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## City Council Work Session

Crest Hill, IL

October 10, 2022

7:00 PM

Council Chambers

1610 Plainfield Road, Crest Hill, IL 60403

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### Agenda

- [1.](#) Liquor License Approval-20631 Renwick Road
- [2.](#) City Center Construction Supplemental Appropriation
- [3.](#) Hillcrest Shopping Center PUD & Special Use – Armed Services Recruiting Center and Smoothie King Drive Thru
- [4.](#) Zoning Ordinance Text Amendment – Adult Use Recreational Cannabis Dispensary
- [5.](#) City of Crest Hill – Comprehensive Sub-Area Plan Amendment for Crest Hill Business Park
- [6.](#) Plan Review & Building Inspection Services
- [7.](#) Lockport Township Park District Intergovernmental Agreement
- [8.](#) Discuss section 2.22.030 (C) of the City Administrator Ordinance
9. Public Comments
10. Mayor's Updates
11. Committee/Liaison Updates
12. City Administrator Updates

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



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

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**Meeting Date:** | October 10, 2022  
**Submitter:** | Raymond R. Soliman  
**Department:** | Mayor's Office  
**Agenda Item:** | Liquor License Approval-20631 Renwick Road

**Summary:** A Class H restaurant liquor license has been approved for Crusade Burger Bar, 20631 Renwick Road. Rafael and Jessica Gomez will be present for a meet & greet of the City Council and to answer any questions that you may have. All license requirements must be completed before the restaurant may open.

**Recommended Council Action:**

**Financial Impact:**

**Funding Source:**

**Budgeted Amount:**

**Cost:**

**Attachments:**





## Agenda Memo

Crest Hill, IL

**Meeting Date:** October 10, 2022

**Submitter:** Jim Marino, City Administrator

**Department:** Administration

**Agenda Item:** City Center Construction Supplemental Appropriation

**Summary:** At the July 5 council meeting, the City Council approved a supplement to the 2022-2023 fiscal year appropriations ordinance for additional construction work at the city center. At recent council meetings Shawn Thompson from Harbour and I informed you that there would a need for an additional appropriation to cover material cost increases and additional work.

During meetings with Harbour and staff we discovered additional work that needs to be done. 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. The other items on the list can be explained at the meeting.

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. Two examples are the need for ice dams on the roof and shelters over the air conditioning units to protect them from falling ice. Some of the work on this list was expected to be paid from the already approved contingency amount, but that amount has been depleted by other unanticipated work. We prefer to appropriate enough now to avoid the need for another supplemental appropriation.

**Recommended Council Action:** Direct staff and the city attorney to prepare an ordinance to amend the appropriation for the 2022-2023 fiscal year for approval at the October 17 meeting.

### Financial Impact:

**Funding Source:** General Fund Balance

**Budgeted Amount:** \$0.00

**Cost:** \$750,000

**Attachments:** List of work items

## City Center Building Work Items

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



## City Council Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	October 10, 2022
<b>Submitter:</b>	Tony Budzikowski, AICP, Community & Economic Development Director
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Hillcrest Shopping Center PUD & Special Use – Armed Services Recruiting Center and Smoothie King Drive Thru

**Summary:** Mr. Abe Katz, Managing Partner of the Hillcrest Shopping Center, has submitted a request for a Planned Unit Development (PUD) and Special Use Permit for two (2) development projects proposed at the shopping center located at the northwest corner of Theodore and Larkin Avenue. The first construction project is 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 as part of the development review process.

A public hearing was held before the Plan Commission (PC) on September 14th to discuss the specific details of the request. At the PC meeting, the petitioner explained the request and staff summarized various aspects of the staff report and answered questions. No members of the public attended the public hearing to speak for or against the request. The PC did review the request and make an affirmative recommendation to approve the petition subject to the accompanying Findings of Fact and six (6) conditions identified in the staff report.

The PC staff report, application material and plans are included in the packet for review and reference purposes.

Construction of the Armed Services recruiting office building will require relocating the existing water main that would run under the building. Much of the water main for the shopping center is under the parking lot instead of around the perimeter of the property. The need to relocate the water main due to the new building construction provides an opportunity to reroute some of the water main to the south and east boundary of the property. Ron is talking with Abe Katz and his engineer about sharing the cost of rerouting the water main. A cost sharing agreement will be presented for consideration at an upcoming meeting.

**Recommended Council Action:** If the Mayor and City Council are amenable to the Hillcrest Shopping Center PUD and Special Use request, I would ask that you authorize the City Attorney

and Staff to prepare the necessary Ordinance to approve the request subject to the Findings of Fact and six (6) conditions endorsed by the PC which 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) 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.

The request will go back to the City Council for final action and Ordinance approval after preliminary engineering is approved and the necessary Ordinance has been completed.

**Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Attachments:**

- Cover letter, PUD/special use application material and plans



**To:** Plan Commission/ZBA

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

**Date:** September 14, 2022

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

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***Project Details***

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

***Site Details***

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

***Land Use Summary***

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

***Project Summary***

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

***Location***

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

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

### **Background**

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

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

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

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

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

## **Staff Analysis**

### *Off-Street Parking*

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

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

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

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

### *Building Elevations*

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

### *Site Improvements*

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

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



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

**CONCLUSION:**

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

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

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

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

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

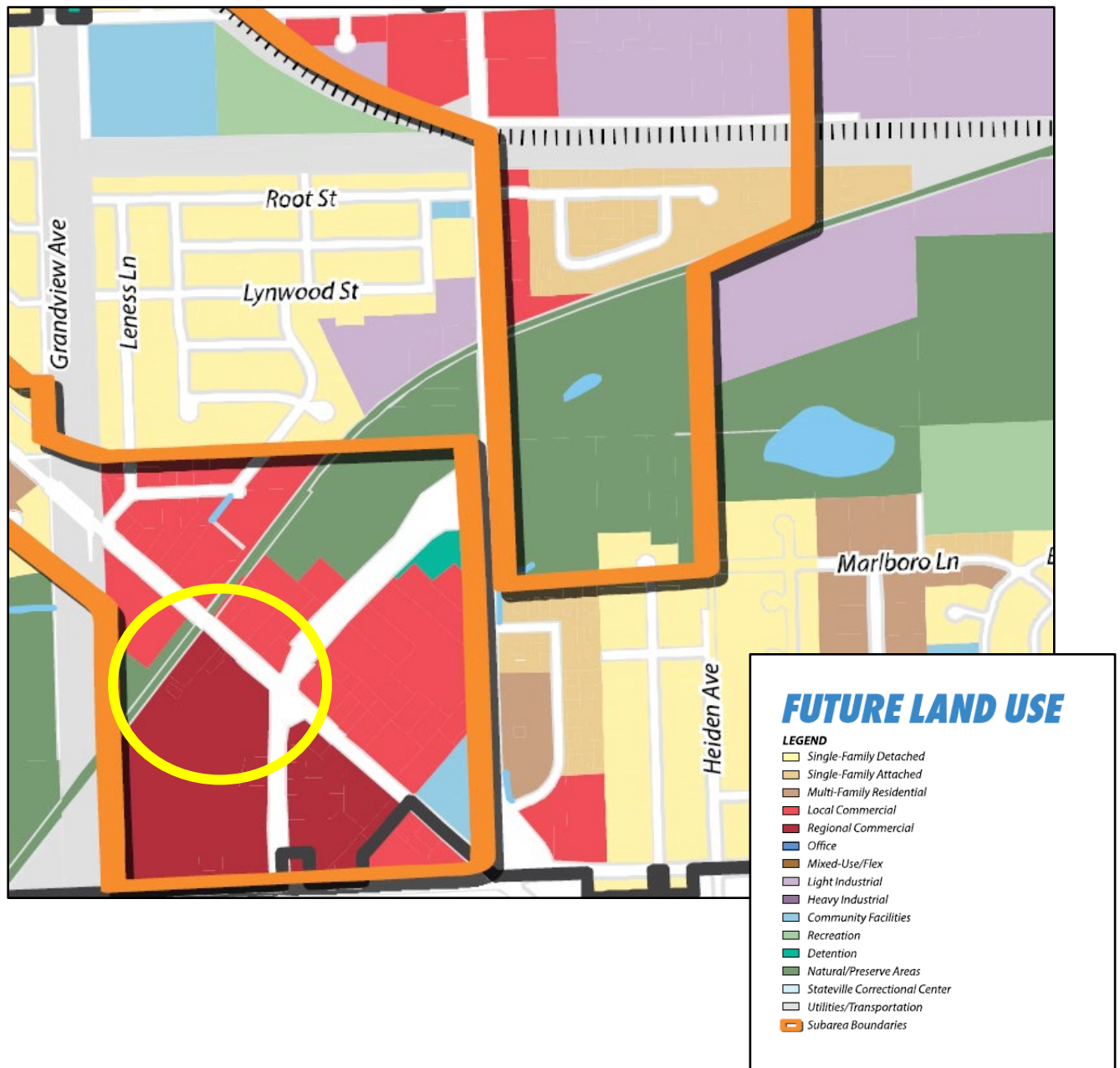
Respectfully Submitted,



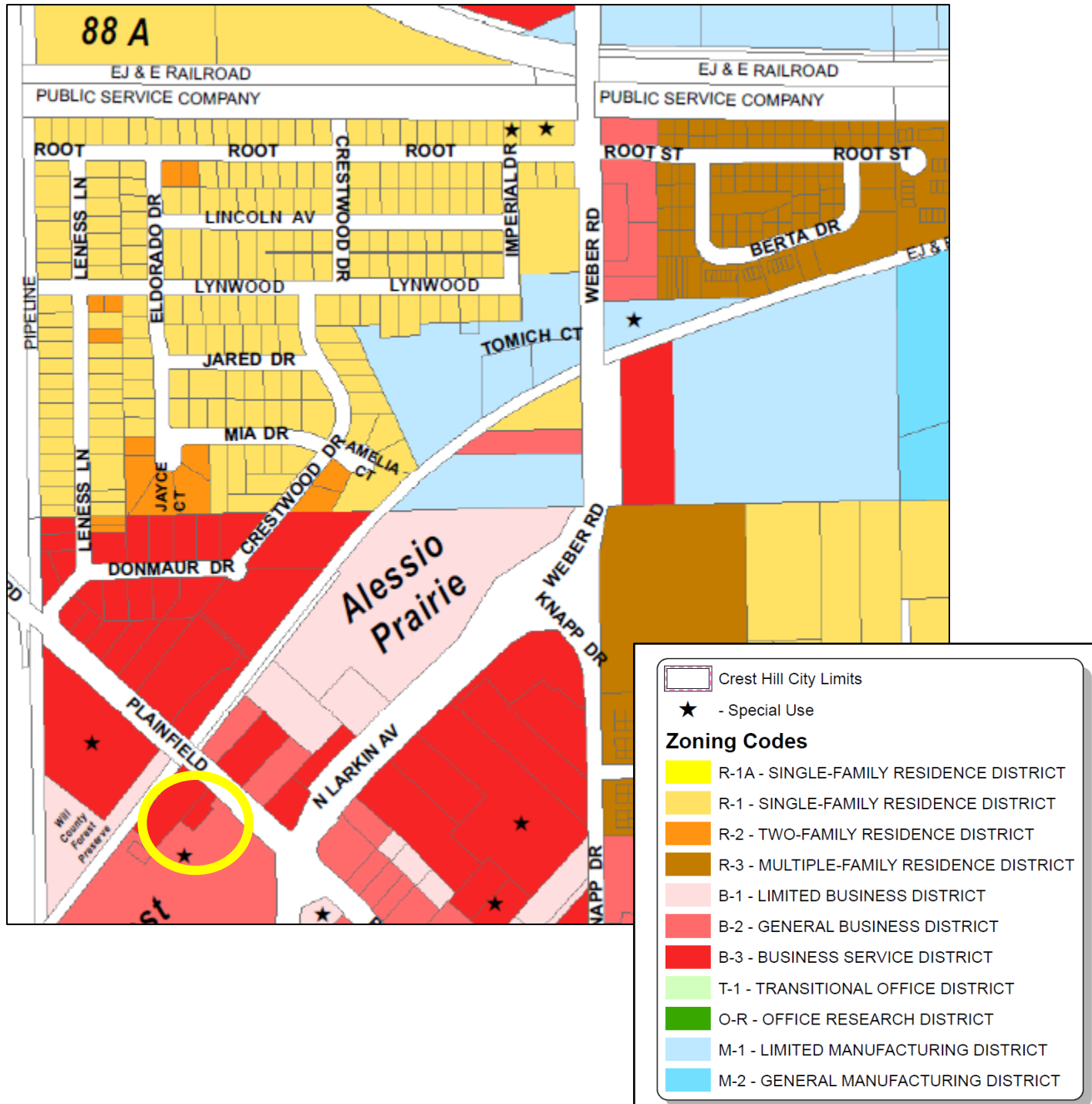
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Tony Budzikowski, AICP  
Community & Economic Development Director

Encl.



# ZONING MAP





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

July 12, 2022

To: Mayor Ray Soliman and City Council of Crest Hill

Re: Request for a PUD and Special Use Permit

Dear Mayor Soliman and City Council Members,

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

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

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

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

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

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

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

Sincerely,

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

Abe Katz  
Managing Member  
Joliet Hillcrest Shopping Center, LLC



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

#### Findings of fact

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

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

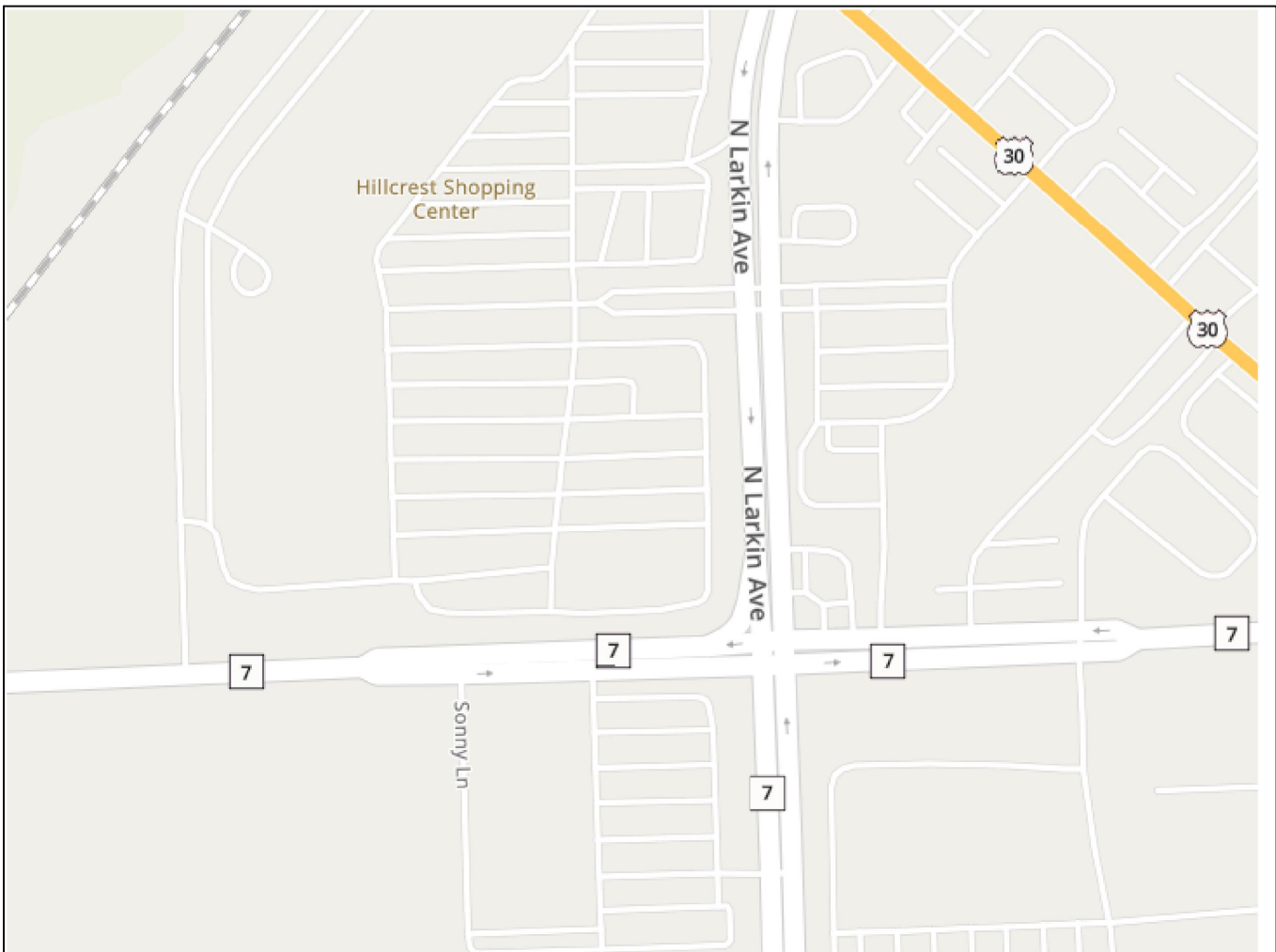




HILLCREST SHOPPING CENTER - LARKIN AVE  
CREST HILL, WILL COUNTY, IL

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

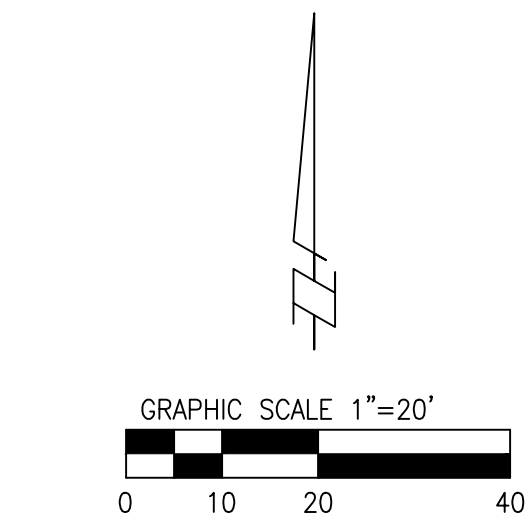
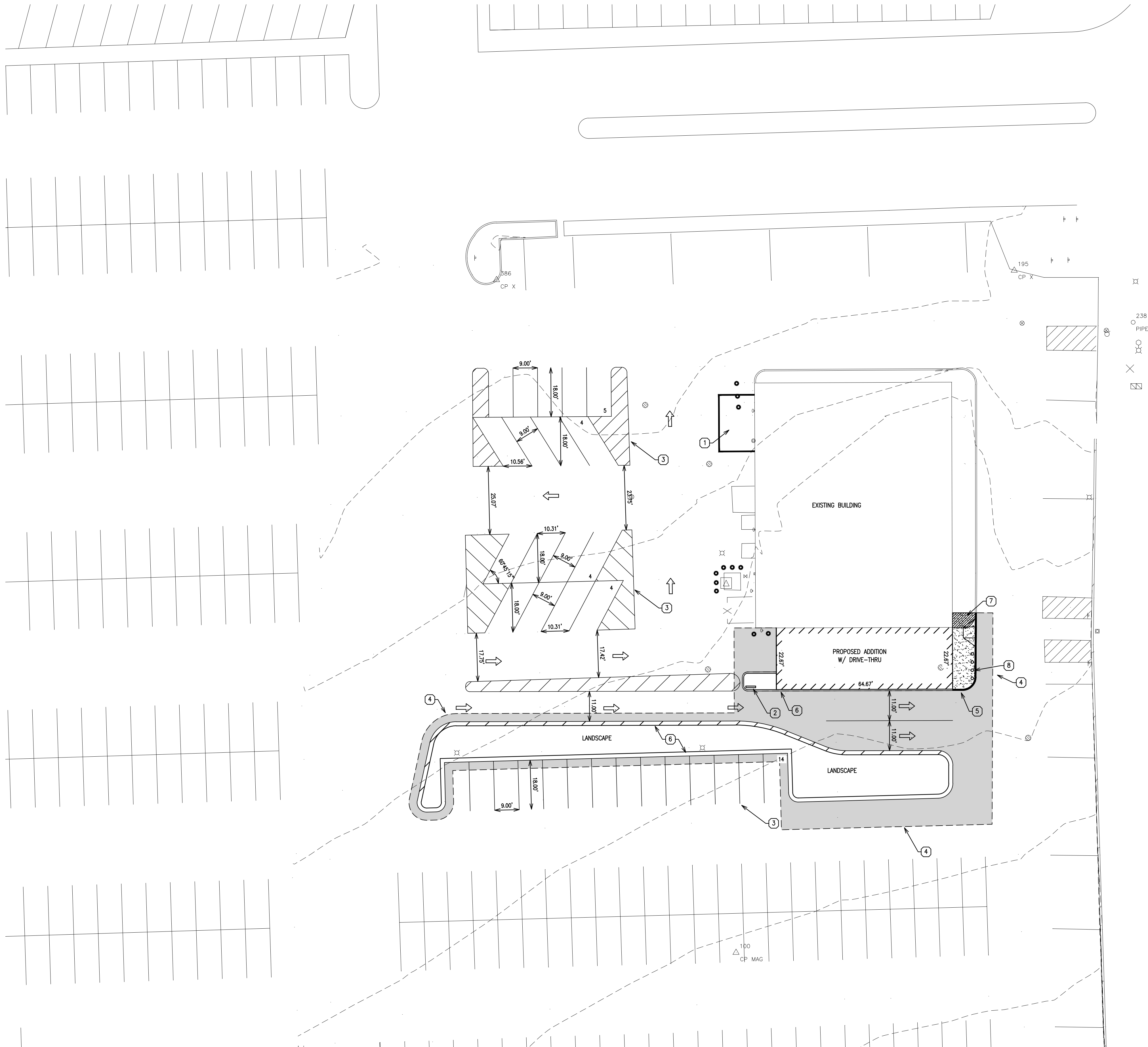
SHEET NO.



