, SANLE EL LETT F FLAGE, AND FULGESS HI ALL STINGLINGS AND MENONE FARSE, SANLE EL LETT F FLAGE, AND FULGESS HI ALL STINGLINGS SANLE CERÉMORD ON BOOKTILES THE TABLES CONFIDENCE SWILL CORRESPONDED.

COMPACTOR IS RESPONSEE FOR IGNOLITION, REDUNE, AND DESPOSA, OF ALL STRUCTURESS, PLOCK, WILLS, STRUCTURES, TOWN OF PRESENCE STRUCTURES, CITICAL STRUCTURES, TO SERVICE STRUCTURES, AND RECOLUMENT OF THE PROPOSED SUB-CANCE EXAMINE WITHOUT STRUCTURES. WHITH STRUCTURES, AND RECOLUMENT OF THE PROPOSED SUB-CANCE EXAMINE WITH STRUCTURES. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEMOLITION WORK AND DISPOSAL OF WASTE MATERIAL. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIRED.

"Togging with a principle of depth with a proposal principle of the principle

CONTRACTOR ACKNOMEDICES AND AGRESS THAT THE USE AND RELIANCE OF THE PLANS IS SUFFICIENT CONSIDERATION FOR CONTRACTOR'S CONENANTS STATED HERBIN.

WHERE WATER MAIN QUALITY PIPE AND JOINTS ARE REQUIRED, SANITARY SENER PIPE SHULL BE PYC PIPE. ASTM D2241, SDR 26, WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3339 AND F477.

SANTAPY SEMEN SEMONE RISERS SHALL BE RISTALLED WHERE THE MANUINE SEMEN DEPTH IS GREATER THAN TRELIE FEET OR IN LOCATIONS INDICATED ON THE PLANS.

SANTARY SENERS SHALL BE PRESSURE TESTED PER THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS WATER MAD SENER OMERICATION" LATESTED EDITION. THE AWARMA ALLIAMMER MALE OF INTENDION OF PERFORM THE OFF PER MAJ DAMETER OF POPE PER MILE OF PIECE TO SHALL OFF PER MAJ DAMETER OF PIECE TO PIECE PER DAY.

SEAL/STAMP

(B) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.

CASING OF ETHER THE WATER MAIN OR SEWER PIPE IS ACCEPTABLE IN LIEU OF PLACING THE SEWER IN WATER MAIN EQUIMALENT PIPE. THE STORM SEWER CAN BE CONSTRUCTED WITH REINFORCED CONCRETE PIPE LISING PLEDIBLE GASCIES, JOHNS, VASIN CSBL (AAS) INSTRUCTO OF CONSTRUCTING THE STORM SEWER WITH WITHER JAHN EQUINALIST PIPE OR CASING PIPE.

LOCAL CONDITIONS PRENENT A LATERAL SEPRENTION OF TEN (10) FEET; AND THE WATER WAN INVERT IS AT LEAST BOHTERN (18) INCHES ABOVE THE CROWN OF THE SEMEN; AND 2. WATER MAINS MAY BE LOCATED GLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:

CARRA MO CATTER SAMLE RE, KS SPECINED ON THE PLANS AND SAML RE REACRELED AFTER ITS CONSTRUCTION AND PROPER TO THE PLACEMENT OF THE BASE COURSE, COMPACTED AGORGAIE UNDER THE CLINE SAMLE ACCOUNT STANDARD. ESPRESSIONS THE URREAMYS AND ALLA, HAMPS SAMLE RE INSTALLED PER THANS AND DOIS STANDARDS.

Contractor Shall sub-cut the Drosed Diges of All Busting Parelidat Adalestif to Any Proposed Contractor (April Stephen, Coir And Online), of Substant of Dromote, a Suddin Light Edge (Bog. Hall Is free for Lodge Mariela, a Profest Promesting Butt, Joint Mo/for there shall, be Promed. PORTLAND CAUGHT CONCRETE (PCC) PAREADHT SHALL RE CLASS PY WITH 6:45-11/2-34/12-9 WELDED WIRE FABRIC WARD CONSIDERED PER SECTION 4/20 OF THE DOIT STANDARD SPECTHCATIONS. ALL CONCRETE WORK SHALL BE PARSHED WITH A RODAL PRICE.

ALL R-BOXES, CORPORATION STORY, SCHOOL PROTEST, THENGE STORES AND OTHER WATER WAN EASTED POURTHANCES SHALL CORFORM TO APPLIESE. INSTRUCTIONAL BRITT RECURSIONS. CONTINUENTS SHALL YERY CALCE WODE, STILE, THE, AND MANIFICIARER REQUIRED PRICE TO GREETING.

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CONNECTOR WITH SCALE WONDERTHY SECREDIES FOR PER CONNECTOR OF PER ASS IN PRINCIPAL STATE OF ALL PRICES AND PREFET LIBERAL PRINCIPAL STATE OF ALL PRICES AND PREFET LIBERAL PRINCIPAL STATE OF ALL PRICES AND PRIC

CONTRACTOR SAUL AT ALL TIMES KEEP THE STE FREE FROM ACCUMULATION OF CONSTRUCTION DEBUGS, WASTE MATERIAL, TRACK OLD AND OTHER WESCHLANDOOR TRACK ACKNET FROM KEEP FREE OF MLD AND DEBUG ST, ALL TIMES UNLIT STRUCTIONES AND CARRE FLOW UNISS SAULL BE CEAVED OF DEBUGS.

CONTRACTOR SHALL PROVICE TESTING AND PROOF-ROLLING AS REQUIRED BY THE CLIDAT AND JURISDICTIONAL WINSTINGLE AREA BENOMINEED DRAWN EITSING SHALL BE REDUKED AND REPLACED BITH SUINA WHEREAL APPROVED BY THE SOILS CONSULTANT AND RETESTED.

PARTIENT CONTRACTOR CO

al witre wan saml ee testid of veaks of a pressure test and leakage test per ne 'samdago Prodicions for water and seier construction', awan coo, and applicable juriscuctional entity Redirections

MFIRE COMPLETION OF THE WINTESTHO, THE WAN AND RELATED APPRICADANCES SHALL BE FLUSHED DECLARAD NO INSPRIEDTION OF CHORANIED) IN ACCORDANCE THIS IN THE "SYMBOLOGO SOCIETIONS FOR WAITH AND STREAM CONTINUEDTION", AMIN. 6000, AND APPLICABLE UNISSUCTIONAL PHITY REQUIREMENTS. NAES OFFINISE NOTIO, CONNECTION(S) TO AN DOSTING WATER MAN SWALL BE MUSE BY A PRESSURE TAP THE RECENTION OF WITH STANDARD OFFICIATIONS FOR MAIN THE ARREST WAS RECENTRICITION IN LIMINAS, HERSELFER AND STANDARD OFFI THE COCCOUNTION WITH HIS PRESCRIPTION OF THE STANDARD OFFI HERSELFER AND STANDARD OFFI THE COCCOUNTION WITH HIS PRESCRIPTION OF THE STANDARD OFFI THE STANDARD

WALE WALTS SHALL BE PREDAST CONDESTE CONFIDENCE OF AND CONSTRUCTED PER THE STANDOD DETAIL WALE BOXES SHALL BE CONSTRUCTED IN CONFIDENCE STANDAND DETAIL WALE BOXED SHALL BE MERRIED MIT "MATER".