LOCATION MAP



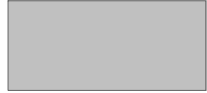




- NOTES:
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DETAILS AND DIMENSIONS. BUILDING FOOTPRINT(S) SHOWN FOR REFERENCE.
  - UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKINGS SHALL BE 4-INCH WIDE STANDARD IDOT PAINTED YELLOW MARKINGS WITHIN A R.O.W. SHALL BE THERMOPLASTIC. DIAGONAL STRIPING SHALL BE 2-FOOT ON CENTER.
  - 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.
  - 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 6' L.F.
  - ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
  - PROVIDE FULL DEPTH SAWCUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
  - EXISTING BITUMINOUS PAVEMENT TO BE REMOVED (MILLED) AND EXISTING AGGREGATE BASE ADJUSTED, AS NECESSARY, TO MEET PROPOSED PAVEMENT SUBGRADE ELEVATIONS BASED ON FINN GRADES PROVIDED ON THE GRADING PLAN. STONE SHALL BE COMPACTED PRIOR TO PLACEMENT OF PROPOSED BITUMINOUS PAVEMENT.

- CONSTRUCTION NOTES:
- PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
  - DRIVE-THRU SIGN.
  - REMOVE EXISTING PAVEMENT STRIPING AND RE-STRIPES 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.
  - PROVIDE DEPRESSED BARRIER CURB ALONG EAST SIDE OF PROPOSED ADDITION.
  - PROVIDE 6" BARRIER CURB AROUND PERIMETER OF PROPOSED BUILDING EXPANSION.
  - EXISTING SIDEWALK TO BE REMOVED AND REPLACED.
  - 6" BOLLARDS AT 3' SPACING, SEE DETAIL.

PAVEMENT LEGEND:



BITUMINOUS PAVEMENT (STANDARD):  
1.5" HMA SURFACE, MIX D, NSO  
2.5" HMA BINDER, IL19, NSO  
SEE NOTE 7



PCC SIDEWALK:  
5" PCC, 4,000 PSI  
3" AGGREGATE, CA-7



B6.12 CURB & GUTTER/BARRIER CURB  
SEE CDS 4 AND 6



B6.12 CURB & GUTTER (REVERSE PITCH)



DEPRESSED BARRIER CURB  
SEE CDS 5

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

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

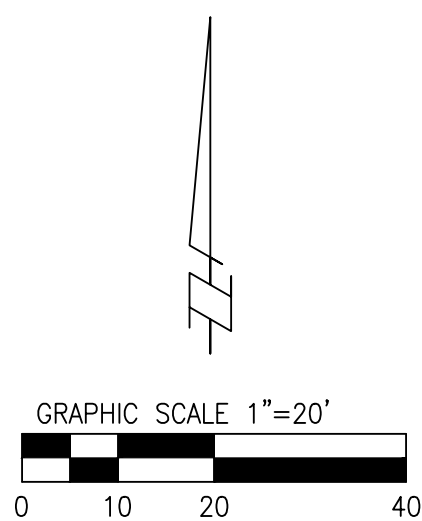
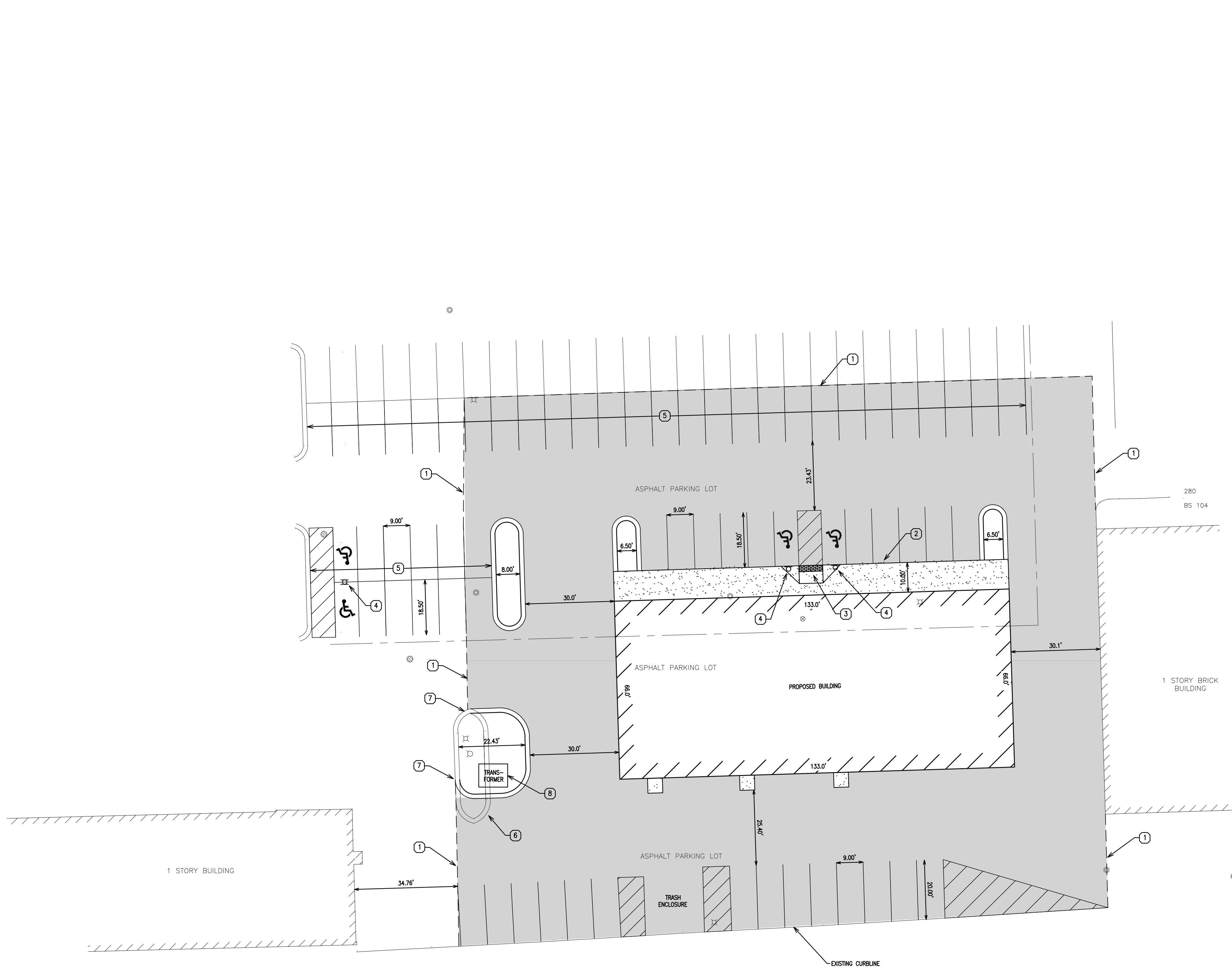
PROJECT NO. 21204  
DATE: 6.23.22  
DRAWN BY: TC  
CHECKED BY: CP

SHEET NO.  
3

SEAL/STAMP

NO. DATE REVISION

NO.	DATE	REVISION



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

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

PAVEMENT LEGEND:



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



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



B6.12 CURB & GUTTER (REVERSE PITCH)

Item 3.			
SEAL/STAMP			
NO.	DATE	REVISION	PERMIT ISSUE
1	06.22.22	REV. BLDG. LOCATION	

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

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

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

SHEET NO.  
3

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

CONSTRUCTION DOCUMENTS

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

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 Ill. Adm. Code 400).

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

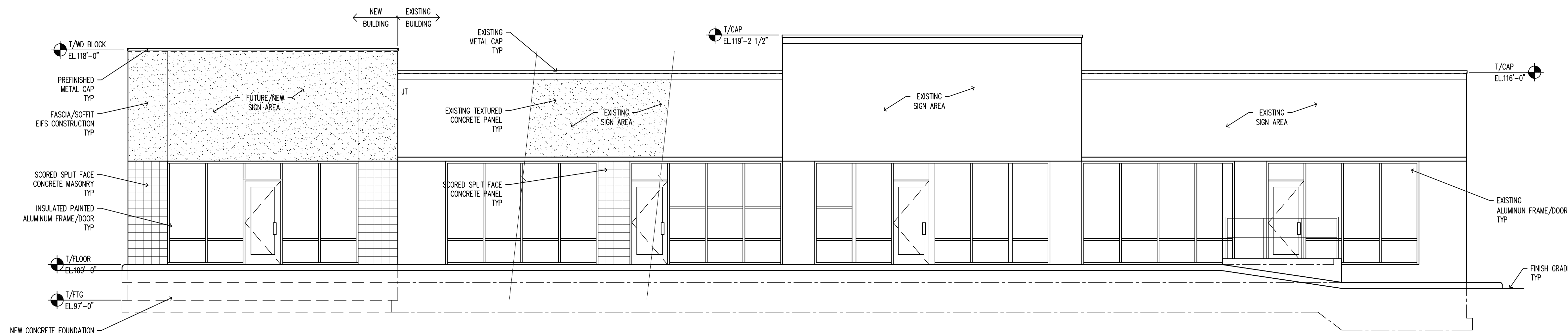
The following drawings have been prepared under my direct supervision

A5-1

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

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

© 2022 BUCHAR, BAJT ARCHITECTS, INC.

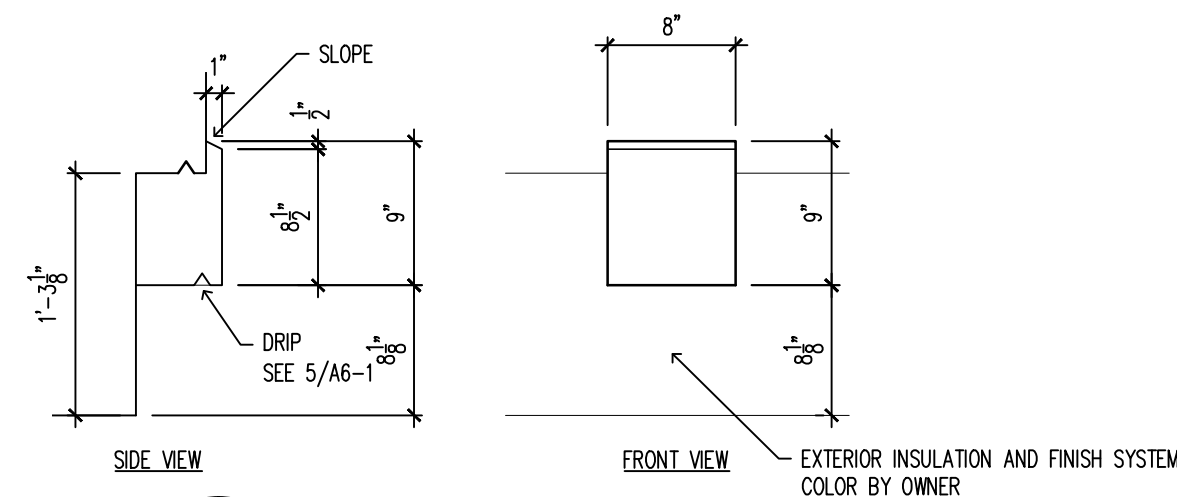


2 SOUTH ELEVATION  
A5-1 SCALE: 3/16"=1'-0"

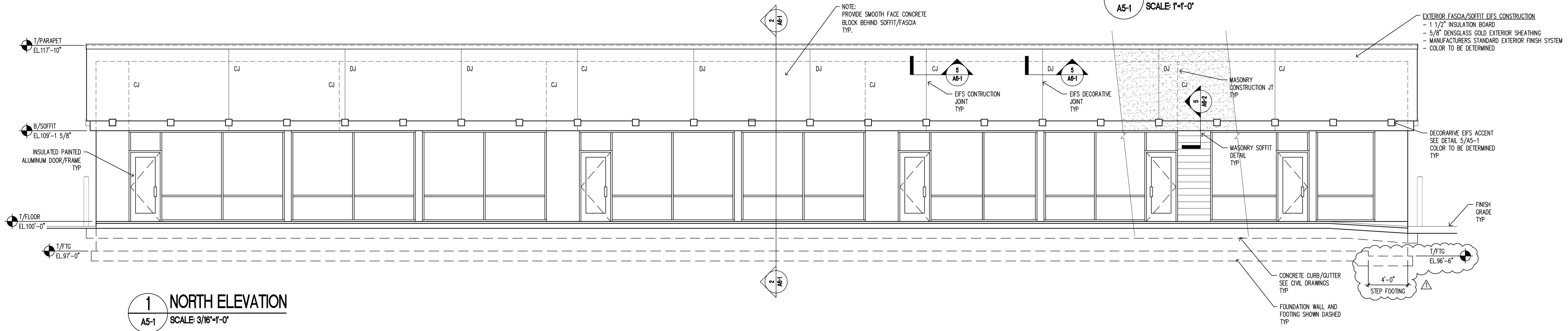
3 EAST ELEVATION  
A5-1 SCALE: 3/16"=1'-0"

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

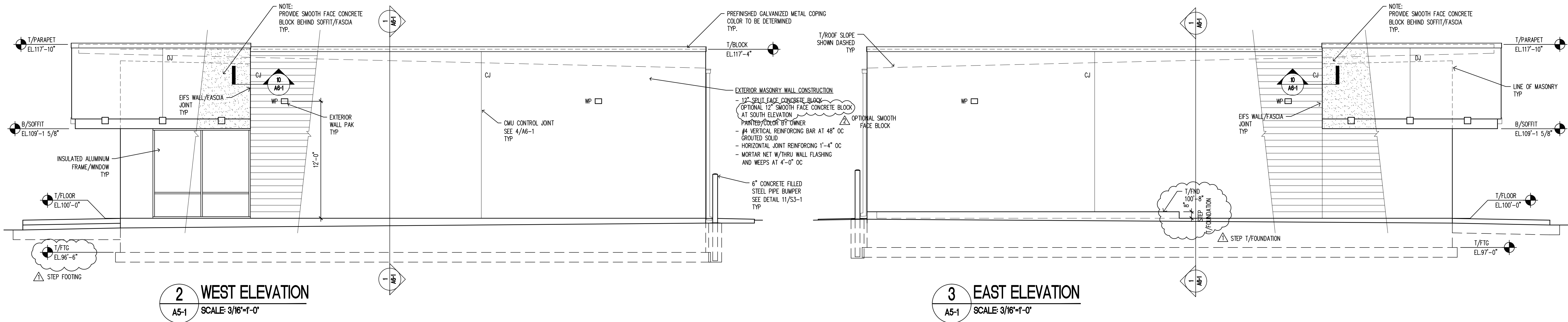
# Armed Services Recruiting Center



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

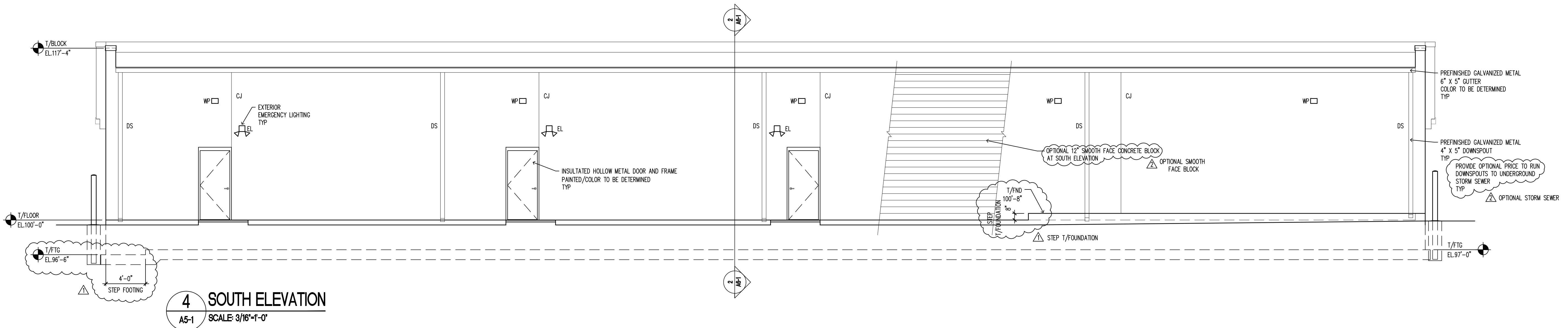


1 NORTH ELEVATION  
A5-1 SCALE: 3/16"=1'-0"



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

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



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

### Participating Consultants

**K  
G  
Z** | **CONSULTING ENGINEERS, LTD.**  
PROFESSIONAL ENGINEERING  
1523 PLAINFIELD ROAD, SUITE 2  
Joliet, Illinois 60435  
815/714-2818  
FAX 815/714-2817

Project Name

CONSTRUCTION DOCUMENTS

# THE ONE THOUSAND BUILDING

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

### Architect's Certification

## STATEMENT OF COMPLIANCE

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

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

The following drawings have been prepared under my direct supervision

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

Drawing Title:  
EXTERIOR ELEVATIONS

Issue/ Revision:

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

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

# A5-1

# IMPROVEMENT PLANS FOR SMOOTHIE KING - HILLCREST SHOPPING CENTER



**BENCHMARKS:**  
REFERENCE COUNTY MARKER 706 - ROD IN PVC PIPE IN  
INTERSECTION OF CREST HILL STREET AND CEDARWOOD DRIVE  
ELEVATION=587.16 (NAD83) (GEOID19).  
SITE: CROSS SET ON SIDEWALK IN FRONT OF EAST BUILDING ON  
SITE (LA CHOCOLATE BAKERY). ELEVATION=606.40 (NAD83) (GEOID19)

**PROPERTY INFORMATION:**  
ADDRESS: HILLCREST SHOPPING CENTER - LARKIN AVE  
MUNICIPALITY: CITY OF CREST HILL  
SECTION: 31 TWP36 R10  
P.LIN(5): 11-04-31-404-012

LOCATION MAP

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

**CLIENT:** BUCHER, BAY ARCHITECTS  
772 ESSINGTON ROAD, SUITE D  
JOLIET, IL 60435



**CALL BEFORE  
YOU DIG**

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

EXISTING	LEGEND	PROPOSED
—>—>—>—	STORM SEWER	—>—>—>—
—>—>—>—	SANITARY SEWER	—>—>—>—
—W—W—W—	WATER MAIN	—W—W—W—
⊗	FIRE HYDRANT	⊗
⊗	VALVE VAULT	⊗
⊗	VALVE BOX	⊗
⊗	STORM SEWER MANHOLE	⊗
⊗	CATCH BASIN	⊗
⊗	INLET	⊗
⊗	FLARED END SECTION	⊗
⊗	SANITARY SEWER MANHOLE	⊗
⊗	STREET LIGHT	⊗

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

DATED THIS 3RD DAY OF AUGUST, 2022

*Thomas Carroll*  
THOMAS CARROLL, P.E.  
ILLINOIS P.E. #692-052793  
1000 N. LEXINGTON AVE., SUITE 203  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165



**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE  
CREST HILL, ILLINOIS 60403 815/720-1010

**SMOOTHIE KING**  
HILLCREST SHOPPING CENTER - LARKIN AVE  
CREST HILL, WILL COUNTY, IL  
TITLE SHEET

NO.	DATE	REVISION
1	8.3.22	ISSUED FOR PERMIT

SCALE/STAMP

**Item 3.**  
SHEET NO.  
PROJECT NO. 21204  
DATE: 8/3/22  
DRAWN BY: [blank]  
CHECKED BY: [blank]



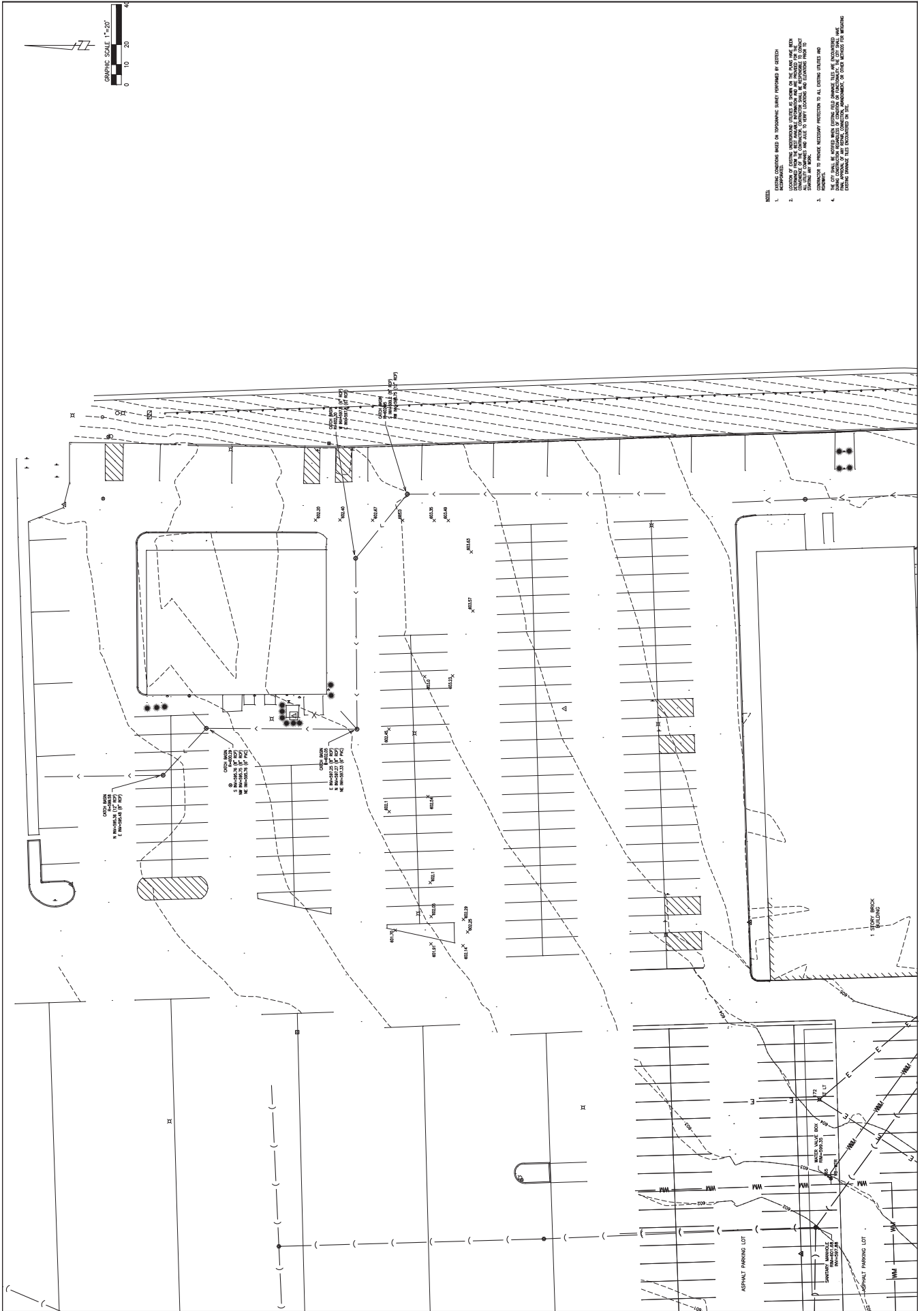
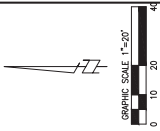
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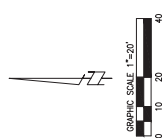
**GEOTECH INC.** CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

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

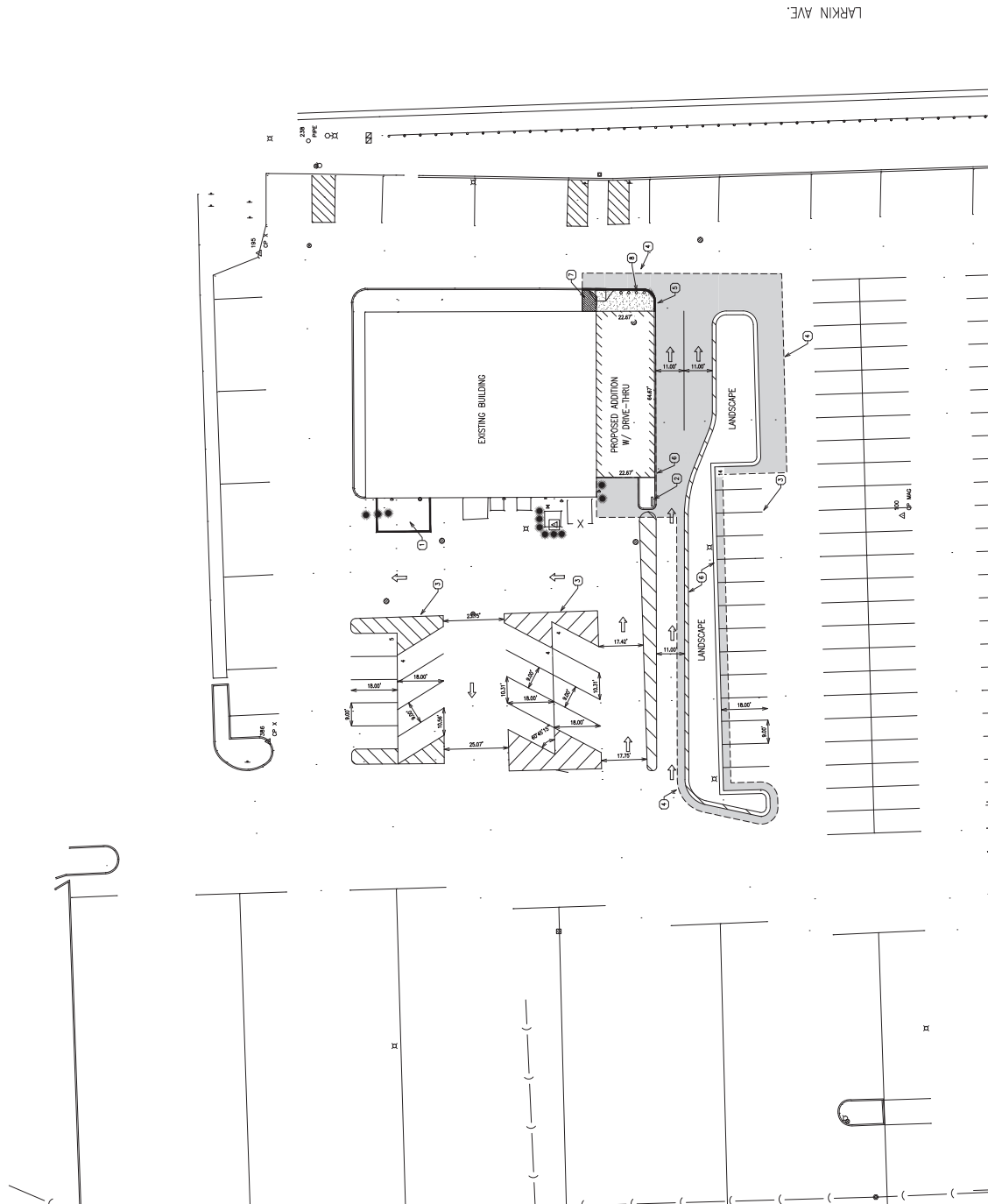
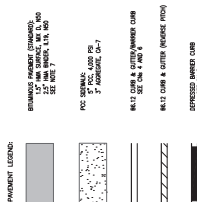
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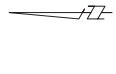
SEAL/STAMP





- [illegible]



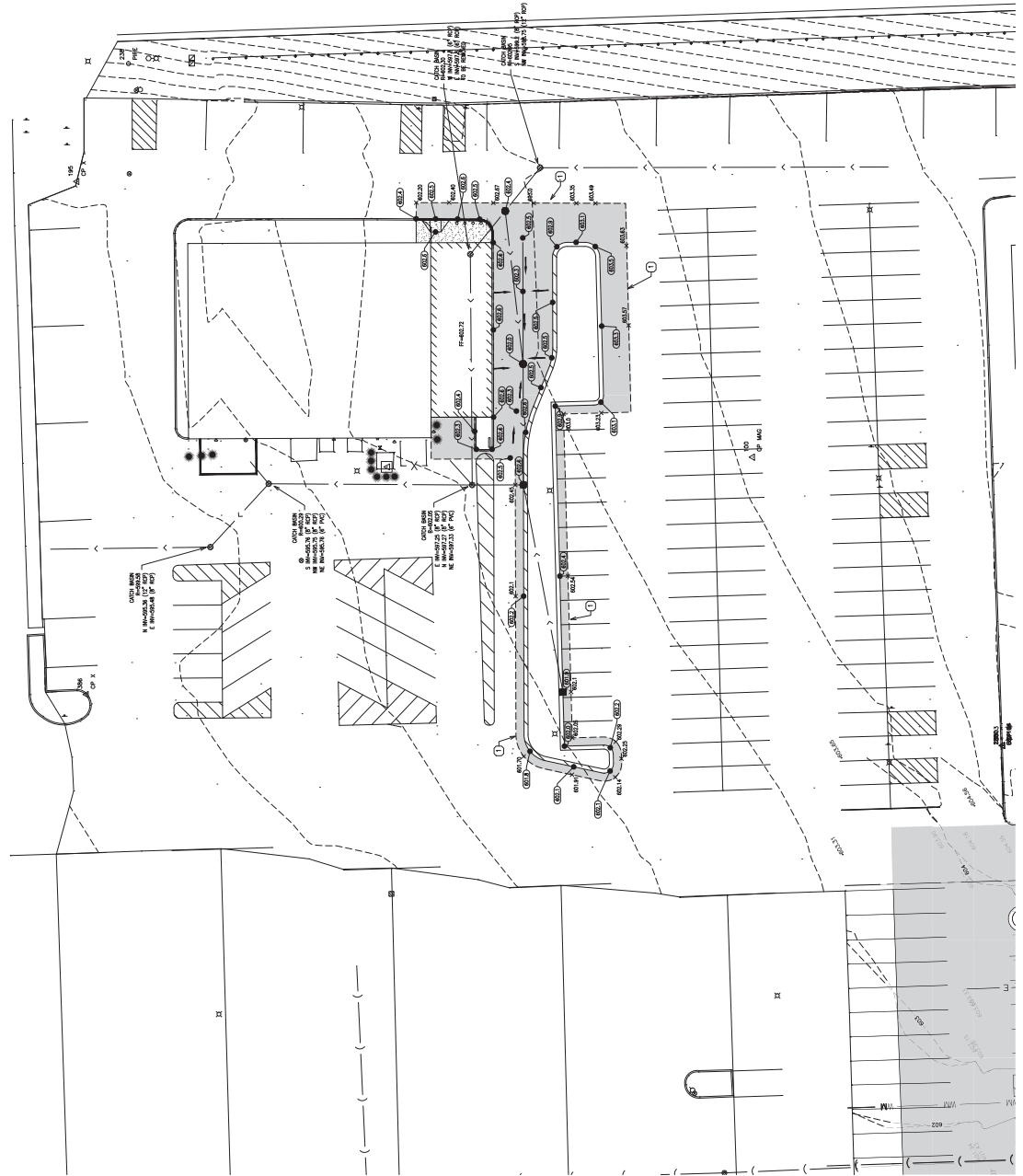


GRAPHIC SCALE 1"=20'

[illegible]

**CONSTRUCTION NOTES:**

1. MATCH EXISTING PAVEMENT CRANE ALONG PROPOSED BUTT JOINT.





SHEET NO.

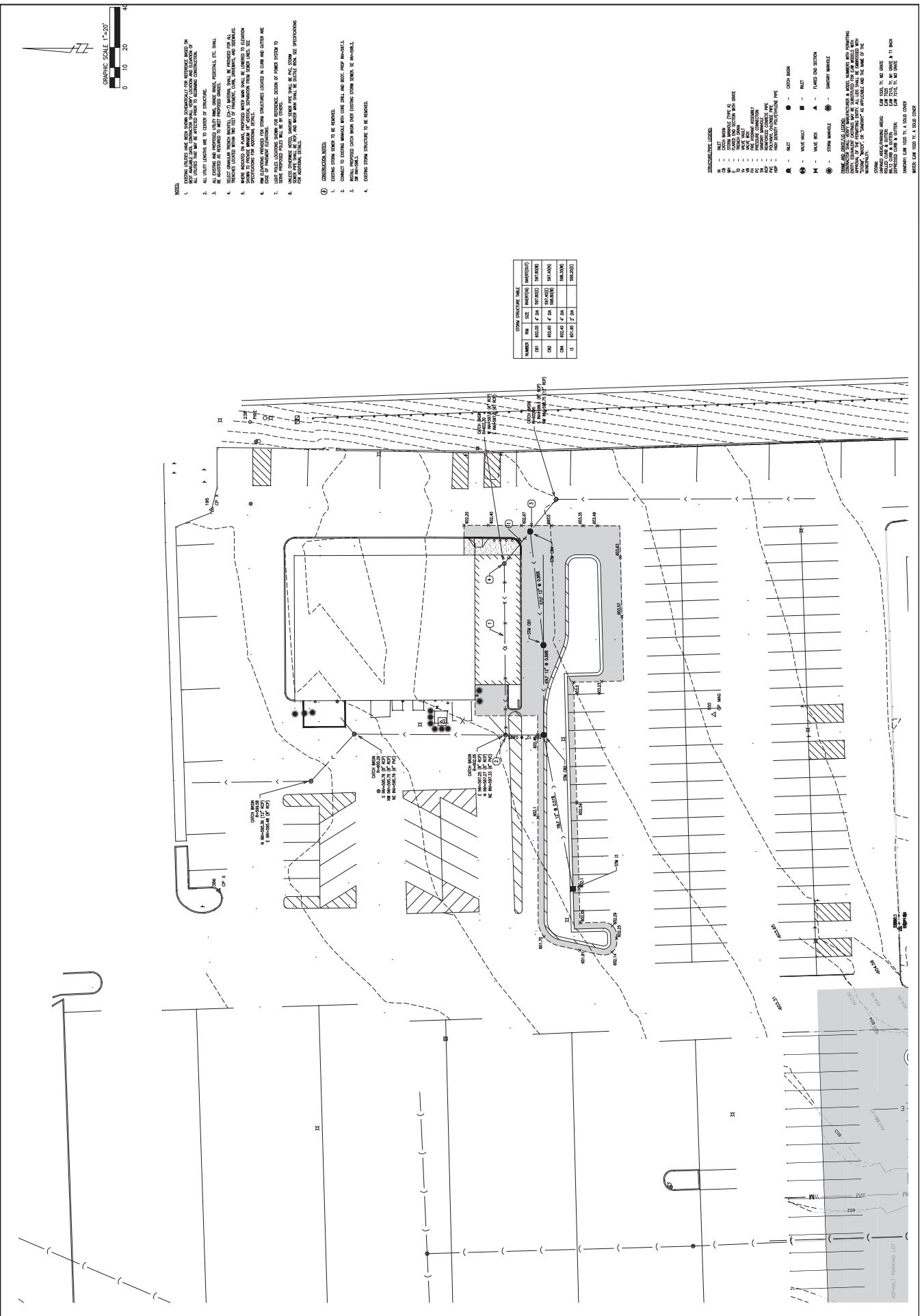
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DATE: 6.23.22  
DRAWN BY: J. J. J.  
CHECKED BY: J. J. J.

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

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

NO.	DATE	REVISION
1	6.23.22	ISSUED FOR PERMIT

SEAL/STAMP



CONSTRUCTION NOTES

1. ALL EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
2. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
3. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
4. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
5. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
6. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
7. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
8. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
9. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.
10. ALL EXISTING UTILITIES SHALL BE SHOWN AND LOCATED BY THE SURVEYOR.

CONSTRUCTION NOTES

1. EXISTING STORM SEWER TO BE REMOVED.
2. EXISTING STORM SEWER TO BE REMOVED.
3. EXISTING STORM SEWER TO BE REMOVED.
4. EXISTING STORM SEWER TO BE REMOVED.

STORM SEWER STRUCTURE	TYPE	SIZE	LOCATION	DATE
1	MANHOLE	48"	100+00.00	6/23/22
2	MANHOLE	48"	100+00.00	6/23/22
3	MANHOLE	48"	100+00.00	6/23/22
4	MANHOLE	48"	100+00.00	6/23/22
5	MANHOLE	48"	100+00.00	6/23/22
6	MANHOLE	48"	100+00.00	6/23/22
7	MANHOLE	48"	100+00.00	6/23/22
8	MANHOLE	48"	100+00.00	6/23/22
9	MANHOLE	48"	100+00.00	6/23/22
10	MANHOLE	48"	100+00.00	6/23/22

SHEET NO.

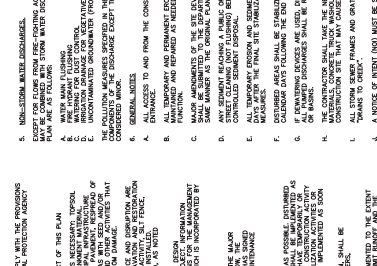
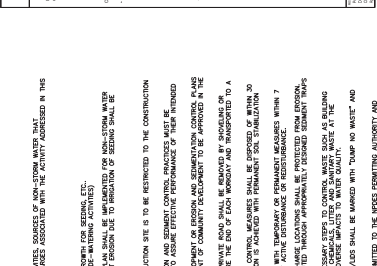
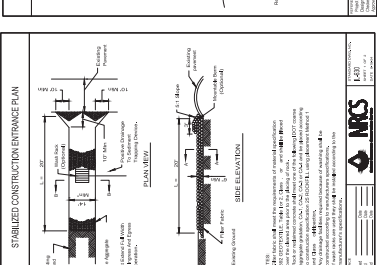
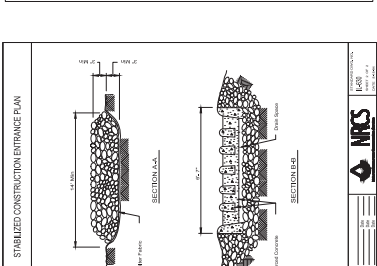
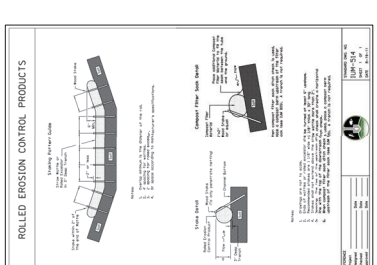
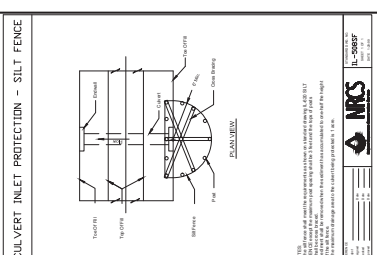
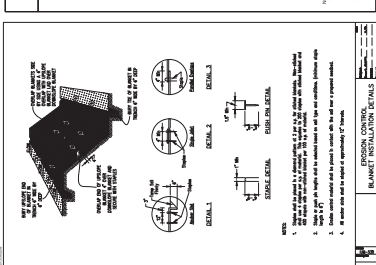
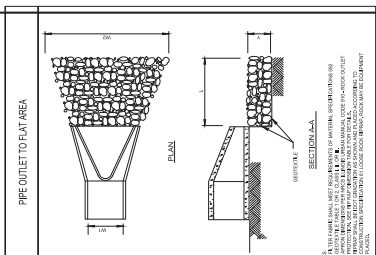
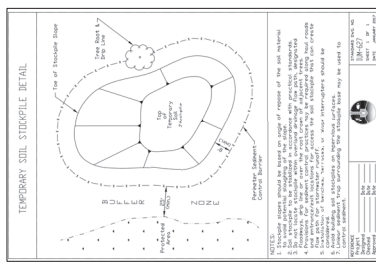
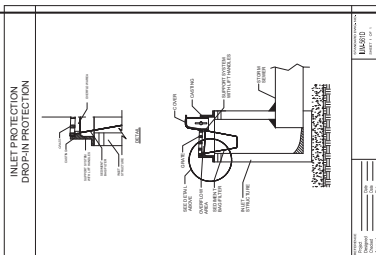
PROJECT NO. 21204  
DATE: 6/23/22  
DRAWN BY: [blank]  
CHECKED BY: CP