WHIT THE STANDAND DETAIL FRAME AND LISS SHALL BE MERRIED MIT "MATER".

FPE HORWITS SHALL CONFORM TO AWAY CSOZ (DRY BARREL) AND THE REQUIREMENTS OF THE JURISON ENTITY. HYDRANTS SHALL BE INSTALLED WITH AN AJOLUMPY WALE AND WALVE BOX.

WHER WINE SHALL BERELETH THOSE GATE WINE CONFIGURATION TO MAKE CASE AND THE REQUESTING OF THE JURISOCIAMAL BHITLE BHITBERTY MANES CONFIGURATION TO MAKE CASE SHALL BE PROVIDED FOR AN UNDER MAN 10 6-ARCH DAWLETER AND LARGER, VALLES SHALL BE NON-YESNO STEAM AND CLOSE BY THRING CLOSHING.

PROPERTY OF THE DISTRIBUTION OF THE ACCIDITED ENCY COUNCER THE STREAMS CHAIL OF REPORTS DESCRIPTION STREAMS SHEADER SHILL BE COMPACTED AND PROPERTY DESCRIPTION STREAMS SHEADER SHILL BE COMPACTED AND PROPERTY OF THE STRAWN PROCESS DESCRIPTION AND STREAMS DESCRIPTION OF THE STRAWN PROCESS DESCRIPTION OF THE STRAWN PROPERTY AND 1955.

PROPR TO NETALLIDIN OF SURFACE COURSE, CONTRACTOR SAUL PATCH AND REPAR ALL DAMAGED AND FALED.
ARRESTORMER, THE REMORE COURSE, COMPACTOR SAUCH SAUCH OF THE ARRESTORMER. BOTH SAUCH SAUCH OF THE ARRESTORMER, ENTH AND OMERS, SREACTIVES WHITH THE PAREIDET SAUL RE ALLICISED TO PAHR, SAFFES, WASC. CONTRACTOR SAUL, CLEAN AND PHAIR. THE BRIGHTS COURSE AT A PATTE OF LOJS GALLORS PER SYLWER.

CONCRET STREAM, WHI, BE CONTRICTED TO HE WITH AN IDNOCESS STREAM, SCHOOL CONCRET STREAM, STREA

HANDOA STALLS SHULL BE STRPED AND SIGNED IN ACCORDANCE WITH THE ILLINOIS ACCESSBUITY CODE, LATES EDITION, AND OTHER APPLICABLE AGN CLIDELINES. PAVEMENT MARKING SHALL BE FUBNISHED AND INSTALLED IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS AND MATCO.

PLANS SHOW LOCATION OF LUGHT POLES ONLY. THE DESIGN OF THE ELECTRIC SYSTEM REQUIRED TO POWER THE LUGHTS SHALL BY OTHERS. ALL WORK SWAL CONFORM WITH THE NATIONAL BLECTRIC CODE, COMMONIFIATH EDISON POLICIES, AND THE APPLICABLE REGULATIONS OF THE JURISDICTIONAL ENITTY. CLENT SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH THE DESIGN, PERMITTING, AND INSTALLATION OF THE COMPLETE LIGHTING SYSTEM (POWER, POLES, LIGHTS, ETC.).

F LIGHTNG SYSTEM IS CONSIDERED A PUBLIC IMPROVEMENT, CLENT AND/OR COMPACTOR SHALL COORDINATE MITH COMMONINALTH EXISON AND THE JURISDICTIONAL ENTITY RECARDING TRANSFER OF STREET LIGHT SYSTEM TOS MISCHOTTANAL METH. CLENT AND/OR CONTRACTOR SAUL COORDINATE WITH COMMONMENLE EDSON, AS NECESSARY, RECARDING DISTING OF REPOSED POWER TO THE SITE. CENTER MILE OF ANY AND ALL COSTS, ASSOCIATED WITH COMMONMENLE FOR SISS SUPPLING POWER TO THE SITE.

WITE MANS AND WITE STANCE LINES GALL BE PROTECTED FROM SWITHOUT SEMENS, STORM SCHOOL NAMED STANDS, ALONG STORM TO OMEGINED AND DEMONE IN ALCOTOMACE THIS STORM AT OF THE WOOD SCHOOL/AND STANDS FOR WITEN AND STANDS AND THIS AND STANDS AND STAND

3.4 VERTOLA SEPARATION OF EDHETRA (16) MACUES ENTERST THE INSECT OF THE SENER C BANK WO. THE CHOWN OF THE WALTER JAM'S SHALL EE MANTANED WHERE A WITE WAIN BECKSES HARRY AS SHOWN ON THE PLANS OR AS APPROVED BY THE EDIANTER. 4. CONSTRUCTION OF WATER MAIN QUALITY PIPE, SHALL EXTEND ON EACH SDE OF THE CROSSING UNIT, THE PEPERSOLOLULAR DISTANCE. FROM THE WATER WAIN TO THE SEMERY OR

1. WATER MANS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALY FROM ANY EDISTING OR PRESED DRAIN, STORM SEWER, SANITARY SEWER, COMEDIDA. SERVICE CONFECTION.

OWNET/DRY TO DESTRUCE STREET WAS ROUND FOR UNDERSONED STREET OF MANDET WHOSE PROVINCE STREET THE OR MANDET WHOSE PROVINCE STREET OF MAINTENANCE STREET WAS THE MAINTENANCE OF MAINTENANCE STREET WAS THE MAINTENANCE STREET.