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

SMOOTHIE KING  
CREST HILL, WILL COUNTY, IL  
SWPPP

NO.	DATE	REVISION
1	6/23/22	ISSUED FOR PERMIT

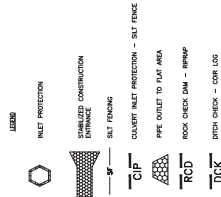
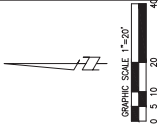
SCALE/STAMP



PIPE DIAMETER (IN)	DOT ROCK (TON)	DOT ROCK GRADUATION (W/FT)	APRON LENGTH (W/FT)	DEPTH OF SLOPE (IN)
12	RCS	3.00	13.00	10
15	RCS	3.75	15.75	12
18	RCS	4.50	18.50	14
21	RCS	5.25	21.25	16
24	RCS	6.00	24.00	18
27	RCS	6.75	26.75	17
30	RCS	7.50	29.50	18
36	RCS	9.00	36.00	20
42	RCS	10.50	42.00	22
48	RCS	12.00	48.00	24
54	RCS	13.50	54.00	26
60	RCS	15.00	60.00	28
72	RCS	18.00	72.00	32
90	RCS	22.50	90.00	40
108	RCS	27.00	108.00	48

PIPE DIAMETER (IN)	DOT ROCK (TON)	DOT ROCK GRADUATION (W/FT)	APRON LENGTH (W/FT)	DEPTH OF SLOPE (IN)
12	RCS	3.00	13.00	10
15	RCS	3.75	15.75	12
18	RCS	4.50	18.50	14
21	RCS	5.25	21.25	16
24	RCS	6.00	24.00	18
27	RCS	6.75	26.75	17
30	RCS	7.50	29.50	18
36	RCS	9.00	36.00	20
42	RCS	10.50	42.00	22
48	RCS	12.00	48.00	24
54	RCS	13.50	54.00	26
60	RCS	15.00	60.00	28
72	RCS	18.00	72.00	32
90	RCS	22.50	90.00	40
108	RCS	27.00	108.00	48

PIPE DIAMETER (IN)	DOT ROCK (TON)	DOT ROCK GRADUATION (W/FT)	APRON LENGTH (W/FT)	DEPTH OF SLOPE (IN)
12	RCS	3.00	13.00	10
15	RCS	3.75	15.75	12
18	RCS	4.50	18.50	14
21	RCS	5.25	21.25	16
24	RCS	6.00	24.00	18
27	RCS	6.75	26.75	17
30	RCS	7.50	29.50	18
36	RCS	9.00	36.00	20
42	RCS	10.50	42.00	22
48	RCS	12.00	48.00	24
54	RCS	13.50	54.00	26
60	RCS	15.00	60.00	28
72	RCS	18.00	72.00	32
90	RCS	22.50	90.00	40
108	RCS	27.00	108.00	48



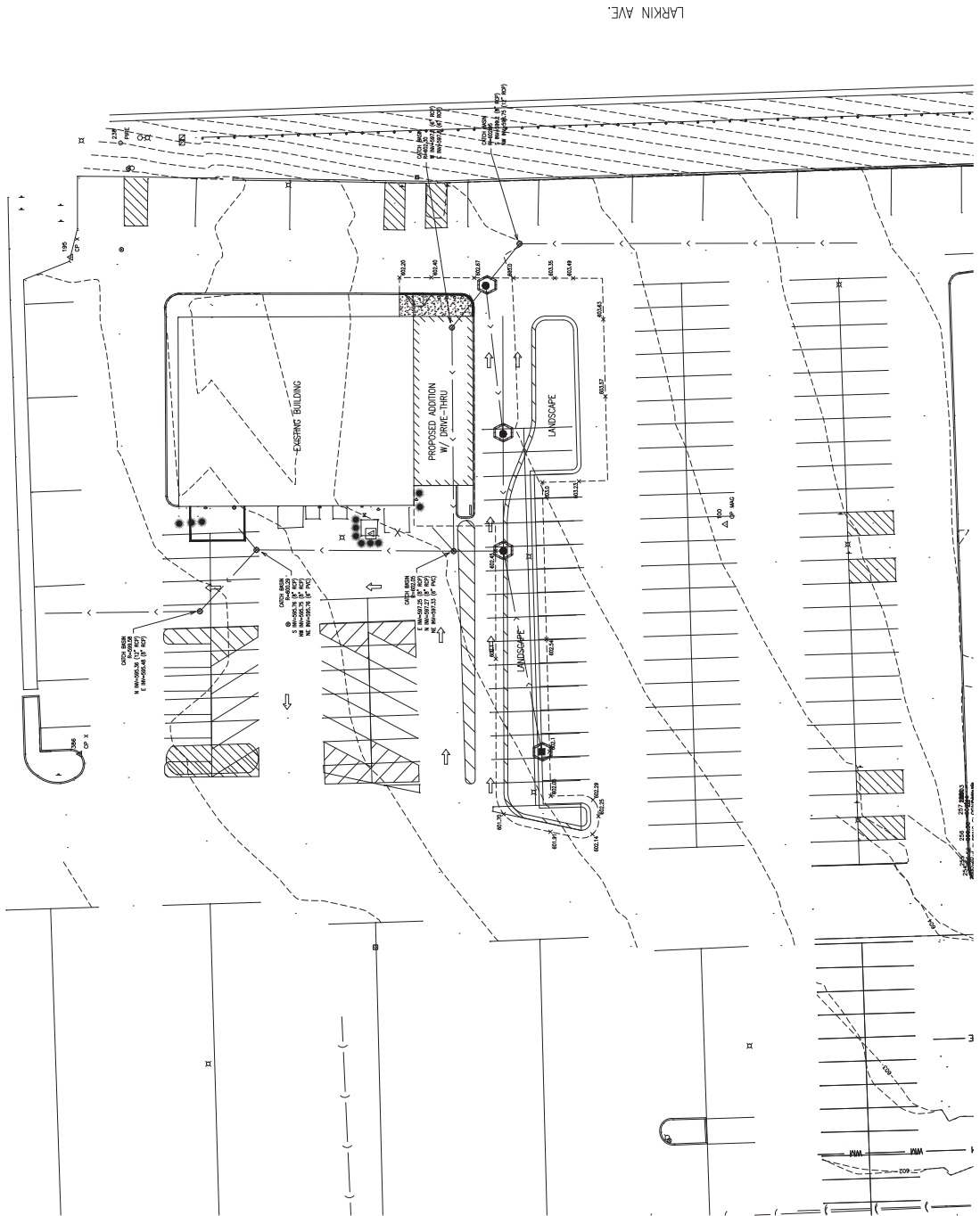
1. APPROPRIATE EMISSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
2. CONSTRUCTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. CONSTRUCTOR SHALL BE RESPONSIBLE FOR DUST CONTROL. ALL TRUCKS, TRAILERS, LOADS, AND EQUIPMENT SHALL BE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
4. CONSTRUCTOR SHALL MAINTAIN PROPER SCHEDULING OF TRUCKS AND EQUIPMENT TO MINIMIZE TRAFFIC DISRUPTIONS TO THE AREA.
5. CONSTRUCTOR IS RESPONSIBLE FOR MAINTENANCE, INSPECTION, AND RECORDING OF ALL EMISSIONS AND SEWAGE CONTROL MEASURES.
6. REFERENCE TO THE AIR QUALITY MANAGEMENT PLAN FOR DETAILS AND ADDITIONAL INFORMATION.
7. CONSTRUCTOR SHALL MAINTAIN PROPER SCHEDULING OF ALL ACTIVITIES TO BE CONDUCTED TO MINIMIZE CONSTRUCTION POLLUTION.
8. PREVENTION PLAN
9. LOCATION OF TEMPORARY STORAGE OR MATERIAL STOCKPILE, IF NECESSARY, TO BE DETERMINED BY THE CONSTRUCTOR AND APPROVED BY THE PROJECT AREA SUPERVISOR.
10. UNLESS OTHERWISE DIRECTED BY THE CLIENT, CONSTRUCTOR SHALL COORDINATE WITH THE CLIENT AND THE PROJECT AREA SUPERVISOR TO PREVENT CONSTRUCTION ACTIVITIES FROM THE MOVED FORWARD FOR MANY TOPOGRAPHICAL REASONS.

**DROUGHT CERTIFICATE**

THIS DROUGHT CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE URBAN SOIL DROUGHT CONTROL STANDARDS IN ILLINOIS MANUAL (LATEST EDITION).

SIGNED: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 COUNTY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

THOMAS CARROLL, P.E.  
LUNDS PE #062-062783  
EXPIRES 11-30-2021







### GENERAL SPECIFICATIONS:

- [illegible]

**SANITARY SEWERS & APPURTENANCES:**

- [illegible]

**STORM SEWER & APPURTENANCES:**

- [illegible]

### WATER MAIN PROTECTION REQUIREMENTS:

- [illegible]

Weight

1. ALL WORK SHALL CONFORM WITH THE NATIONAL ELECTRIC CODE, COMMUNE/STATE EDITION POLICES, AND THE APPLICABLE REGULATIONS OF THE JURISDICTIONAL ENTITY.
2. PLANS SHOW LOCATION OF LIGHT FIXES ONLY. THE DESIGN OF THE ELECTRIC SYSTEM REQUIRED TO POWER THE LIGHTS SHALL BE OBTAINED FROM THE CLIENT.
3. CLIENT SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH THE DESIGN, PERMITTING, AND RETAILING OF THE COMPLETE LIGHTING SYSTEM (POWER, POLES, LIGHTS, ETC.).
4. CLIENT AND/OR CONTRACTOR SHALL COORDINATE WITH COMMUNE/STATE EDITION, AS NECESSARY, REGARDING ANY AND ALL COSTS ASSOCIATED WITH COMMUNE/STATE EDITION SUPPLYING POWER TO THE SITE.
5. IF LIGHTING SYSTEM IS CONSIDERED A PUBLIC INFRASTRUCTURE, CLIENT AND/OR CONTRACTOR SHALL COORDINATE WITH COMMUNE/STATE EDITION AND THE JURISDICTIONAL ENTITY REGARDING TRAVEL OF STREET LIGHT SYSTEM TO THE SITE.

- SEAL/STAMP

## SPECIFICATIONS

HILLCREST SHOPPING CENTER - LARKIN AVE  
CREST HILL, WILL COUNTY, IL

---

SPECIFICATIONS

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

PROJECT NO.	21204
DATE	6.23.22
IN BY:	TC
OUT BY:	CO

SHEET NO.

Item 3.

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

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

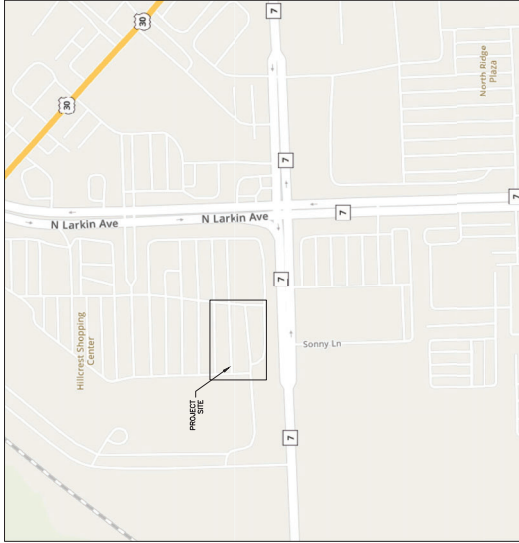
**PROPERTY INFORMATION:**  
ADDRESS: SW CORNER LARKIN AVENUE & THEODORE STREET  
MUNICIPALITY: CITY CREST HILL  
SECTION: SEC. 31 T36N R10E  
P.1/4(S): 04-31-404-012 & 04-31-404-014

WARNING



CALL BEFORE  
YOU DIG

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



LOCATION MAP

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

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

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

DATED THIS 3rd DAY OF AUGUST, 2022

*Thomas Carroll*

THOMAS CARROLL, P.E.  
ILLINOIS P.E. #492-052793  
1000 N. LARKIN AVE., SUITE 203  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165



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

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

NO.	DATE	REVISION
1	08.03.22	REV. BLDG. LOCATION
2	08.03.22	REV. BLDG. LOCATION

SCALE/STAMP

SHEET NO.

Item 3.

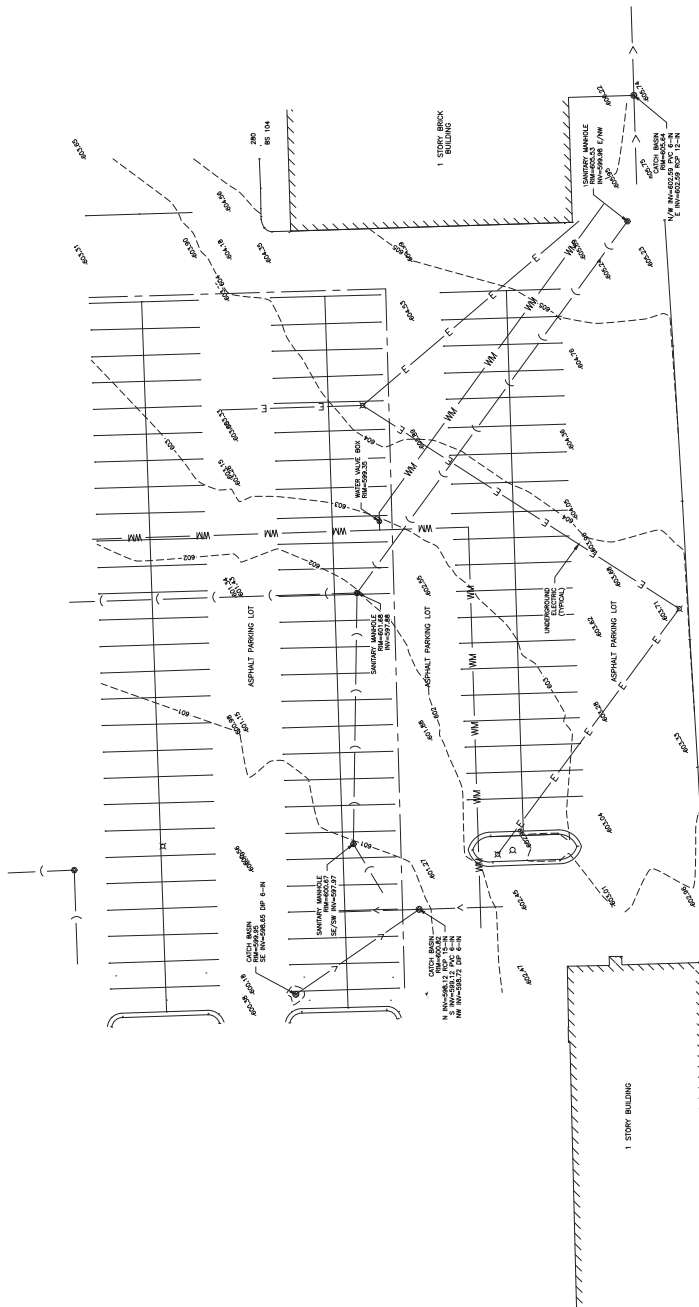
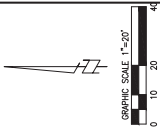
PROJECT NO. 21210  
DATE: 3.22.22  
DRAWN BY: TC  
CHECKED BY: CP

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

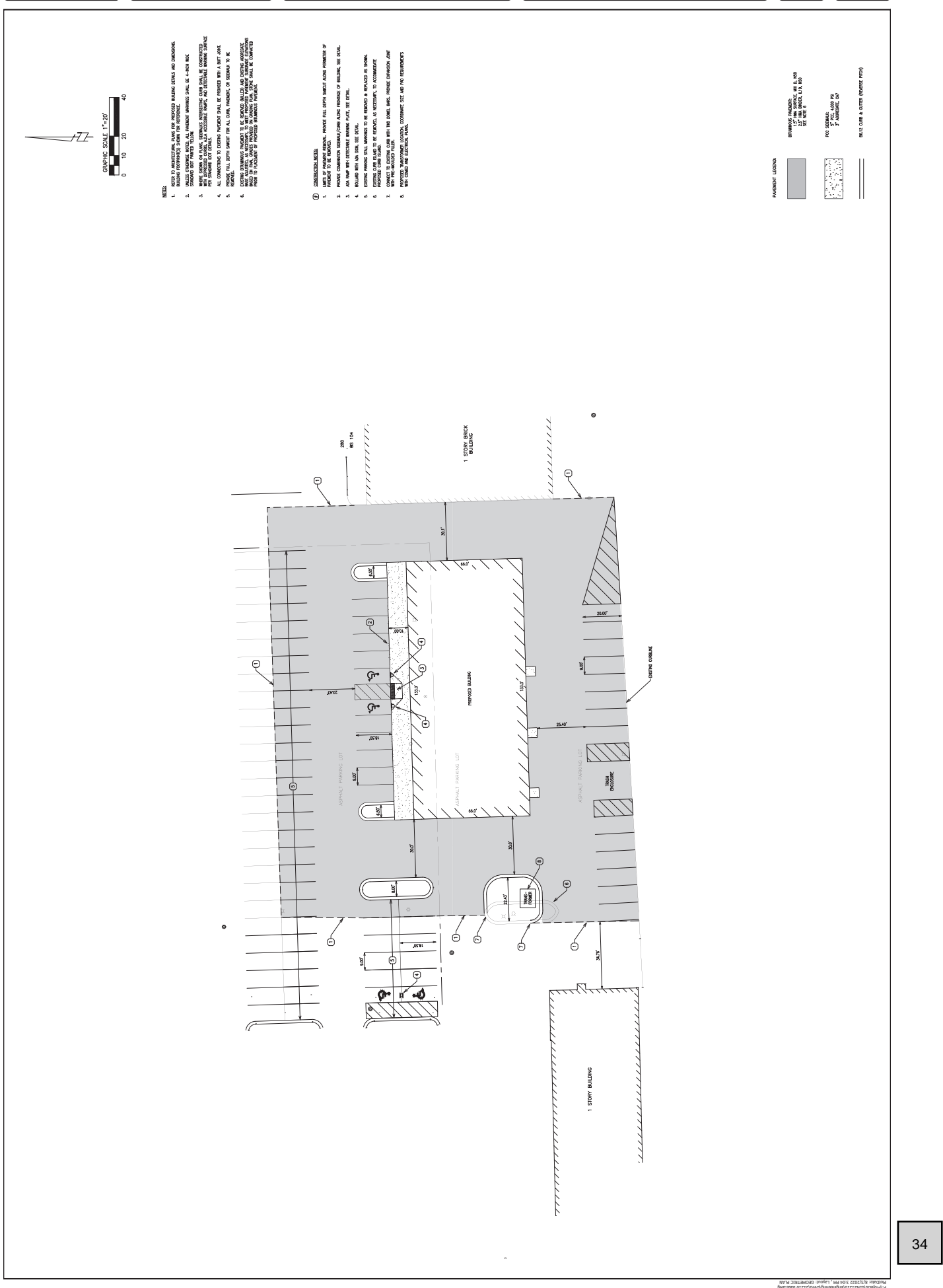
THE ONE THOUSAND BUILDING AT  
HILLCREST SHOPPING CENTER  
1701 N. LARKIN AVE  
CREST HILL, IL

[illegible]

SEAL/STAMP



1. EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY GEOTECN INCORPORATED.
2. LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVIENANCE OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT EXCAVATION OF UTILITIES AND TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING ANY WORK.
3. CONTRACTOR TO PROVIDE NECESSARY PROTECTION TO ALL EXISTING UTILITIES AND CONNECTIONS.
4. THE CITY OF CHESAIR SHALL BE NOTIFIED WHEN EXISTING FIRE DRAINAGE TILES ARE ENCOUNTERED DURING CONSTRUCTION. REGARDLESS OF LOCATION OR FUNCTIONALITY, CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, REPAIR, REPLACEMENT, MAINTENANCE, OR OTHER MEASURES FOR MAINTAINING EXISTING DRAINAGE TILES ENCOUNTERED ON SITE.

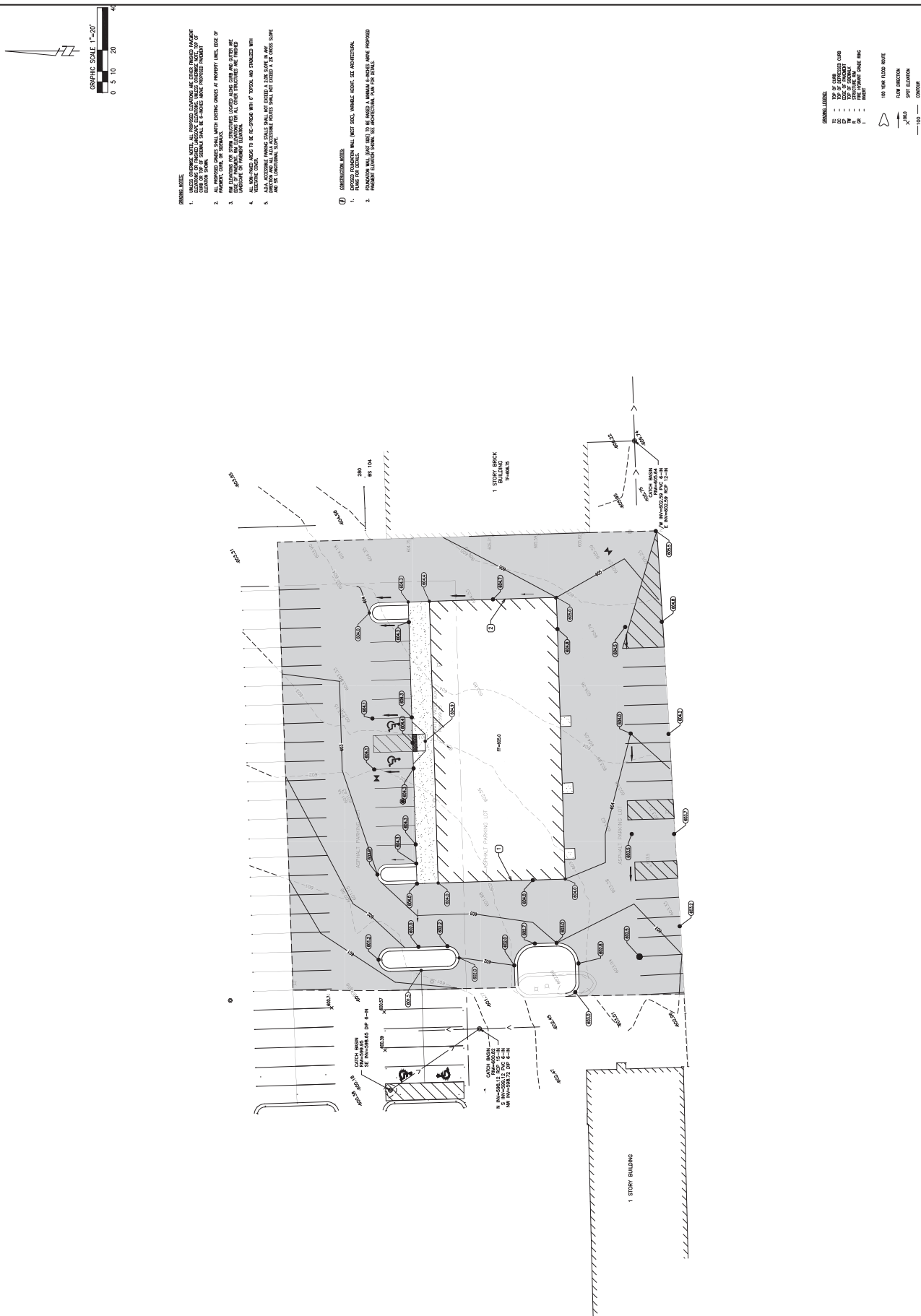




THE ONE THOUSAND BUILDING AT  
HILLCREST SHOPPING CENTER  
1701 N. LARKIN AVE  
CREST HILL, IL  
GRADING PLAN

[illegible]

SEAL/STAMP





[illegible]

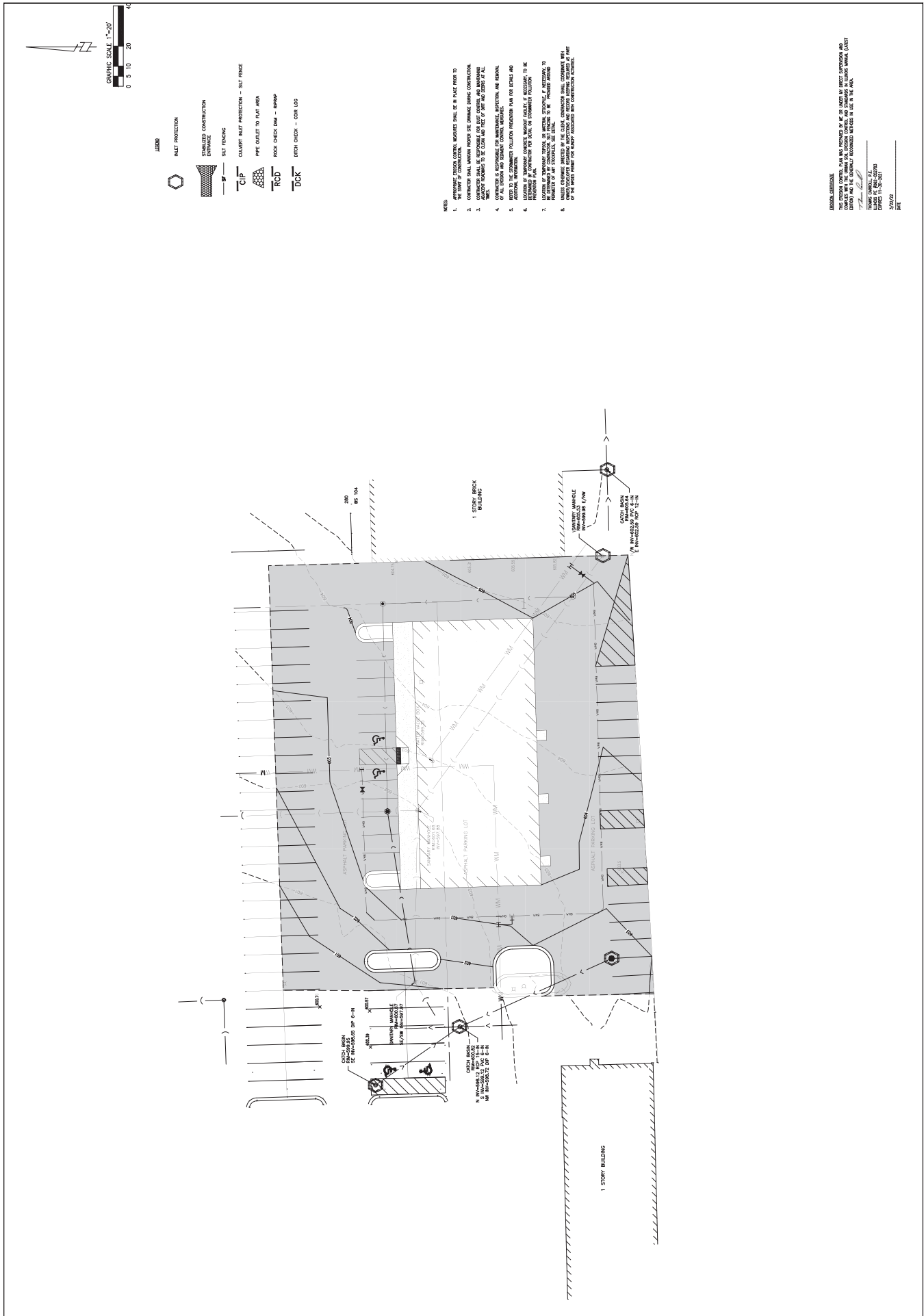
NO.	DATE	REVISION
1	08.03.22	REV. BLDG. LOCATION
2	03.12.22	PERMIT ISSUE
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# THE ONE THOUSAND BUILDING AT HILLCREST SHOPPING CENTER 1701 N. LARKIN AVE CREST HILL, IL EROSION CONTROL PLAN

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

PROJECT NO. 21210  
DATE: 08/03/22  
DRAWN BY: J. J. J.  
CHECKED BY: J. J. J.

SHEET NO. 3  
Item 3.











Raymond R. Soliman  
Mayor

Christine Vershay-Hall  
Clerk

Glen Conklin  
Treasurer

Ward 1  
Scott Dyke  
John Vershay

Ward 2  
Claudia Gazal  
Darrell Jefferson

Ward 3  
Tina Oberlin  
Mark Cipiti

Ward 4  
Nate Albert  
Joe Kubal

August 24, 2022

<INSERT NAME>

<INSERT ADDRESS>

<INSERT CITY, STATE, ZIP>

Dear <Insert>

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

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

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

Sincerely,

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

Tony Budzikowski, AICP  
Community & Economic  
Development Director

**CITY OF CREST HILL**

1610 Plainfield Road  
Crest Hill, IL 60403

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

NOTICE OF PUBLIC HEARING  
CITY OF CREST HILL

Item 3.

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

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

LEGAL DESCRIPTION:

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The property will be developed in accordance with the reviewed plans as attached as Exhibit “C”.
2. Final approval of the landscape plan.
3. Final approval of engineering, including but not limited to site geometry, traffic study and stormwater).
4. Any improvements to the site or change/expansion in the use of the property beyond the terms of this PUD Ordinance shall be permitted only pursuant to the review and approval of a Major Planned Unit Development Change as outlined in Section 10.4 of the Crest Hill Zoning Ordinance.

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

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

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

APPROVED THIS 17th DAY OF October 2022.

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

ATTEST:

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

“Exhibit A” LEGAL DESCRIPTION

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

LEGAL DESCRIPTION:

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

DIST OF 58.02 FT (PERVIOUSLY RECORDED AS S 59 DEG 38'44" W 58.32 FT) TO A PT IN THE N'LY ROW LN OF THEODORE ST, SD PT BEING 33 LEFT MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THEODORE ST AT STATION 35 + 71.08; THC W'LY PARL TO & 33 FT DIST FROM THE CENTERLINE OF THEODORE ST IN THE N'LY ROW LN OF THEODORE ST S 89 DEG 33'26" W, A DIST OF 897.21 FT TO THE POB; (EX A PARCEL OWNED BY THE CITY OF CREST HILL PER R69-019501 DAF: THAT PRT OF THE W1/2 OF THE SE1/4 OF SEC. 31, T36N-R10E, DAF: COMM AT A PT ON THE S LN OF SD SEC. 31 AT ITS PT OF INTERSECTION WITH THE E LN OF THE CHICAGO TITLE & TRUST CO. PPTY PER DOC. 755510; THC N'LY ALG THE SDE LN OF THE CHICAGO TITLE & TRUST CO PPTY, 863.19 FT TO A PT IN THE E'LY ROW LN OF THE E J & E RAILWAY CO, THC N 39 DEG 23'05" W 491.08 FT; THC SE'LY ALG A LN FORMING A RIGHT ANGLE TO THE LAST DESC LN 40 FT FOR A POB; THC NE'LY ALG A LN PARL TO THE E'LY ROW LN OF E J & E RAILWAY CO, 54.57 FT; THC SE'LY ALG A LN FORMING A RIGHT ANGLE TO THE LAST DESC LN, 97.31 FT TO A PT; THC SW'LY ALG A LN PARL WITH THE SD E'LY ROW LN OF SD RAILROAD CO, 54.57 FT TO A PT; THC NW'LY ALG A LN FORMING A RIGHT 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.
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.

9.

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

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

Approved:

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

Attest:

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



## City Council Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	October 10, 2022
<b>Submitter:</b>	Tony Budzikowski, AICP, Community & Economic Development Director
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Zoning Ordinance Text Amendment – Adult Use Recreational Cannabis Dispensary

**Summary:** City 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 past summer by the City Council. This topic is being reconsidered because of the potential sales tax revenue and also because adult use recreational cannabis has become more mainstream in the last several years (and warrants some additional thought and discussion). The City’s Planning Consultant has conducted some additional due diligence on the subject matter and has provided this updated information in the attached material.

In October 2013, the City passed an Ordinance permitting medical cannabis dispensaries and medical cannabis cultivation with the corporate limits and in the B-3 and M-1 districts respectively. The proposed text amendment only references dispensaries and does not change any codes relating to cultivation which will remain a special use in the M-1 district. The currently proposed text amendment only considers Adult Use Cannabis Dispensaries as a special use in the B-2, B-3, M-1 and M-2 districts with additional use conditions such as proximity to schools and daycares, prohibiting drive thru’s, security conditions and off-street parking.

A public hearing was held before the Plan Commission (PC) on September 14th to discuss the specific details of the request. At the PC meeting, the City’s Planning Consultant explained and summarized the various aspects of the staff report and answered questions. No members of the public were in attendance at the public hearing to speak for or against the request. A Deputy Chief from the Police Department and the City Attorney were also in attendance at the meeting to field questions/concerns about adult use recreational cannabis. The PC did review and deliberate on the request and initially made a motion to recommend approval of the text amendment but this initial motion did not receive a second. Following the failed motion, a second motion was made to deny the text amendment request and this recommendation received a favorable vote of 3-2.

The PC staff report, application material and draft text amendment are included in the packet for review and reference purposes.

City Council  
October 10, 2022  
Text Amendment – Adult Use Recreational Cannabis

**Recommended Council Action:** If the Mayor and City Council agree with the PC recommendation to deny the text amendment, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance denying the text amendment request with the necessary Findings of Fact in support of this determination.

If the Mayor and City Council agree with the text amendment to permit and allow Adult Use Cannabis dispensaries as specified in the accompanying draft ordinance, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance to approve the request subject to Findings of Fact in support of the text amendment.

The request will go back to the Mayor and City Council for final action and Ordinance approval upon completion of the necessary Ordinance either approving or denying the request.

**Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Attachments:**

- Cover letter, PC staff report, application material and draft text amendment



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

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

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

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

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

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

Enclosed you will find:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

\* Submit electronic version of the legal description to:

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

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

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

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

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

## City of Crest Hill Development Handbook

## Appendix C

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

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

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

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

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

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


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

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

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

___ <b>Civil Engineer</b> _____	N/A	Phone Number _____
Company _____		Email Address _____
___ <b>Contractor</b> _____		Phone Number _____
Company _____		Email Address _____
___ <b>Architect</b> _____		Phone Number _____
Company _____		Email Address _____
___ <b>Builder</b> _____		Phone Number _____
Company _____		Email Address _____

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

Tony Budzikowski  8/31/22  
 \_\_\_\_\_  
 Signature of the Applicant Date

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

City of Crest Hill 8/31/22  
 \_\_\_\_\_  
 Signature of the Owner Date

NOTICE OF PUBLIC HEARING  
CITY OF CREST HILL

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

Dated this 26th day of August, 2022.

Christine Vershay-Hall, City Clerk

Jan Plettau, Commission Chairman

August 26, 2022

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

City of Crest Hill

1610 Plainfield Road

Crest Hill, IL 60403

Attn: L Thrasher

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

e-mail to:

publicnotice@theherald-news.com

**for publication in the Joliet Herald News**



## City Council Agenda Memo

Crest Hill, IL

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

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

### Zoning

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

### Ancillary Issues

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

### Local Revenue from a Cannabis Tax

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

### Licensed Dispensaries

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

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

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

### **Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

### **Attachments:**

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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


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

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

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


NAYES: None

ABSENT: None

  
Vicki Hackney, City Clerk

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

  
Raymond R Soliman, Mayor

ATTEST:  
  
Vicki Hackney, City Clerk

“EXHIBIT A”

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

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

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

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

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

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


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

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

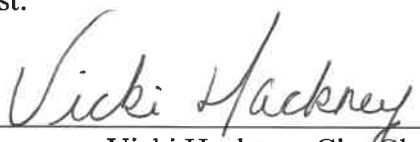
Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 11<sup>th</sup> day of September, 2013 upon the following voice vote:

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

Approved:

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

Attest:

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

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

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

**TOPIC: Adult Use Recreational Cannabis Discussion**

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

**TOPIC: Discussion on Ordinance #1689**

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



## City Council Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	October 10, 2022
<b>Submitter:</b>	Tony Budzikowski, AICP, Community & Economic Development Director
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	City of Crest Hill – Comprehensive Sub-Area Plan Amendment for Crest Hill Business Park

**Summary:** The City of Crest Hill has prepared a Sub-Area Plan Amendment to the 2014 Comprehensive Plan for the Crest Hill Business Park area. A City Council Work Session was held on May 16, 2022 and at that time the City Engineer, Ron Wiedeman and Teska Associates discussed the concept and methodology in order to solicit feedback and commentary from the Council.

Since that time, the plan amendment concept has been refined and a specific alternate has been further evaluated and chosen by City staff for a new truck route through the park that would connect the business park to Weber Road without utilizing Division. With this alternative route, truck traffic using Division to get to Weber Road would be significantly reduced. Please note that this plan will serve as a guide and the truck route is not imminent nor planned to be constructed in the immediate future. The City will utilize this plan amendment to assist in future planning efforts as further development occurs in the Crest Hill Business Park area.

A summary memo from the City Engineer has been provided that further explains the Sub-Area plan amendment and the alternatives that were discussed at prior meetings. The Sub-Area plans and requisite background information has been included in the packet material for review and reference purposes.

A public hearing was held before the Plan Commission (PC) on September 14th to discuss the specific details of the request. At the PC meeting, City Engineer Ron Wiedeman explained and further summarized the request and provided some details on the traffic analysis, storm water management and future road improvements (amongst other topics). No members of the public were in attendance at the public hearing to speak for or against the request but Mr. Brian Neumann, owner of the Fields nursery submitted an email to City staff. He asked that the email be submitted for the record indicating that he was in opposition to the proposed Weber Road connector because it bisected his property. Notice was sent to 15 property owners in the Crest Hill Business Park area that are located near and/or adjacent to the proposed road corridor to



City Council  
October 10, 2022  
Sub-Area Plan Amendment

Weber Road. The PC did deliberate on the request and made an affirmative recommendation to approve the Sub-Area plan amendment by a vote of 6-0.

The PC staff report, application material and draft Sub-Area plan amendment are included in the packet for review and reference purposes.

**Recommended Council Action:** If the Mayor and City Council concur with the PC recommendation for the Sub-Area Plan Amendment, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance to approve the request and the proposed Sub-Area Plan Amendment for Conceptual Plan B.

The request will go back to the Mayor and City Council for final action and Ordinance approval upon completion of the necessary Ordinance.

**Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Attachments:**

- Cover letter, PC staff report, application material and draft Sub-Area Plan Amendment



**To:** Plan Commission/ZBA

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

**Date:** September 14, 2022

**Re:** City of Crest Hill - Comprehensive Plan Sub-Area Amendment - Crest Hill Business Park

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***Project Summary***

The City of Crest Hill has prepared a Sub-Area Plan Amendment to the 2014 Comprehensive Plan for the Crest Hill Business Park area. A City Council Work Session was held on May 16, 2022 and at that time the City Engineer, Ron Wiedeman and Teska Associates discussed the concept and methodology in order to solicit feedback and commentary from the Council.

Since that time, the plan amendment concept has been refined and a specific alternate has been further evaluated and chosen by City staff for a new truck route through the park that would connect Division to Weber Road. With this alternative route, truck traffic along Division from Enterprise Blvd. to Weber Road would be significantly reduced. Please note that this plan will serve as a guide and the truck route is not imminent. The City will utilize this plan amendment to assist in future planning efforts as further development occurs in the Crest Hill Business Park and the Weber Road corridor in this area.

A summary memo from the City Engineer has been provided that further explains the Sub-Area plan amendment and the alternatives that were discussed. Sub-Area plans and additional background information has been included in the packet material for review and reference purposes.

**If the Commission is prepared to make a recommendation, I would ask that you make a recommendation to approve the request for the Sub-Area Plan amendment for Conceptual Plan B and refer the request to the City Council for review and a final determination.**

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tony Budzikowski".

---

Tony Budzikowski, AICP  
Community & Economic Development Director



## Agenda Memo

Crest Hill, IL

**Meeting Date:** September 14, 2022

**To:** Tony Budzikowski

**From:** Ronald J Wiedeman

**Agenda Item:** Crest Hill Business Park-Truck Route Alignment Discussion

**Summary:** During a workshop meeting last May staff presented to council work completed to date for the Crest Hill Business Park, Sub Area Plan. During that presentation staff presented 2 different alignments for a new truck route to be constructed through the park that would connect Division to Weber Road. Thereby, eliminating truck traffic along Division from Enterprise to Weber. Staff's recommendation at that May workshop was to construct the alignment shown in Conceptual Land Plan A or Conceptual Land Plan-Alternative A. The reasons for this selection as presented to council, at that time, were the following:

1. Based on traffic and level of service analysis performed this alignment would handle all anticipated truck traffic at full build out of the business park and future 2050 ADT traffic projections.
2. The alignment provided a higher level of services and lowered air quality concerns because it created a free flow condition. Therefore, minimizing the stopping and going of vehicles.