CONNECTION TO AN EXISTING STATES WAN BY MEAST OFFER THAN AN EXISTING STATES STATE, BTT. ITT. ON MEASTER THAN THAN EXISTENCE TO THE STATES THAN BE STATES THOSE STATES TO THE STATES THAN BE STATES THOSE STATES THE STATES THAT STATES THE STATES THAN BE STATES. WESTER-PITE, BOOK STATES AND STATES AND

UPON COMPLETON OF EBSULTION NO STE CLEARING, ALL 109501, ORGANIC WITERAL, OR OTHER LINGLING. THE PLACED MANY LANGE STREAM STREAM IN LIST SPREAM IN LIST STREAM IN LIST STREAM CONTINUES OF STREAM STREAM OF STREAM OF STREAM STREAM STREAM OF STREAM O

ALL STIRBLE DOWNED MATERIALS SHALL BE HALLED, PLACED (MOSTURE CONDITIONED) IF NECESSARY) AND COMPACTED IN LITE ASSES, CONDICIONED MAIN STATE ALL DEMANDEN OF THE ASSES, OF

The stie shull be cleared, grubbed, and trees and studies reducied where designified on the plans or specified by the clear, trees designated to redain shull be protected from damage.

THE CASE ALLE WERROWS PRESENT WE HER OFFICE THE WERROWS CATE NO MINISTERS OF THE WERROWS CATE NO HER OFFICE THE WERROWS CATE OF THE WERROWS WERROWS WERROWS WERROWS WERROWS WERROWS WERE WERROWS THE WEST-WERROWS WERE WERROWS WERROWS

OMSTRUCTION OF WORK PROPOSED BY THE FLANS SHALL BE COMPLETED IN ACCORDANCE, WITH, AND METERAL STATIONS SHALL BE IN CONFIDENCE STATIONS OF THE STATIONS OF THE

ALL WORK HEREN PROPOSED SHALL RE COMPLETED IN ACCIONANCE WITH ALL RECURRELISTS OF ANY CONCUSIONED BITH, AND ALL SCH PERMISENT MAS, ENGINES, CORRANGES, COMMENCE SHALL BETHERN WITHOUT RECURREMENTS OF ANY JURISOCHOMAL BUTHY, THE CLERT AND/OR CONTRACTOR SHALL IMPEDATELY NOTIFY CONCUSION.

ASMITMY MANDED SWILL BETSEN FOR WIRETHONESS DRAW A LEMORE TST IN COORDINATE WHI ASSU-OSONETE STREET PROFILE FOR METHANISM AND DISTRACTION ACCEPTING TESTING OF MISKLED PREDAST THE KENDING PROSENE (MACHAN) TEST PROFIL TO BACKFLL.

COPPLIS OF STIL, BORBANS AND RECOVERS, IF SICH BORBANS WERE TAKEN BY THE CLERF, SYOLLD BE WAVE MANUALED IN THE CLERF, SYOLLD BE WAVE MANUALED IN THE CLIRE OF CLERF, SYOLLD BY THE CLIRE WAS DRAWS AN EMBERGED WAYS ON EMBERGED WAS ONE STATE OF SOME OF THE COSTROOR OF THE REVOLUTION OF THE COSTROOR OF THE REVOLUTION OF THE REVOLUTION OF THE WASHAMITH WORN IN THE RESULTS THEREOF. FARMER THE RAPERER TOOK AT SCHARE SERVINGERLY FOR THE PROSEGUT THE DIREC CONTENTUAL THE SCHARL AND DRIVINGHOUS TO NOME THE SCHARL THE SCHARL AND DRIVINGHEST OWNERS WAY SEE DETERMET WAN INCURSION SETHEND TOOK THE ENDIRECT THE SCHARLEN FOR INVESTIGATION OF SOIL AND GROUNDINGHEST AT LOCATIONS SETHED BENKEY. THE CONTENTUAL OF DIRECT SCHARL SCHARL AND GROUND WHITE COMETINGS.

CONTRACTOR SHALL TELEVISE ALL NEWLY CONSTRUCTED SHALLARY SENERS IN ACCORDANCE WITH APPLICABLE RECOLUBERITS OF THE UNDERSCRIPTION, EMITTY PROPERTY OF THE VIDEO SHALL BE PROPUED TO THE AMERICATOMAL BRITTY.

WARTHY STRES WILL B GELECONN TEXED IN COORDINARY MIT HE "SAMADAGE SCENOLONDS FOR WHITE AND SCENE CONSTRUCTIVE, LATEST EDITION, DETECTION SHALL NOT EXCED THE WANKFATHER'S EXCONATION LIMITS OR WAXMUN OF 3% OF THE INTERMA, DAMETER OF THE PPF, WHICHORY LIMITS OF WAXMUN OF 3% OF THE INTERMA, DAMETER OF THE PPF, WHICHORY LIMITS OR WAXMUN OF 3% OF THE INTERMA, DAMETER OF THE PPF, WHICHORY LIMITS OF WAXMUN OF 3% OF THE WITHOUT DAMETER OF THE PPF, WHICHORY LIMITS OF WAXMUN OF 3% OF THE WITHOUT DAMETER OF THE PPF, WHICHORY LIMITS OF WAXMUN OF 3% OF THE WITHOUT DAMETER OF THE WAXMUN OF 3% O

UNESS OFFERRES FEQURED BY THE JURISDICTIONAL BUILTY, ALL WATER WAN SHALL BE POLYETHLEDE EDEASED. IN COMPONENCE WITH JURISDICTIONS OF THE MISTING BUILD BUILDINGS OF THE REGULATIONS OF THE PROPERTY BUILTY.

WATER WAR HTTINGS (I.e. BENDS, ELBOWS, TEES, REDUCENS, ETC.) WAY NOT BE SPECIFICALLY REFERENCED ON THE LINEAR FOOTINGE COST OF THE WATER WAY.

INSTALLATION OF PIPE AND FITTINGS SHALL BE PER AWAR 0800. PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 5'-6' FROM FINISHED GRADE.

COMPACTION OF EXCHAITED MATERIAL AND OTHER SUTFIGE, WITSHILL SHALL BE AT LEGST 60% OF THE STANDARD THE PERSTAY MINING STREAMING STANDARD STANDARD STANDARD STANDARD STANDARD STANDARD STANDARD THE STANDARD STANDA

THE TO THE UNCERTAINT OF SUSCINAL DOSINO WHEN THREE AND THE CREMITION. CONDITIONS CHECKING WITH THE WORKNESS THE CHECKING THE THREE THREE THE WINNERS THE CHECKING THE THREE T

THE PARK WE RESTRUCTED TO STREAM THE PROPERTIES OF THE ESSENCIARY HAND TOTALS OF WORTH STALL CONTRICIONS AS STREAM. TO STREAM THE PROBABLY REVENIENCING CONTRIGUES WHITH ELGEN MICHOR CONTRICIONS WE RESTRUCTED CONTRIGUES WHITH A RESTRUCTION OF THE CASE WAS A RESTRUCTED TO STREAM THE CASE OF THE PROPERTIES OF THE STALL CONTRIGUES WE WERE A THE PROPERTIES OF THE STALL CONTRIGUES OF THE PROPERTIES OF THE STALL CONTRIGUES OF THE STALL CONTR

THE CONTRACTOR SHALL FROME ALL SONS, CALLAGE, AND DESCRIPE, AND DESCRIPE ALL SECURITY AND DESCRIPE AND THE CALLAGE. TO SHALL SHEEK WERK WILL METERS FOR CHAIR TO SHALL SHEEK WERK WILL METERS FOR CHAIR TO SHALL SHEEK AND THE SHALL SHEEK AND THE SHALL SHEEK AND THE SHALL SHEEK SHEEK AND THE SHALL SHEEK SHEEK

TREES NOT SCHEDULED TO BE REDIONED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL NOT BE REJNONED UNESS REQUESTED BY THE CLERK.

THE CONTRACTOR SMALL BE RESPONSIBLE TO JARBANGE FOR THE RELOCATION OR BRACHES OF EXISTING UTILITY POLES THAT MAY BE WITHIN THE WIRROWS DATES OF THE SECONDARY. ALL WORK AND COSTS CONNECTED WITH THE RECOCATION OF MANIETHEMES SMALL BE THE RESPONSIBILITY OF THE CLEMT OR CONTRACTOR. RESTRATION OF DAMAGE TO PRIBL. OR PROMITE PROPERTY OUTSICE THE LIMITS OF THE PROJECT SMILL BE PROVINGED IMMEDITED TO PROVIDE DATE OF THE WORK, ARCHITE SATELLINE STATEMENT OF THE GROWN, ONDITION OR BETTER AND SMILL INSTITUTE OF THIS TO MANIMARD THAN SATE OF THE SATE OF

THE COMPACTOR IS AGREEN AN PROPRIES AND ALL COMPACTOR AND ALL PER STATE OF THE WASH OF THE PROPER OF THE PROST OF THE PROS

INSTITIBLE, MATERIAL SHALL BE CONSIDERD AS MATERIAL WHICH IS NATI SITINGLE FOR THE SUPPORT OF PROJECTS OF NO BILLIANG FORSTRICTION, IT FORWARD TO WARRANI TO STATUS AND THE PROJECTS OF STATUS AND THE STATUS WITH METERAL PROPOSED BY THE STATUS WITH WITHOUT PROPOSED BY THE STATUS OCCURRENT AND THE METERAL PROPOSED BY THE STATUS OCCURRENT AND THE CLIBAT.

CLEDIF SHALL AT THER POSETTIAN DIJECTA A SOUS CHASLIJAAT AND TETRIKE FRAN TO DASHET THE PROCESSOUS THE SHALL AND THE PROPESSOUS THE PROPERTY CHASTRICTED TO SUPPORT THE PROPESSOUS THE PROPERTY CHASTRICTED TO SUPPORT THE PROPERTY OF THE SOUR CHASTRICTED THE SOUR TO SUPPORT THE SOURCESSOUS THE SOURCE SOURCESSOUS THE SOURCESSOUS THE SOURCE SOURCE SOURCESSOUS THE SOURCE SOURCE SOURCESSOUS THE SOURCE SOURCES

DOWNTON NO PACKEDON OF SURVEE FIL MATERAL SMALL OF WITHIN THE PROJECT LUNTS AND TO THE DESCRIBE ENABLY OF WORDED ON THE PACKE ILL MATERN SAVIL OF FACES, IN LOGGE LITS NO EXCELLING ENAT (I) MASES IN HONORYS, NO THE WIRTS CONTINS SAVIL OF ACCUSED TO ARABIC REQUIRE TOWNSTATION, IN AGE COSTONING STRACTION, FILL FILL MATERN, SMALL NOT BE PACKED OVER 1975CL OF OTHER LANGEST, MATERIAL WIRTSHL.

WHITE SERVICES IN DAMETER OR SAMLIE SHALL BE THEY K ODPFER PER ASTN 4886 AND ASTN 78515, SERVICE 2023 3-ANCH AND UMBER SHALL BE DIGHLE FROM THE DEFENSE RECOVER OF RESTRUMED JOINTS SHALL BE NEGROUND ON ALL WATER MANS AT ALL TIES, BLOWS, BUYES, BUYES, FITC.

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE COMPACTION AND PREPAR SUBGRADE ELEMENTS SHOWN ON THE PLANS.

BETUANNOUS BROER AND SURFACE COURSE SHALL RE HOT-MAX ASPHALT (HAM) OF TYPE AND COMPACTED PHIOROGENES. S SHOWN ON THE PLANS IN ACCORRANCE WITH SECTION 406 OF THE DOT SPECIFICATIONS. ALL WANNE MATERIALS AND MOSS SHALL RE 1007 CERTIFIED.

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STORM SEMER PPE SHALL BE CONSTRUCTED FROM ONE OR NORE OF THE FOLLOWING NATERALS AS SPECIFED ON THE PLANS.

TORM SEWER & APPLICTEMANCES:

WHER WATER WAN QUALITY PIPE AND JOINTS ARE REQUIRED, STORM SYNER PIPE SHALL BE CONSTRUCTED FROM ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFED ON THE PLANS:

Raymond R. Soliman

Mayor

Christine Vershay-Hall

Clerk



<INSERT NAME>

August 24, 2022

<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 freestanding 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.

Crest Hill.

CITY OF NEIGHBORS

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.

Sincerely,

Tony Budzikowski, AICP Community & Economic

Tony Budhowsh

Development Director

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

CITY OF CREST HILL

1610 Plainfield Road Crest Hill, IL 60403 815-741-5100 cityofcresthill.com

NOTICE OF PUBLIC HEARING CITY OF CREST HILL

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 (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 (PREVIOULSY 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 PI

Item 4.

DOC. 755510; THC N'LY ALG THE SDE LN OF THE CHICAGO TITLE & TRUST CO PPTY, 863.19 FT TO A 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 ANLGE 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 for publication in the Joliet Herald News

|--|

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
 - 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

<u>Territory Described</u>. See attached legal description "Exhibit A."

SECTION 4 :	This Ordinance	shall take effect u	ipon its r	bassage and	publication	according to !	law

PASSED THIS 17th DAY OF OCTOBER, 2022.