At the same time this presentation to council was made a developer who would like to develop the parcel south of Amazon (Indeck Property) had concerns about having roadway along 4 sides of this property and they also felt the marketability of the property could be effective.

At this same May workshop an alternative alignment was presented and discussed. Council was concerned that if the alternative was approved the city could potentially be creating other issues instead of going with what is recommended staff. Council wanted staff to review this alternative alignment and provide sound reasons why this alternative alignment should be approved.

Since that meeting staff and the developer have worked together to revise the geometry of the alternative alignment B and because of this have eliminated the concerns that staff had with this alignment and have now created an alternative alignment that is comparable to the Alternative A alignment. The following is a list of reason now alignment B is the preferred alignment.

1. Alternative alignment B has been modified from what was previously presented to now provide a proposed truck route that will provide the free flow of trucks. Therefore, eliminating air quality

concerns that the original alignment proposed would have created. This revised alignment will create the same air quality as the originally proposed staff recommended alignment A.

2. This revised alignment B was analyzed using the 2050 traffic projections to determine the level of service and the analysis provided the same level of service results as alignment A.
3. Alignment B will create a greater distance from existing homes to this new roadway. Alignment A would be much closer to these homes and would create additional issues with noise pollution.
4. Alignment B will also provide better traffic calming effects than alignment A. The curves being proposed in alignment B will keep traffic speeds lower than alignment A.
5. The developer will provide the right of way required for alternate B along Lidice Parkway from Churnovic to Enterprise and the extension of Enterprise south to the proposed east-west roadway that will outlet to Weber Rd.
6. If the Indeck development is approved the developer will widen Lidice Parkway to the proposed pavement width as proposed for the truck route and construct the curve at Churnovic and Lidice as part of the development. This work will save the City approximately one to one and half million dollars.

**Recommended Action:**

To direct staff to move forward with the completion of the Crest Hill Business Park, Sub Area Plan for final adoption using the staff recommended Conceptual Land Plan B and Conceptual Land Plan-Alternative B.

**From:** [Brian Neumann](#)  
**To:** [Tony Budzikowski](#)  
**Subject:** The Fields / Dumar LLC - Crest Hill Business Park - Letter Dated 09/31/2022  
**Date:** Thursday, September 8, 2022 11:48:26 AM

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**External Sender:** Use caution with links and attachments. Use caution when replying. If you are unsure please contact IT.

Hi Tony,

It was nice talking to you yesterday regarding the Crest Hill business park land plan. Just to clarify The Fields on Caton Farm operates on the 38 acre parcel located at 17140 Weber Road (East / West) which is at the intersection of Crest Hill Drive and Weber Road. I have reviewed proposed roadway alignment concepts previously with developers and engineers. We have determined that these concepts have too much of a negative impact to The Fields business operations including land usage for future inventory, existing inventory, irrigation, holding, staging, shipping, of nursery stock for our clients. If you should have any questions, please let me know.

Thank you,

**Brian Neumann**  
**President**

***The Fields on Caton Farm, Inc.***

*Office No. 815.744.7841*

*Fax No. 815.744.7844*

*Cell No. 630.742.9401*

[www.fieldsnursery.com](http://www.fieldsnursery.com)

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

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

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

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

\* Submit electronic version of the legal description to:

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

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

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

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

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

## City of Crest Hill Development Handbook

## Appendix C


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

☐ Rezoning: \_\_\_\_\_  
 \*Please attach written responses to items listed in Section 12.8-5 of the Zoning Ordinance.  
☐ Special Use: \_\_\_\_\_  
 \* Please attach written responses to items listed in Section 12.7-6 of the Zoning Ordinance.  
☐ Variance: \_\_\_\_\_  
 \* Please attach written responses to items listed in Section 12.6-2 of the Zoning Ordinance.  
☐ Planned Unit Development: \_\_\_\_\_  
 \* Please attach written responses to items listed in Sections 10.0-4 & 10.5 of the Zoning Ordinance.  
☐ Annexation: \_\_\_\_\_  
☐ Plat: \_\_\_\_\_  
☒ Other: Comprehensive Plan Sub-Area Plan Amendment

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

<u>Civil Engineer</u>	N/A	Phone Number	_____
Company	_____	Email Address	_____
<u>Contractor</u>	_____	Phone Number	_____
Company	_____	Email Address	_____
<u>Architect</u>	_____	Phone Number	_____
Company	_____	Email Address	_____
<u>Builder</u>	_____	Phone Number	_____
Company	_____	Email Address	_____

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

Tony Budzikowski  8/31/22  
 Signature of the Applicant \_\_\_\_\_ Date

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

City of Crest Hill 8/31/22  
 Signature of the Owner \_\_\_\_\_ Date





# Crest Hill Business Park



Christopher B. Burke Engineering, Ltd.



Item 5.



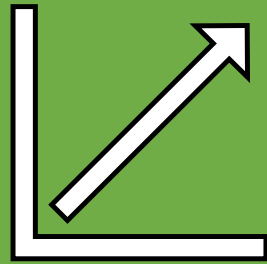
# Businesses

- 160 Driving Academy
- Aaron Thomas Company, Inc.
- **Amazon Sort Center**
- Americold Logistics
- Cloverleaf Cold Storage
- **Dayton Freight** Chicago - Midway
- Freedial Wireless Solutions
- La Danse Academie
- **Old Dominion Freight Line**
- PeopleShare Temp Agency
- Rich Products Corporation
- Roots Hydroponics
- Smoke 4 Less
- TLC Ingredients
- Tobacco Mart
- U-Haul
- United Teknical & Industrial Services
- Walk as Children of Light



# Industrial Outlook

Transportation and Warehousing & Manufacturing are among the top 5 largest job providers in the area



Joliet, Channahon, Wilmington & Plainfield leased more than 8 million sq. ft. of industrial space in the last year

Industry professionals predict that industrial growth trends are far from over

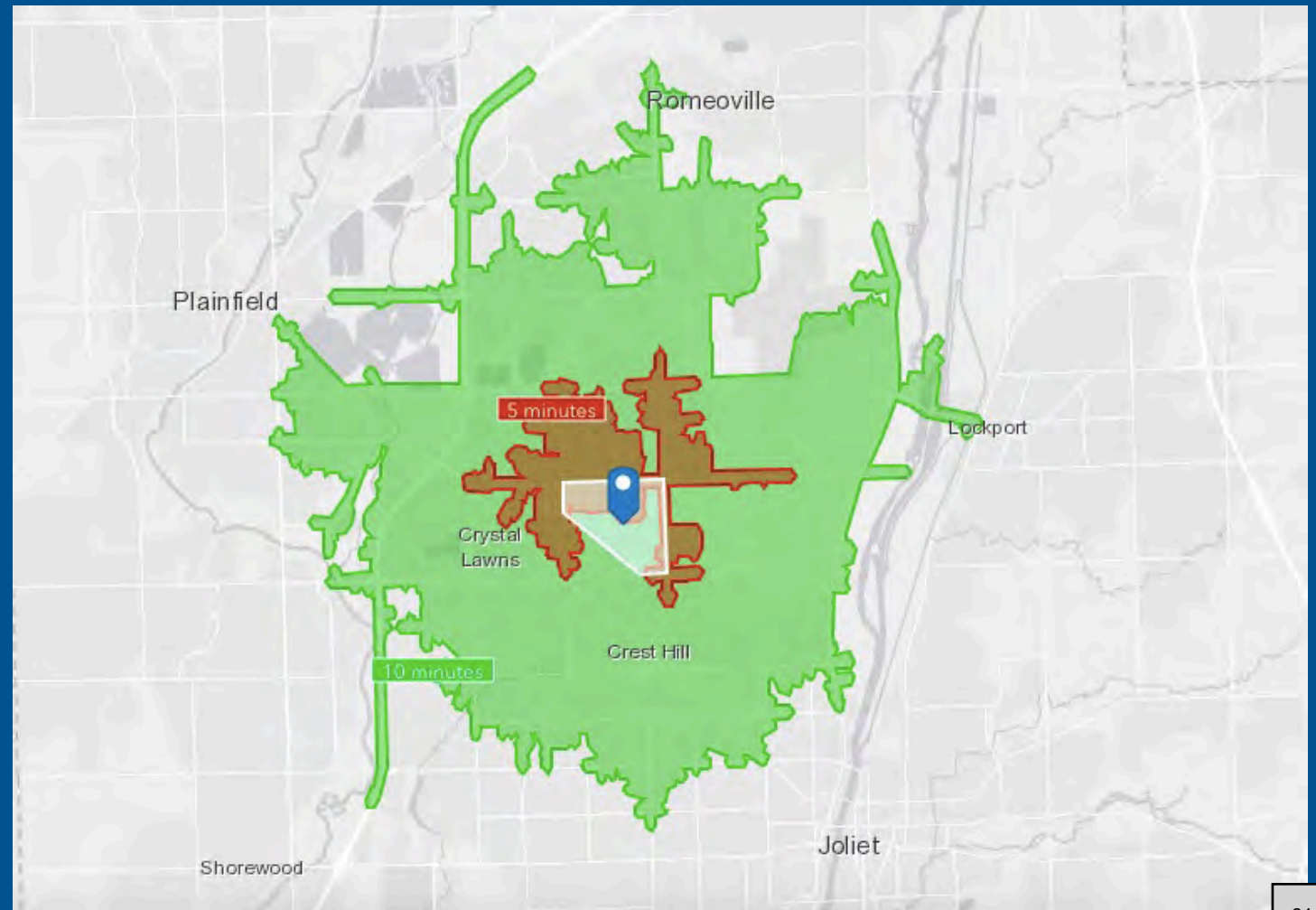
Manufacturing & Wholesale Trade contribute nearly \$8 billion to the gross regional product (GRP)



The growth of e-commerce for everyday essentials has driven this increased demand for industrial space, and shows no sign of slowing down

# Market Areas

- Business Park  
(white)
- 5-minute drive time  
(brown)
- 10-minute drive time  
(green)



Source: ESRI

# Traffic Analysis

- Traffic Counts (AM, Midday, PM)
- 2050 Traffic Projections
- Site Trip Generation (182 acres industrial, 68 acres commercial/retail)
- Scenario Analyses
  - No Build (Division Street remains truck route)
  - Build (Establish new truck route)
  - EB traffic turning left at Weber Road is problematic and further development will exacerbate



# New Truck Route

- Goals

- Eliminate truck route on Division Street between Churnovic Lane and Weber Road by creating a new truck route through the business park
- Improve operations at Weber Road by eliminating left-turning trucks on eastbound Division Street
- Establish a clear plan for accommodating additional cars and trucks generated by development within the business park



Item 5.



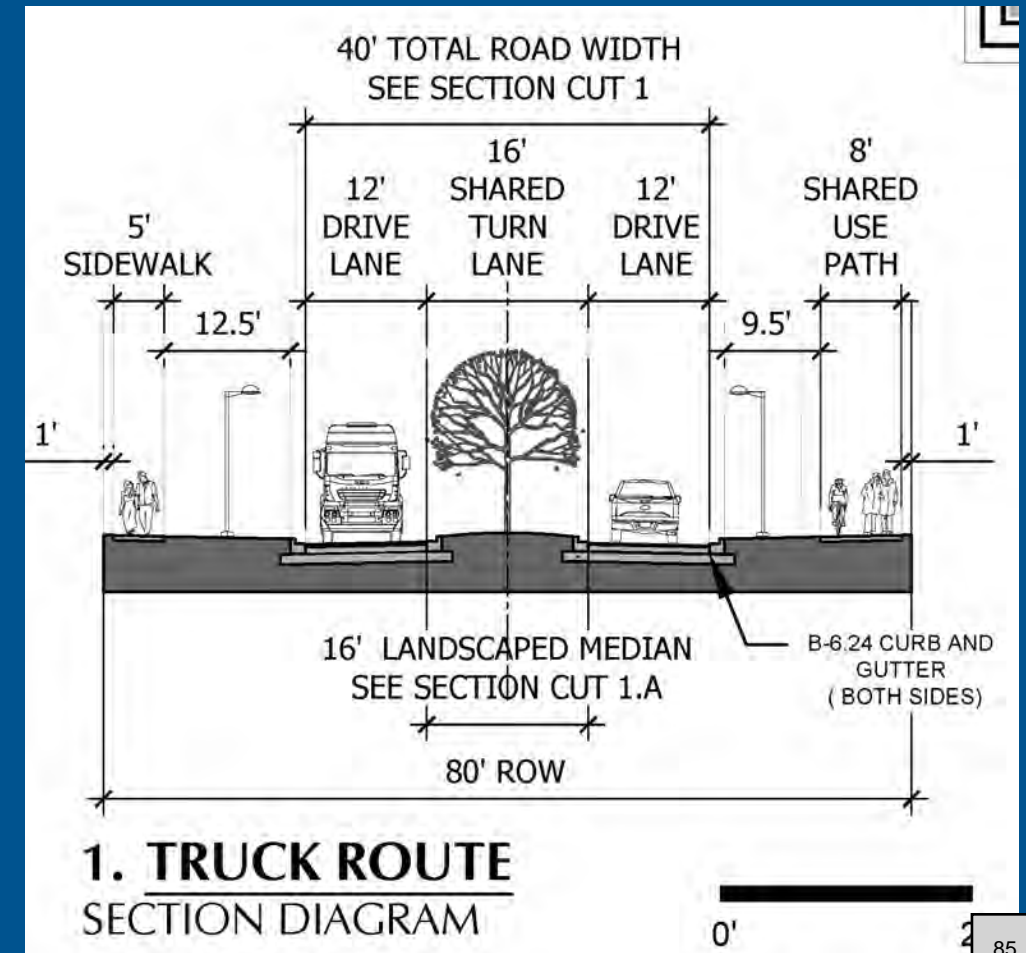
# New Truck Route

- Churnovic Ln. vs. Enterprise Dr.
  - Considerations
  - Recommendation
    - Designate Churnovic Lane as the new designated truck route at Division Street
    - Maintain one-way northbound-to-eastbound traffic on Enterprise Drive for cars only
    - Result: Trucks east of Churnovic Lane on Division Street will be prohibited, and no left-turning trucks on eastbound Division Street at Weber Road



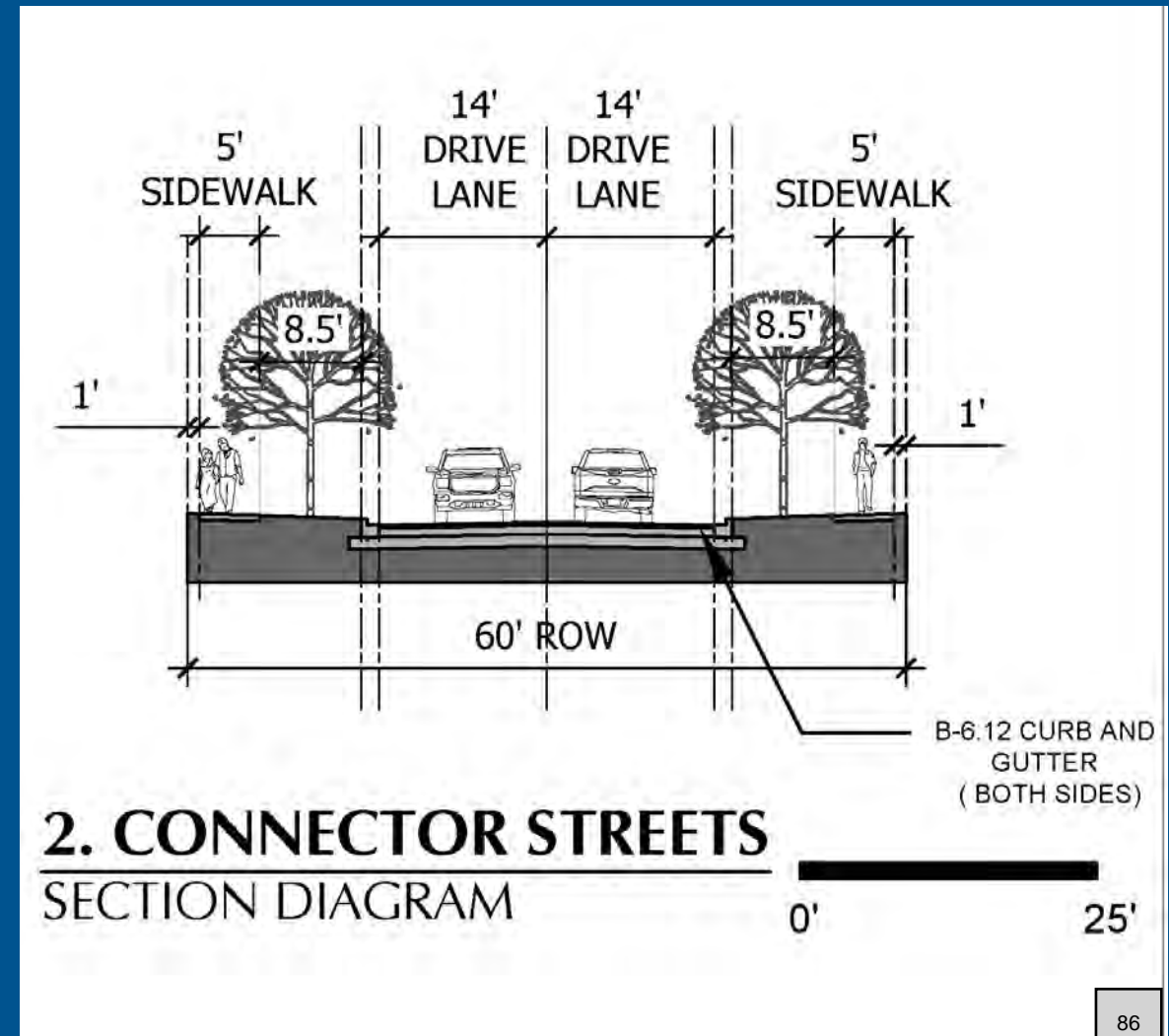
# New Truck Route

- West Limit: Division Street at Churnovic Lane
- East Limit: Weber Road at Crest Hill Drive (new west leg)
- Typical Cross Section
  - Two 12'-wide lanes with 16'-wide median
  - 80'-wide ROW
  - Curb and Gutter
  - Sidewalk and Shared Use Path



# Internal Connector Streets

- Provide for site circulation and access to new truck route and Weber Road
- Typical Cross Section
  - Two 14'-wide lanes
  - 60'-wide ROW
  - Curb and Gutter
  - Sidewalks