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	Aye	Nay	Absent	Abstain		
APPROVED THIS 17th DAY OF OCTOBER, 20		Christine Vershay-Hall, City Clerk				
THO VED TIME THE BITT OF OUTOBER, 20						
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 & ERR & 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 (PREVIOULSY 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 ANLGE 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	1190	Tiuj	riosem	Tiostain
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

Meeting Date: October 17, 2022

Submitted: Maura A Rigoni, AICP, Interim Planner

Community & Economic Development **Department:**

Agenda Item: 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 adultuse 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:

- 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 adultuse 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 DISPENDING 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. <u>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.</u>
- c. <u>Dispensaries shall not be located within 1 mile (5,280 feet) of an existing dispensary.</u>
- 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. <u>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.</u>
- f. No cannabis, or cannabis-infused product, shall be smoked, eaten or otherwise consumed or ingested on the premises of any dispensary.
- g. <u>Such cannabis dispensing organization shall not operate a drive-thru facility or provide delivery</u> 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. <u>A security plan is required to be submitted for review and approval by the City of Crest Hill Police</u> Department.
- j. All such facilities must comply with all state regulations.
- k. <u>Additional regulations may be imposed as part of the special use approval, as deemed appropriate,</u> and to mitigate potential impacts from such operations on adjacent properties/uses.



Application for Development

For Office Use	e Only: Case Number:
Project Name: Zoning Ordinance Amendment	Cannabis -Adult Use Cannabis Dispensary
Owner: City of Crest Hill	Correspondence To: Same
Street No: <u>1610 Plainfield Road</u>	Street No:
City, State, Zip: <u>Crest Hill,IL 60403</u>	City, State, Zip:
Phone: <u>815-741-5100</u>	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 Submit electronic version of the legal description	
Existing Zoning: <u>N/A</u> Existing	Land Use:N/A
Requested Zoning: <u>N/A</u> Propose	d Land Use: N/A N/A
Adjoining Properties Zoning and Uses:	
North of Property:N/A	
South of Property:	
Purpose Statement (intended use and appr	oval sought):

Development Request: Please check all that	apply and describe:
Rezoning:	
*Please attach written responses to items listed in Sec	tion 12.8-5 of the Zoning Ordinance.
Special Use:* Please attach written responses to items listed in Sec	stian 12.7.6 of the Zening Ordinance
•	
Variance: * Please attach written responses to items listed in Sec	etion 12.6-2 of the Zoning Ordinance.
Planned Unit Development: * Please attach written responses to items listed in Sec	tions 10.0-4 & 10.5 of the Zoning Ordinance.
Annexation:	
Plat:	
x Other: Text Amendment to the Zoning Ordinan	ce, Sections 2, 8.2 and Table 4-Adult Use
Cannabis Dispensary	
Contact Information – if not yet known, pleas which copies of all correspondences should be	
Civil EngineerN/A	Phone Number
Company	Email Address
Contractor	
Company	Email Address
Architect	Phone Number
Company	Email Address
Builder	Phone Number
Company	
I agree to be present (in person or by counsel) Council hear this development request. Tony Budzikowski	when the Plan Commission and City 8/31/22
Signature of the Applicant	Date
If you (the applicant) are not the owner of reco	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

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

Crest Hill CITY OF NEIGHBORS

City Council Agenda Memo

Crest Hill, IL

Meeting Date: July 11, 2022

Submitter: Tony Budzikowski, AICP, Community &

Economic Development Director

Department: Community & Economic Development

Agenda Item: | 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 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 offsite 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 11th 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. <u>1645</u>

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 7TH DAY OF OCTOBER, 2013.

AYES: Dyle, Vershay, Gazal, Sklare, Oberlin, Thuringer, Convery and Inman NAYES: None

ABSENT: None

APPROVED THIS 7TH 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 11th day of September, 2013 upon the following voice vote:

AYES: Commissioners Butler, Strysik, 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

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 DISPENDING 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 17TH DAY OF OCTOBER, 2022.

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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			
APPROVED THIS 17 TH DAY OF OCTOBER, 2	ne Vershay-l	Hall, City Cl	erk
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				
Attact				
Attest:				
Christine Vershay-Hall, City Clerk				

Exhibit B Findings of Fact

 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.

Exhibit C

Item 5.

CITY OF CREST HILL ZONING ORDINANCE

TABLE 4: Index of Permitted & Special Uses

Non-Residential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	В2	В3	M1	M2	Use Standards
Medical Adult Use Cannabis												
Dispensing Organizations (Per ORD								<u>S</u>	<u>s</u>	<u>S</u>	<u>S</u>	<u>8.2-30</u>
1645)								-	-	_	_	

City Council Agenda Memo



Crest Hill, IL

Meeting Date: October 17, 2022

Submitted: Maura A Rigoni, AICP, Interim Planner

Department: | Community & Economic Development

Agenda Item: 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
Zones		
	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 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				
-	Christ	ine Vershay-	Hall, City Cl	erk
APPROVED THIS 17 TH DAY OF OCTOBER	2022			
ATTROVED THIS IT DAT 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

 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.



Agenda Memo

Crest Hill, IL

Meeting Date: 10-17-2022

Submitter: Police Chief Edward Clark

Department: Police Department

Agenda Item: 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 19th 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:

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:

- 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.
- 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.

5

- 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	
Raymul R Shi	9-20-22
Mayor	Date
Attest:	
City Clerk Hove	9-21-22 Date
ORGANIZATION	
By: Cindy Smith As Agent For	9-09-7022 Date
Its: Carillon Lakes HC)A



Agenda Memo

Crest Hill, IL

Meeting Date: October 17, 2022

Submitter: Mayor Raymond R. Soliman

Department: Mayor's Office

Agenda Item: 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

Andy Siegfried, Superintendent asiegfried@chaneymonge.us

Jacelynn M. Hall, Principal 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





City Council Agenda Memo

Crest Hill, IL

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

Paid Invoice Report - Audit Check issue dates: 5/1/2020 - 10/31/2022 Page

Oct 13, 2022 09:39AM

Item 9.

Report Criteria:

Detail report type printed

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

ndor mber	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Accou
9	ABeep	112056 112108	BATTERY, HI-CAP LITH LABOR - REPAIR PORT	10/03/2022 10/06/2022	775.00 494.12	775.00 494.12	19019 19019	10/18/2022 10/18/2022		01025400 01025310
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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		01045300
		6030065952	UNIFORMS FOR EAST	10/04/2022	57.47	57.47	19029	10/18/2022		07085300
		6030065952	UNIFORMS FOR WATE	10/04/2022	57.47	57.47	19029	10/18/2022		07065300
		6030065955	UNIFORMS FOR WEST	10/04/2022	29.46	29.46	19029	10/18/2022		07085300
		6030067844	UNIFORMS FOR PW	10/07/2022		282.23	19029	10/18/2022	922	01035300
Tota	al 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
Tota	al 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
Tota	al 97:				1,797.56	1,797.56				
102	AT&T 831-00	1480423705	FIBER NETWWORK P	09/19/2022	2,474.42	2,474.42	19034	10/18/2022	922	01105350
Tota	al 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
Tota	al 103:				135.44	135.44				
106	AT&T 815 74	Snetmeher 2	FAX LINES FOR PD AN	09/25/2022	229.50	229.50	19033	10/18/2022	922	01065350

Paid Invoice Report - Audit Check issue dates: 5/1/2020 - 10/31/2022 Page "

Item 9.

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Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Tota	al 106:				229.50	229.50				
112	Accurate Em	AUR2126675 AUR2126675		10/01/2022 10/01/2022	47.05 241.00	47.05 241.00	19020 19020	10/18/2022 10/18/2022		01105300 01105300
Tota	al 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
Tota	al 171:				2,500.00	2,500.00				
187	Christopher	178014	CONTRACT 1 REBUILD CONTRACT 1 REBUILD HIGHLAND AND CORA	09/29/2022 09/29/2022 09/29/2022	741.50 7,450.00 8,696.25	741.50 7,450.00 8,696.25	19041 19041 19041	10/18/2022 10/18/2022 10/18/2022	922	13007641 13007641 13007640
Tota	al 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
Tota	al 229:				75.40	75.40				
316	Columbia Pip	3965097	SCHEDULE 80	09/26/2022	217.80	217.80	19042	10/18/2022	922	07065361
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 386:				300.00	300.00				
434	Ryan Dobczy	September 2	MEALS	09/20/2022	70.99	70.99	19108	10/18/2022	922	01025343
Tota	al 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
Tota	al 450:				247.94	247.94				
451	Constellation	6350417650	MONTHLY STATEMET -	09/29/2022	896.00	896.00	19052	10/18/2022	922	07065353

CITY OF CREST HILL Paid Invoice Report - Audit
Check issue dates: 5/1/2020 - 10/31/2

Check issue dates: 5/1/2020 - 10/31/2022 Oct 13, 2022 09:39AM

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Tota	al 451:				896.00	896.00				
453	Constellation	6350416800	MONTHLY STATEMENT	10/06/2022	2,725.88	2,725.88	19050	10/18/2022	922	07085353
Tota	al 453:				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
Tota	al 454:				1,095.40	1,095.40				
457	Constellation	6351226590	MONTHLY STATEMENT	09/28/2022	717.57	717.57	19049	10/18/2022	922	07065353
Tota	al 457:				717.57	717.57				
459	Constellation	6350416820	MONTHLY STATEMENT	09/29/2022	1,051.38	1,051.38	19051	10/18/2022	922	07065353
Tota	al 459:				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
Tota	al 461:				1,004.16	1,004.16				
475	EJ USA Inc	11022006865 11022006998	CLAMP FOR WELLS STORM SEWER FRAM	09/13/2022 09/16/2022	640.00 209.44	640.00 209.44	19057 19057	10/18/2022 10/18/2022		07065421 01037520
Tota	al 475:				849.44	849.44				
518	Experian	CD23060307	SEPTEMBER 2022 MO	09/30/2022	27.00	27.00	19058	10/18/2022	922	01025310
Tota	al 518:				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
Tota	al 526:				39.79	39.79				
538	File of Life Fo	SEPTEMBE SEPTEMBE	FILE OF LIFE CARDS SHIPPING	09/15/2022 09/15/2022	680.00 23.82	680.00 23.82	19060 19060	10/18/2022 10/18/2022		01115321 01115321
Tota	al 538:				703.82	703.82				
549	Fleet Safety		EMERGENCY LIGHTIN EMERGENCY LIGHTIN	09/23/2022 09/23/2022	.01 1,850.00	.01 1,850.00		10/18/2022 10/18/2022		11002020 11002020
Tota	al 549:				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
Tota	al 600:				446.93	446.93				
610	Grainger	9457477967 9461195423	GARBAGE CANS WEST PLANT ELECTRI BENCHES FOR LOCKE BENCH RETURNS	09/23/2022 09/26/2022 09/29/2022 09/29/2022	282.45 112.31 629.91 314.95-	282.45 112.31 629.91 314.95-	19064 19064 19064 19064	10/18/2022 10/18/2022 10/18/2022 10/18/2022	922 922	07065361 07085365 01035400 01035400
Tota	al 610:				709.72	709.72				

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640	Hawkins Inc	6303153	DRINKING WATER CH	09/29/2022	2,914.00	2,914.00	19068	10/18/2022	922	07065421
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 742:				70.00	70.00				
745	Illinois Homic	2022A185	CONFERENCE REGIS	09/26/2022	300.00	300.00	19072	10/18/2022	922	01025341
Tota	al 745:				300.00	300.00				
826	JP Morgan C	02H8480005 22H8105553 Animal Care Chewy Augu Comcast 025 Comcast 055 Comcast 059 Comcast 059 Comcast 060 Comcast 060 Comcast 064 Comcast 168 Microsoft Se MyFax Augu National Min	5 GALLON BOTTLED W WATER- K9 VET OFFICE VISIT DOG FOOD INTERNET AND PHON INTERNET AND PHON FAX LINES NEW CITY INTERNET AND PHON INTERNET/PHONE 212 OFFICE 365 ACCOUNT ADMIN FAX LINE ONLINE POLICE RECR	09/02/2022 09/02/2022 08/23/2022 08/18/2022 08/12/2022 08/06/2022 08/14/2022 08/11/2022 08/11/2022 08/21/2022 08/21/2022 08/21/2022 08/2022 08/2022 08/2022 09/06/2022 09/06/2022	255.55 116.48 114.61 79.78 207.82 156.36 215.78 156.36 156.36 156.36 154.62 150.79 60.50 12.00 195.00	255.55 116.48 114.61 79.78 207.82 156.36 215.78 156.36 156.36 156.36 154.62 150.79 60.50 12.00	333 333 333 333 333 333 333 333 333 33	09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022 09/25/2022	822 822 822 822 822 822 822 822 822 822	01025300 07085343 01025346 01025346 07075350 07065350 01105350 07075350 07075350 07065350 07065350 07065350 07065350 07065350 01065301 01065350 01025321
		Office Max A Telco Septem	CHAIR CELLULAR POTS LINE	08/15/2022 09/08/2022	629.99 214.00	629.99 214.00	333 333	09/25/2022 09/25/2022	822	01027500 07085350
Tota	al 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
Tota	al 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
Tota	al 849:				747.00	747.00				
881	Lawson Prod		BATTERY LUG KITS, P WIRE TY-RAPS	09/26/2022 10/04/2022	896.03 3.23	896.03 3.23	19077 19077	10/18/2022 10/18/2022		01075400 01075400
Tota	al 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