# Other Roadway Improvements

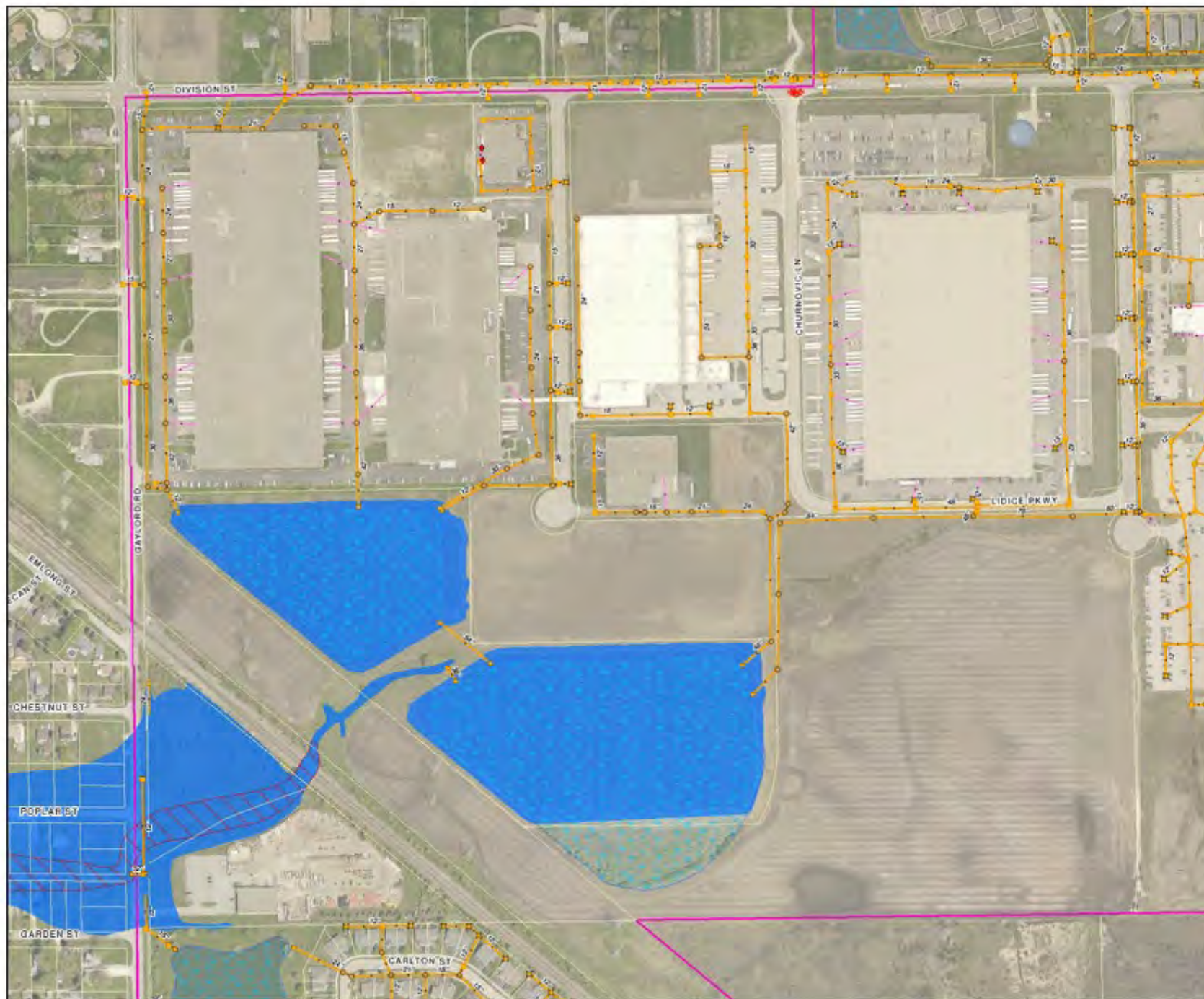
- Construct eastbound RTL on Division Street at Churnovic Lane
- Widen Lidice Parkway for two-way traffic between Churnovich Lane and Enterprise Drive
- Construct improvements at Division Street/Enterprise Drive to prohibit trucks (signage, striping, roadway modifications)
- Modify channelization and traffic signal phasing at Weber Road/Crest Hill Drive



# Stormwater Management

- Estimated 40 acres (15% of development area) necessary to provide the 130 ac-ft of stormwater detention required to accommodate full buildout of the business park
- One large facility vs. smaller localized facilities
- Opportunity for passive recreation space





**Legend**

- Catch Basin
- End of Pipe
- ▼ FES
- ✕ Inlet
- Manhole
- ◆ Other (Field Verification Needed)
- Unknown (Field Verification Needed)
- Storm Pipes
- Storm Services
- Orphaned Structures
- Verify Structure Type
- No Outflow
- 2019 - Floodway
- 2019 - 100 Year Floodplain
- 2019 - 500 Year Floodplain
- Crest Hill City Limits

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
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51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
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91	92	93	94	95	96	97	98	99	100

Revised: 4/6/2020

**DRAFT**

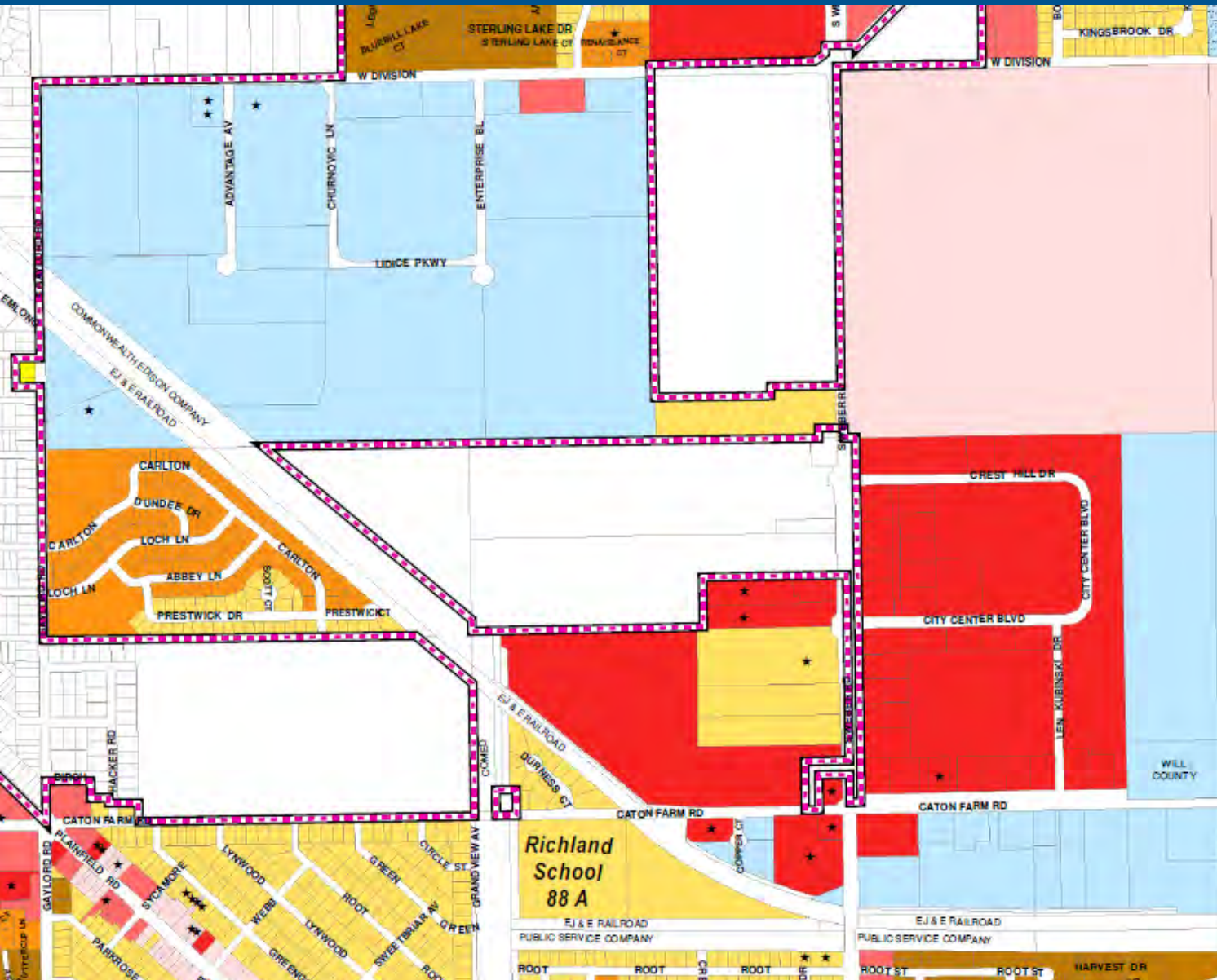
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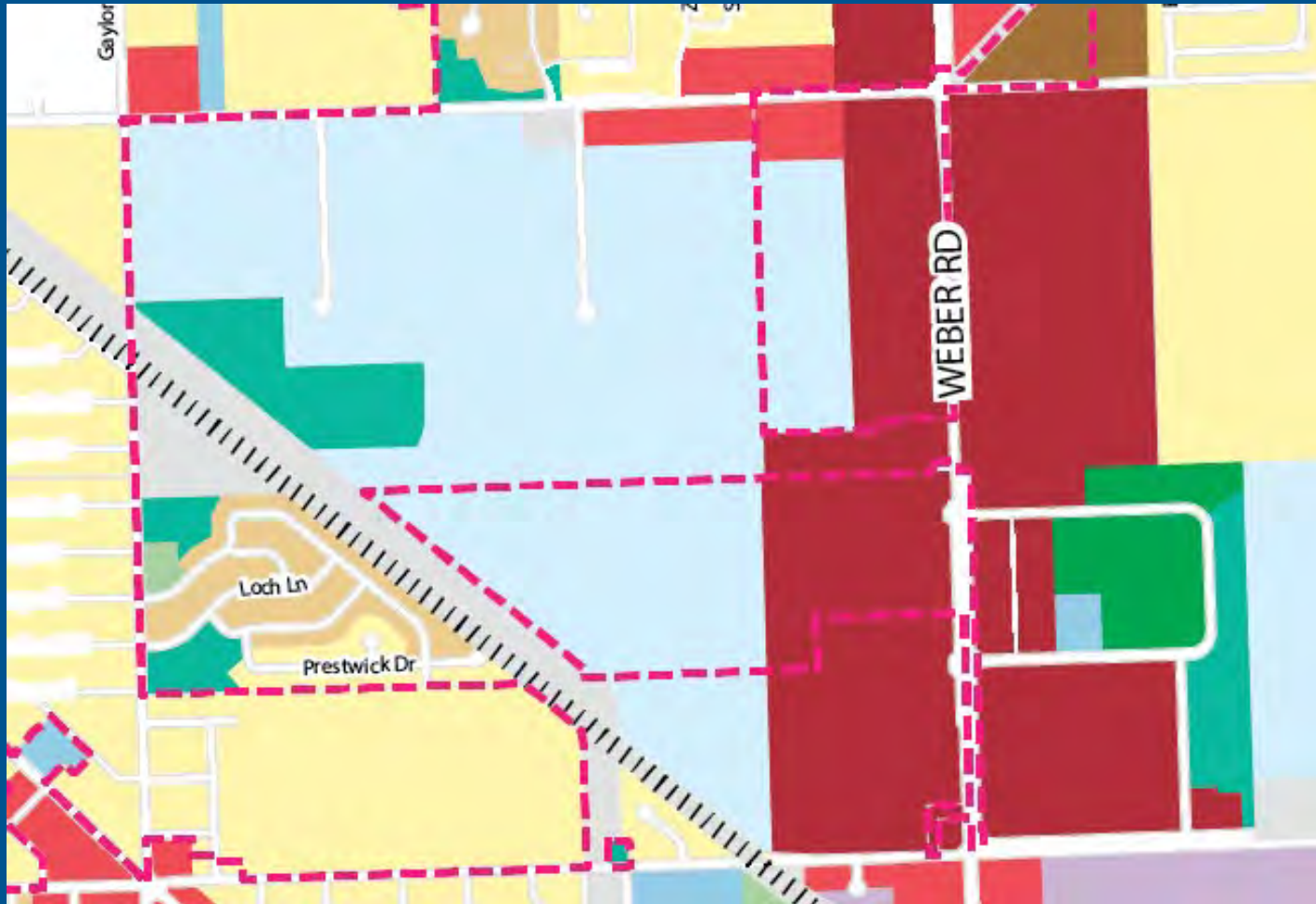


# Existing Zoning

- R-1A - Single-Family Residence District
- R-1 - Single-Family Residence District
- R-2 - Two Family Residence District
- R-3 - Multiple-Family Residence District
- B-1 - Limited Business District
- B-2 - General Business District
- B-3 - Business Service District
- T-1 - Transitional Office District
- O-R - Office Research District
- M-1 - Limited Manufacturing District
- M-2 - General Manufacturing District



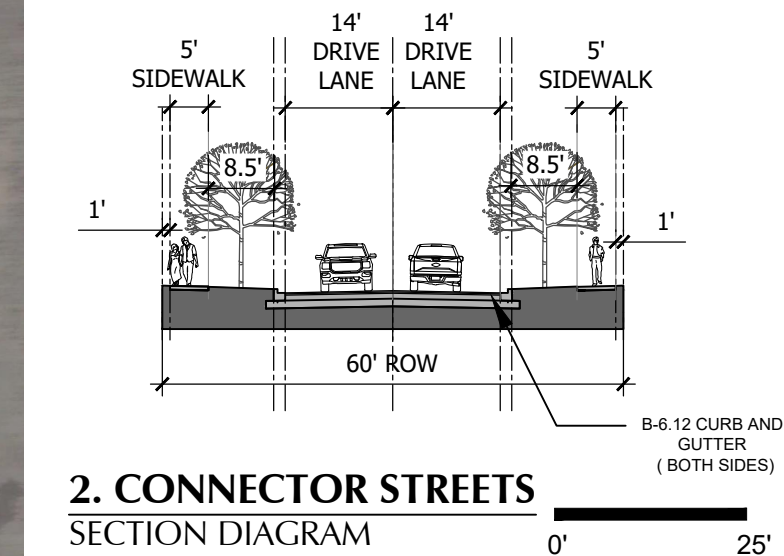
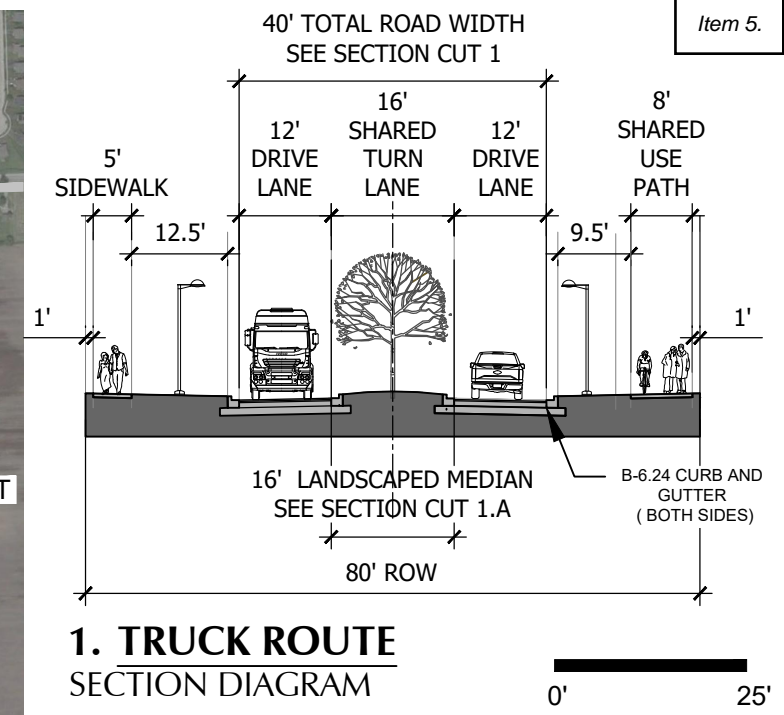
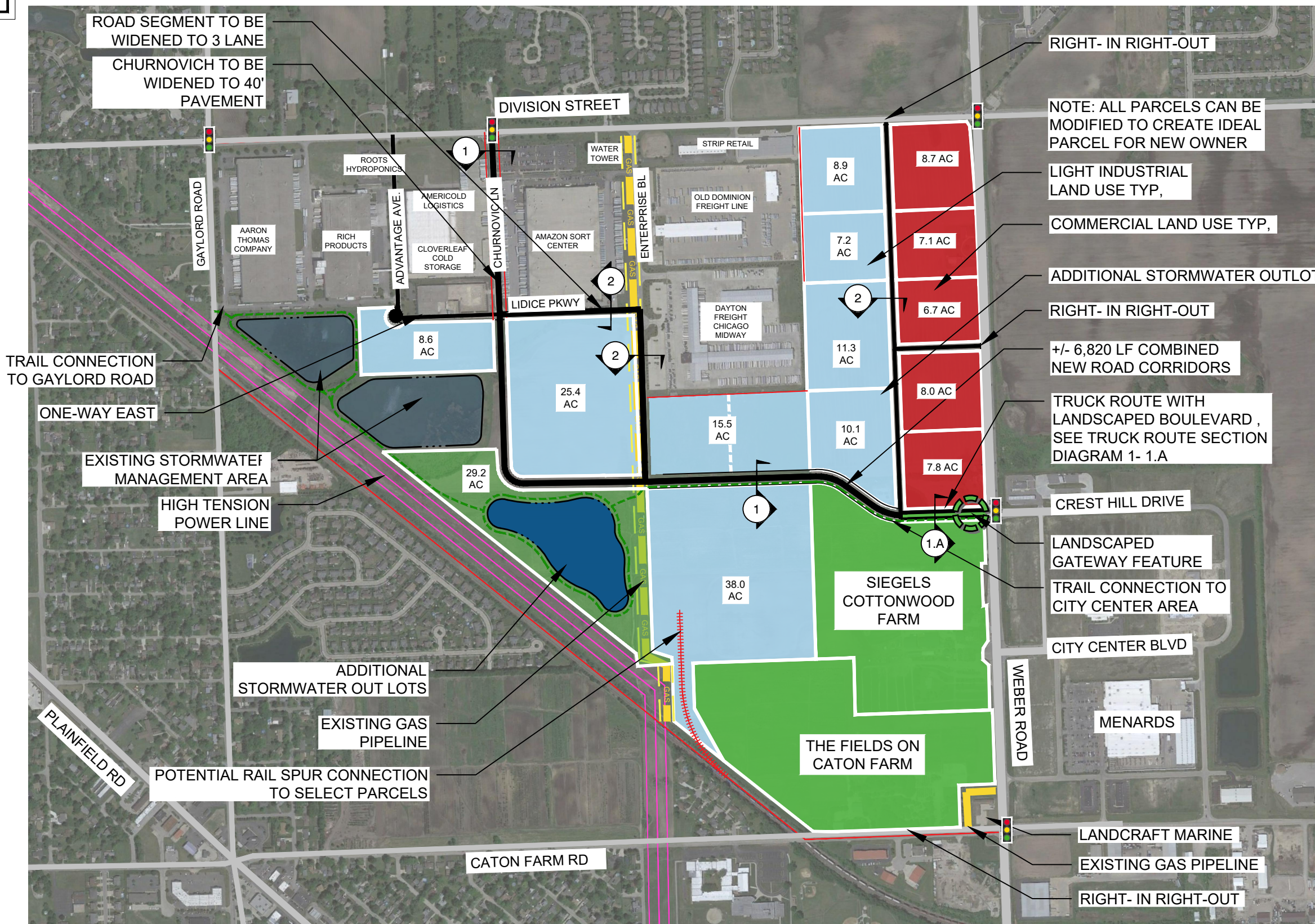




## Future Land Use

- Single-Family Detached
- Single-Family Attached
- Multi-Family Residential
- Local Commercial
- Regional Commercial
- Office
- Mixed-Use/Flex
- Light Industrial
- Heavy Industrial
- Detention
- Utilities/Transportation