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Vendor Invoice Invoice Invoice Check Check Check GL Period GL Account Number Name Number Description Date Amount Amount Number Issue Date Total 882: 36,569.00 36,569.00 922 01105341 901 Lockport Twp 9132022 CPR TRAINING 09/14/2022 265.00 265.00 19080 10/18/2022 9142022 CPR TRAINIGN 09/14/2022 215.00 215.00 10/18/2022 922 07085341 19080 290.00 9152022 CPR TRAINING 09/14/2022 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 16787963 POSTAGE LABEL 09/14/2022 41 80 19101 10/18/2022 922 01105322 927 Quadient Lea 41 80 N9610064 LEASE PAYMENT 10/01/2022 566.55 566.55 19101 10/18/2022 922 01115300 608.35 Total 927: 608.35 941 Ada Martino **SEPTEMBE** REIMBURSMENT FOR 09/29/2022 4.68 10/18/2022 922 01035341 4.68 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 42181 ELEVATOR PLYWOOD 09/07/2022 119.96 119.96 19084 10/18/2022 922 13007311 961 Menards 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 ANCHORS FOR TV'S A 22.50 22.50 19084 922 13007311 09/15/2022 10/18/2022 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 19084 10/18/2022 922 01045400 14.57 14.57 42986 EAST PLANT SUPPLIE 09/26/2022 162.40 162 40 19084 10/18/2022 922 07085366 10/18/2022 43041 SUPPLIES FOR CITY C 09/27/2022 163.64 163.64 19084 922 13007311 10/18/2022 43058 SUPPLIES FOR CITY C 09/27/2022 922 13007311 95.76 95.76 19084 Total 961: 1,429.89 1,429.89 L22005736 SEMI-ANNUAL EFFLUE 10/03/2022 1,327.25 1,327.25 10/18/2022 922 07085306 973 Microbac Lab 19086 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 November 20 11-2022 LOCAL 150 IN 991 MOE Fringe 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 8.621.60 331 10/01/2022 922 01034200 8,621.60 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 10/01/2022 922 07074200 3,078.25 3,078.25 331

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			11-2022 LOCAL 150 IN 11-2022 LOCAL 150 IN	10/01/2022 10/01/2022	4,491.40 4,894.00	4,491.40 4,894.00	331 331	10/01/2022 10/01/2022		07084200 07094200
Tota	al 991:				38,958.00	38,958.00				
1023	My Shop Ang	2024060MY8	SELF STICK CALENDA	09/28/2022	164.45	164.45	19088	10/18/2022	922	01035321
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 1116:				4,727.65	4,727.65				
1140	Petty Cash F	•	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
Tota	al 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
Tota	al 1142:				277.91	277.91				
1148	Physicians I	4285641 4285641	PREEMPLOYMENT SC	10/05/2022	115.00	115.00	19099	10/18/2022		01105300
		4285641	PREEMPLOYMENT SC FITNESS FOR DUTY E	10/05/2022 10/05/2022	115.00 203.00	115.00 203.00	19099 19099	10/18/2022 10/18/2022		01105300 01105300

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Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Tota	al 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		01165401
		27458512	PENS	09/01/2022	1.00	1.00	19102	10/18/2022		01165401
		27986567	SAMSUNG MLT-D203	09/27/2022	128.99	128.99	19102	10/18/2022		01025400
		28036430	STAND UP SIGN HOLD	09/29/2022	33.60	33.60	19102	10/18/2022		01025402
		28059145	FOUR-TIER BROCHUR	09/30/2022	27.52	27.52	19102	10/18/2022		01025402
		28059145 28061055	THREE-TIER BROCHU WIRELESS KEYBOAR	09/30/2022 09/30/2022	33.23 35.99	33.23 35.99	19102 19102	10/18/2022 10/18/2022		01025402 01025400
Tota	al 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
		00.000. 2022						. 07 . 07 _ 0		0.002.00
Iota	al 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
Tota	al 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		01165300
		22090409	CTH INDECK 36 ACRE	09/29/2022	231.00	231.00	19107	10/18/2022		01165300
		22090410	GIS UPDATES-ROBINS	09/29/2022	957.75	957.75	19107	10/18/2022		07085301
		22090411 22090412	CTH INTERIM PLANNE CTH WEBER ROAD TIF	09/29/2022 09/29/2022	13,999.75 3,080.25	13,999.75 3,080.25	19107 19107	10/18/2022 10/18/2022		01165300 01165300
Tota	al 1237:				51,587.50	51,587.50				
1243	Ray OHerron		FLAG USA	09/19/2022	1.99	1.99	19103	10/18/2022		01025344
			SS TEX-TROP SHIRT NAMETAPE	09/19/2022	40.00	40.00	19103	10/18/2022		01025344
			SGT CHEVRON	09/19/2022 09/19/2022	30.00 3.99	30.00 3.99	19103 19103	10/18/2022 10/18/2022		01025344 01025344
			EMBROIDERY	09/19/2022	20.00	20.00	19103	10/18/2022		01025344
			FREIGHT	09/19/2022	8.99	8.99	19103	10/18/2022		01025344
			GLOCK PISTOL HEINIE	10/05/2022	291.00	291.00	19103	10/18/2022		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
Tota	al 1243:				516.05	516.05				
1285	Brian Sempli	October 2022	TRAINING FOR BRIAN	10/10/2022	150.00	150.00	19038	10/18/2022	922	01035341
Tota	al 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

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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 0922100886	ACCOUNTS DISBURS POLICE OFFICER EMP	09/30/2022 10/12/2022	945.00 1,699.00	945.00 1,699.00	19110 19110	10/18/2022 10/18/2022		07095321 01025400
		0922100000	POLICE OFFICER EMP	10/12/2022	1,099.00	1,099.00	19110	10/16/2022	922	01025400
Tota	al 1295:				3,104.00	3,104.00				
1351	Stage Right	19100		10/11/2022	200.00	200.00	19112	10/18/2022		01105300
		19100	MAINTENANCE AND S	10/11/2022	50.00	50.00	19112	10/18/2022	922	01105300
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 1452:				75.00	75.00				
1502	Underground		ROLL OF COPPER	09/27/2022	895.00	895.00		10/18/2022		07065430
		057436	VALVE BOX ASSEMBLI	10/05/2022	832.09	832.09	19121	10/18/2022	922	07065430
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
T	1.4507				0.045.00	0.045.00				

2,945.00

2,945.00

Total 1597:

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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
Tota	al 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
Tota	al 1629:				96.00	96.00				
1681	Techlife	12154 12155 12156	SECURITY AND SURV SECURITY AND SURV SECURITY AND SURV SECURITY AND SURV SECURITY AND SURV	07/20/2022 07/20/2022 07/20/2022 07/20/2022 07/20/2022	13,406.03 45,148.34 10,925.00 14,968.45 9,909.35	13,406.03 45,148.34 10,925.00 14,968.45 9,909.35	19115 19115 19115 19115 19115	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/18/2022	922 922 922	13007311 13007311 13007311 13007311 13007311
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 1766:				50.00	50.00				
1807	Bradford Syst	34827-1 A	CITY CENTER SPACES CITY CENTER SPACES CITY CENTER SPACES	01/04/2022 01/04/2022 05/11/2022	5,469.79 2,084.36 4,103.84	5,469.79 2,084.36 4,103.84	19036 19036 19036	10/18/2022 10/18/2022 10/18/2022	922	13007311 13007311 13007311
Tota	al 1807:				11,657.99	11,657.99				
1895	Harbour Cont		CONSTRUCTION CON ECOS SYSTEM KEY C	09/30/2022 08/03/2022	51,130.00 11,270.00	51,130.00 11,270.00	19066 19066	10/18/2022 10/18/2022		13007311 13007311
Tota	al 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
Tota	al 1903:				1,456.25	1,456.25				
1909	SHI Internati		MONITORS AND MOU MONITORS FOR PD PA	09/12/2022 09/21/2022	430.00 3,275.00	430.00 3,275.00	19111 19111	10/18/2022 10/18/2022		13007311 13007311
Tota	al 1909:				3,705.00	3,705.00				
1912	2022 Mailbox	September 2	MAILBOX REPLACEME	03/02/9202	97.19	97.19	19027	10/18/2022	922	01035400

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Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Tota	al 1912:				97.19	97.19				
1934	Lakeside Co	August 2022 July 2022 September 2	LAKESIDE CONSULTA INSPECTIONS & PLAN LAKESIDE CONSULTA	08/31/2022 07/31/2022 10/01/2022	9,116.00 3,228.75 22,065.12	9,116.00 3,228.75 22,065.12	19076 19076 19076	10/18/2022 10/18/2022 10/18/2022	922	01165300 01165300 01165300
Tota	al 1934:				34,409.87	34,409.87				
1946	Harbour Engi	9363 9673	PW BUILDING SURVEY CITY CENTER AND PO	07/25/2022 10/05/2022	6,579.38 1,140.43	6,579.38 1,140.43	19067 19067	10/18/2022 10/18/2022		13007310 13007311
Tota	al 1946:				7,719.81	7,719.81				
1950	Pure Water P	1340840 1340840 1340840	EAST PLANT WATER WATER FOR PW WATER FOR STP	09/25/2022 09/25/2022 09/25/2022	60.00 60.00 160.00	60.00 60.00 160.00	19100 19100 19100	10/18/2022 10/18/2022 10/18/2022	922	07085343 01035343 07085343
Tota	al 1950:				280.00	280.00				
1953	Amazon Capi	11RW-X6H6- 133J-74KY-J 133J-74KY-N	PLAIN ENVELOPES RUST NEEDLE SCALE COFFEE DECANTER C	10/03/2022 10/07/2022 10/07/2022	18.68 438.16 125.73	18.68 438.16 125.73	19025 19025 19025	10/18/2022 10/18/2022 10/18/2022	922	01105401 01075400 01025400
		19DJ-7GFW- 1F41-7LNJ-1 1J64-J7RV-H	BLU-RAY DISC REPLACEMENT WELDI MONITORS/STAND NE	10/08/2022 09/26/2022 10/02/2022	40.70 300.79 293.86	40.70 300.79 293.86	19025 19025 19025	10/18/2022 10/18/2022 10/18/2022	922 922	01025400 01075400 01065400
		1KGM-11W1- 1LL3-KQTT- 1LL3-KQTT-	BANKER BOXES 30 C FOLGERS COFFEE PA PACKING TAPE DISPE	09/23/2022 09/15/2022 09/15/2022	64.99 31.99 8.76	64.99 31.99 8.76	19025 19025 19025	10/18/2022 10/18/2022 10/18/2022	922	01115401 01105401 01115401
		1LL3-KQTT- 1LL3-KQTT- 1LL3-KQTT-	KEURIG CLEANER COFFEE STIRRERS GORILLA PUTTY	09/15/2022 09/15/2022 09/15/2022	12.99 7.99 11.31	12.99 7.99 11.31	19025 19025 19025	10/18/2022 10/18/2022 10/18/2022	922	01105401 01105401 01115401
		1LL3-KQTT- 1LL3-KQTT- 1LL3-KQTT-	TAPE COFFEE CREAMER VA KCUPS COFFEE VARIE	09/15/2022 09/15/2022 09/15/2022	11.10 29.99 33.04	11.10 29.99 33.04	19025 19025 19025	10/18/2022 10/18/2022 10/18/2022	922	01115401 01105401 01105401
		1LL3-KQTT- 1MXN-MH71- 1NKY-XGXJ-	SPLENDA PACKS VIVID WHITE GLASS VI UNIT # 14 TYPE 3 CIR	09/15/2022 09/23/2022 10/04/2022	16.59 150.07 2.68	16.59 150.07 2.68	19025 19025 19025	10/18/2022 10/18/2022 10/18/2022	922	01105401 13007311 01075400
		1NKY-XGXJ- 1Q9F-G4W6- 1QTM-77RH-	UNIT # 14 TYPE 3 CIR KEY HIDERS FOR OFFI BABY CHANGING TAB	10/04/2022 09/30/2022 09/06/2022	675.00 10.76 1,416.95	675.00 10.76 1,416.95	19025 19025 19025	10/18/2022 10/18/2022 10/18/2022	922	01075400 01035400 13007311
		1RML-MXVP 1RWN-NJCV 1VKD-F9LX-	NETWORK SWITCH W CASSETTE TAPES FO ELROSE FACILITY JUM	10/06/2022 09/27/2022 09/13/2022	49.99 24.96 331.12	49.99 24.96 331.12	19025 19025 19025	10/18/2022 10/18/2022 10/18/2022	922 922	01065400 01015400 01075400
T-4.	-1.4052-	1W1D-FHHR	DUAL MONITOR STAN	09/06/2022	1,744.16	1,744.16	19025	10/18/2022	922	13007311
	al 1953: Midwest Com	127550	FITNESS EQUIPMENT	09/16/2022	5,852.36 17,499.00	5,852.36 17,499.00	19087	10/18/2022	922	13007311
	al 1956:	127 550		30/10/2022	17,499.00	17,499.00	19001	70/10/2022	322	.0007011
	Covenant Se	20306	DROP BOX FOR NEW	08/22/2022	2,350.00	2,350.00	19054	10/18/2022	922	13007311
Tota	al 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

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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
Tota	al 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
Tota	al 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
Tota	al 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
Tota	al 1968:				5,800.00	5,800.00				
Gra	nd 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