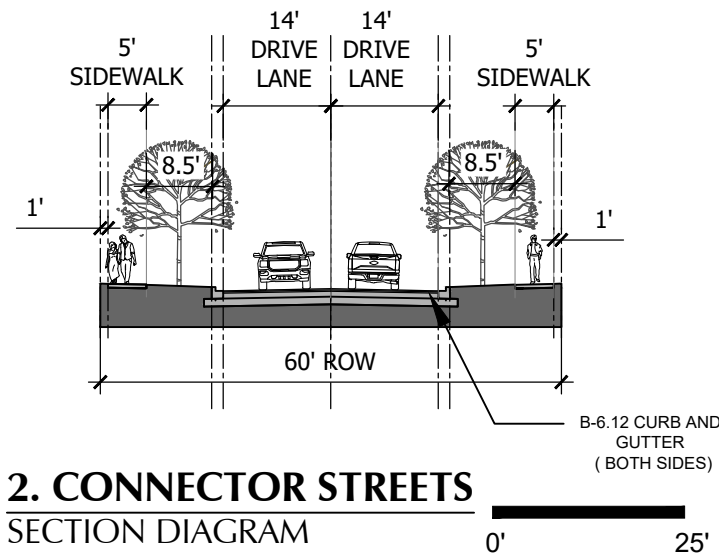
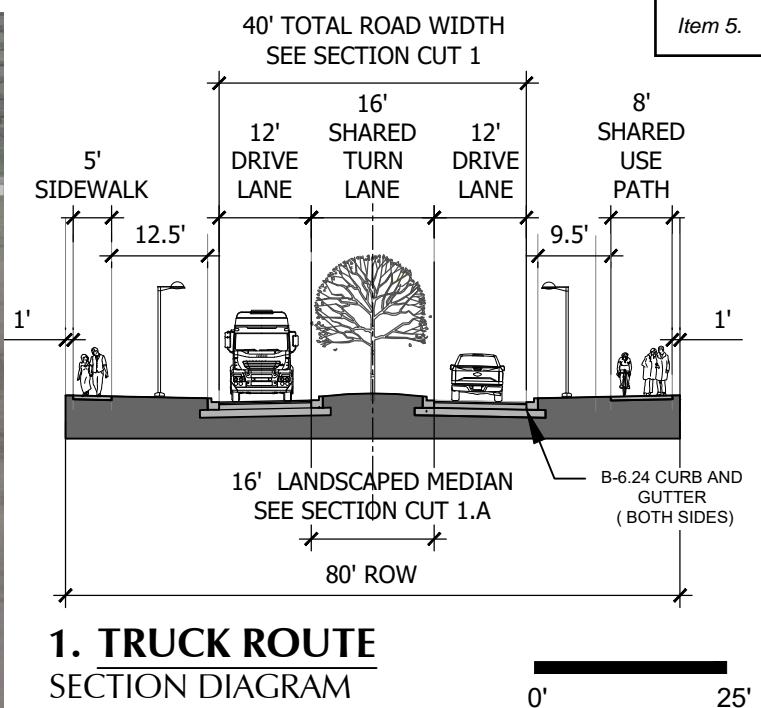
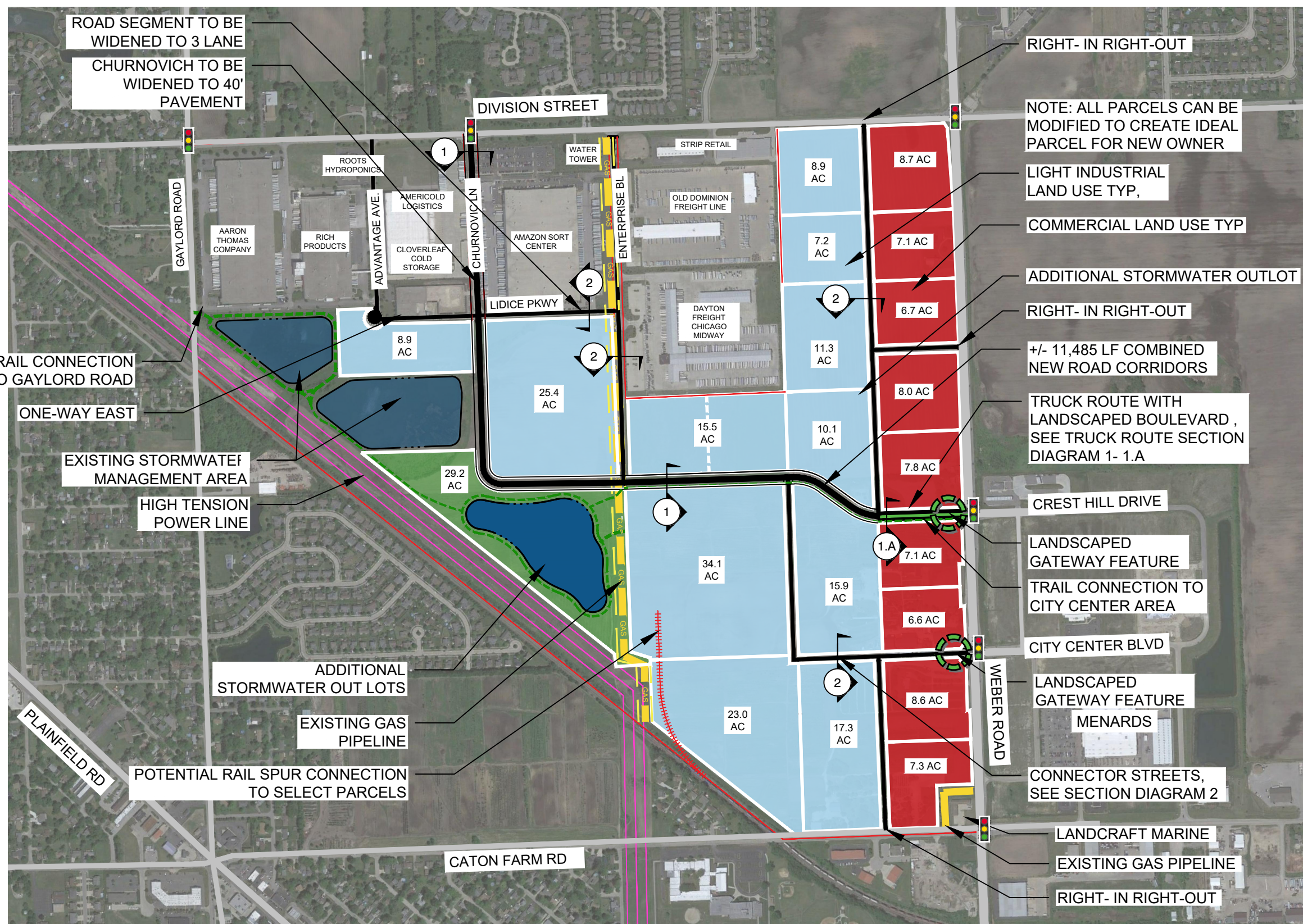
NOTE: DRAWINGS AND SECTIONS FOR DISCUSSION PURPOSES ONLY, NOT FOR CONSTRUCTION

CONCEPTUAL LAND PLAN - A

# CREST HILL BUSINESS PARK

CREST HILL, ILLINOIS





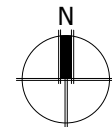
NOTE: DRAWINGS AND SECTIONS FOR DISCUSSION PURPOSES ONLY, NOT FOR CONSTRUCTION

CONCEPTUAL LAND PLAN - A ALTERNATIVE

# CREST HILL BUSINESS PARK

CREST HILL, ILLINOIS

1" = 400' @ 22X34 PRINT  
1" = 800' @ 11X17 PRINT

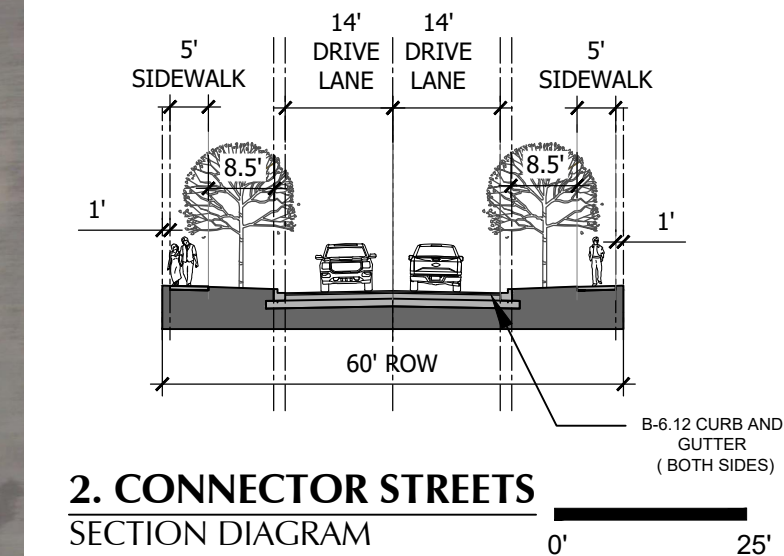
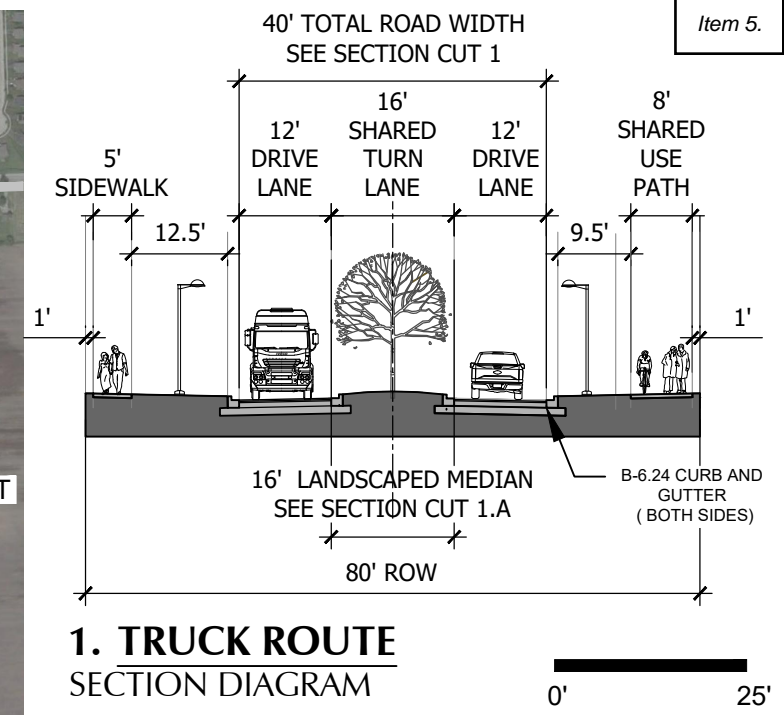
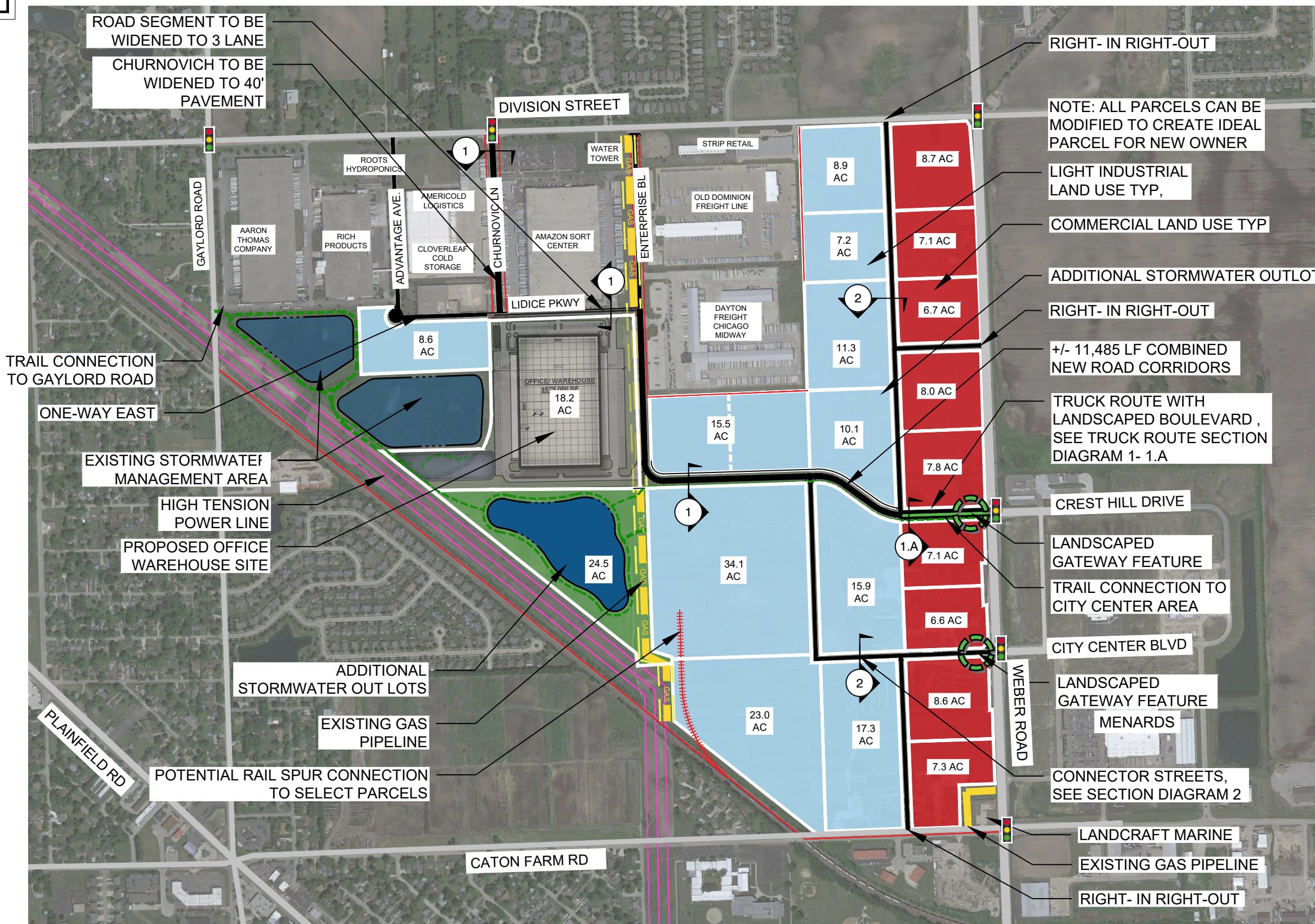


SEPTEMBER 7TH, 2022









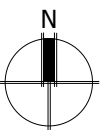
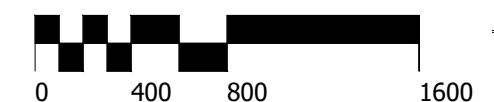
NOTE: DRAWINGS AND SECTIONS  
FOR DISCUSSION PURPOSES ONLY,  
NOT FOR CONSTRUCTION

CONCEPTUAL LAND PLAN - B ALTERNATIVE

# CREST HILL BUSINESS PARK

CREST HILL, ILLINOIS

1" = 400' @ 22X34 PRINT  
1" = 800' @ 11X17 PRINT



SEPTEMBER 7TH, 2022



Comprehensive Plan Amendment – Hearing Notification (Courtesy Letters)

1. 1104301020060000  
Bacon Chang III LLC  
% Aaron Thomas Co. Attn: T. Bacon  
7421 Chapman Ave.  
Garden Grove, CA 92841
2. 1104301020070000  
Rich Products Corporation  
Attn: Accts. Payable  
1 Robert Rich Way  
Buffalo, NY 14213
3. 11043010201030000  
Same as above
4. 1104301020100000  
Cabot IV IL 1304 LLC  
% Cabot Properties  
1 Beacon St. Ste 1700  
Boston, MA 02108
5. 1104301020110000  
Same as above
6. 110430201100000  
Roger Duba  
383 Bartran Rd.  
Riverside, IL 60546
7. 110430200004010  
Division-Gaylord LLC  
% Red Trust  
4616 W. 19<sup>th</sup> Street  
Cicero, IL 60804
8. 1104301020120000  
Same as above

9. 1104302010010000  
Charter Property Mgmt LLC  
210005 Division St.  
Crest Hill, IL 60403
10. 11043002010040000  
Old Dominion Freight Line  
500 Old Dominion Way  
Thomasville, NC 27360
11. 110430200004010  
Mary Ann Randall Mather  
Gregory B Mather  
Daniel T Mather  
16820 S. Weber Rd.  
Lockport, IL 60441
12. 110430200004020  
Same as above
13. 110430400100000  
Dumar LLC  
501 Reserve Ct.  
Joliet, IL 60431
14. 1104302010050000  
Streams Edge Properties LLC  
6450 Poe St Ste 311  
Dayton, OH 45414
15. 1104301020020000  
Indeck-Crest Hill LLC  
600 N. Buffalo Grove Rd Ste 300  
Buffalo Grove, IL 60089
16. 1104301020010000  
Crest Hill Bus Park Land Ownrs  
4616 W 19<sup>th</sup> St  
Cicero, IL 60804





Raymond R. Soliman  
Mayor

Christine Vershay-Hall  
Clerk

Glen Conklin  
Treasurer

Ward 1  
Scott Dyke  
John Vershay

Ward 2  
Claudia Gazal  
Darrell Jefferson

Ward 3  
Tina Oberlin  
Mark Cipiti

Ward 4  
Nate Albert  
Joe Kubal

August 31, 2022

<INSERT NAME>

<INSERT ADDRESS>

<INSERT CITY, STATE, ZIP>

Dear <Insert>

The City of Crest Hill will be discussing a proposed Sub-Area Plan amendment to the 2014 Comprehensive Plan on Wednesday, September 14, 2022 at 7:00 p.m. in the City Building, 1610 Plainfield Road, Crest Hill, Illinois. The proposed amendment is intended to discuss revisions to the land use, access and circulation plan for the areas near Advantage Av., Churnovic Ln., Lidice Pkwy. and Enterprise Blvd.

Comments, including objections, to the proposed Comprehensive Plan amendment may be made either in writing and filed in the office of the City Clerk of the City of Crest Hill, 1610 Plainfield Road, Crest Hill, Illinois, before the hearing or may be made in person during the public hearing.

A copy of the application material describing the request is available at the City of Crest Hill. The proposed Sub-Area Plan amendment has been included as part of this notification for review and reference purposes.

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

Sincerely,

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

Tony Budzikowski, AICP  
Community & Economic  
Development Director

**CITY OF CREST HILL**

1610 Plainfield Road  
Crest Hill, IL 60403

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

NOTICE OF PUBLIC HEARING  
PROPOSED AMENDMENT TO COMPREHENSIVE PLAN  
CITY OF CREST HILL

Notice is hereby given that the Crest Hill Plan Commission will hold a public hearing for the purpose of considering an amendment to the Comprehensive Plan of the City of Crest Hill. The proposed amendment is intended to discuss revisions to the land use, access and circulation for the areas near Advantage Av., Churnovic Ln., Lidice Pkwy. and Enterprise Blvd.

The public hearing on the proposed amendment to the 2014 Comprehensive Plan will be held on Wednesday August 10, 2022 at 7:00 p.m. in the City Building, 1610 Plainfield Road, Crest Hill, Illinois.

Comments, including objections, to the proposed Comprehensive Plan amendment may be made either in writing and filed in the office of the City Clerk of the City of Crest Hill, 1610 Plainfield Road, Crest Hill, Illinois, before the hearing or may be made in person during the public hearing. 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 19<sup>th</sup> day of July, 2022  
Christine Vershay-Hall, City Clerk  
Jan Plettau, Commission Chairman  
July 19, 2022

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PLEASE PUBLISH THE ABOVE NOTICE IN THE LEGAL/PUBLIC NOTICE SECTION OF THE JOLIET HERALD NEWS ON Wednesday, July 27, 2022 AND SEND THE BILL FOR THE PUBLICATION TO:

City of Crest Hill  
c/o Tony Budzikowski.  
Crest Hill, IL 60403  
(815) 741-5107  
tbudzikowski@cityofcresthill.com

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

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

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 16, 2022

The May 16, 2022 City Council work session was called to order by Mayor Raymond R. Soliman at 6:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The following Council members were 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, City Engineer Ron Wiedeman, Interim Planner Maura Rigoni, Interim Economic Development Director Steve Gulden, Deputy Chief Jason Opiola, Finance Director Lisa Banovetz, Community and Economic Development Director Tony Budzikowski.

Absent were: Director of Public Works Mark Siefert, Assistant Public Works Director Blaine Kline, Police Chief Ed Clark, City Attorney Mike Stiff, Director of Information Technology Service Timothy Stinnett.

**TOPIC: Presentation of Crest Hill Business Park Conceptual Land Plan**

Mayor Soliman presented the Crest Hill Business Park-Sub-Area Plan-Truck Route per the memo dated May 12, 2022. City Engineer Ron Wiedeman informed the Council that staff has been working with Teska Associates and CBBEL to create a sub-area plan for the business park. This would be an amendment to the City's comprehensive plan to better define how this area could potentially be developed and also how to address traffic impacts. The following tasks were performed to evaluate the Crest Hill Business Park. Review of the existing conditions. The future outlook. Look into current and future market areas. Do a traffic analysis. Look at Stormwater impacts and traffic management.

Engineer Wiedeman introduced Mike Hoffman from Teska Associates and Bryan Welch from CBBEL who will give a presentation. Mr. Hoffman explained where the business park is located. There are some parcels in the area of the business park that are not currently in our city limits. He went over a few of the existing businesses that are in this area such as Dayton Freight, Amazon Sort Center, Old Dominion Freight, and several others. Some of the projected uses would be transportation, warehousing and manufacturing which are among the top 5 largest job providers. As far as the market areas, he went over the five minute drive time and ten minute drive times. Regarding market facts, the population and household numbers has remained stable. Median incomes are the same in the City as statewide trends. Mr. Hoffman went over the total businesses, total employees and various business classifications and employment in the area. As far as the City, Hillcrest Shopping Center and Stateville have the highest concentration of jobs. He then went over the travel statistics for workers. The commercial outlook for the area includes the need for scalable units which are businesses that don't necessarily need to be in the office every day, but still need a storefront.

Bryan Welch from CBBEL addressed the Council in regard to the traffic analysis. Things that we take into consideration are traffic counts at peak times during the day. The 2050 traffic projections. The site trip generation of 182 acres industrial, 68 acres of

commercial/retail. The scenario analyses include the no build (Division Street remains truck route). Build, which would establish a new truck route through the business park. Currently east bound traffic turning left at Weber Road is problematic and further development will exacerbate the situation. A new truck route would eliminate the truck traffic on Division Street between Churnovic Lane and Weber Road by creating a truck route through the business park. Improve operations at Weber Road by eliminating left-turning trucks onto east bound Division Street. Establish a clear plan for accommodating additional cars and trucks generated by development within the business park. A consideration of the new truck route would be to designate Churnovic Lane as the new designated truck route at Division Street. Maintain one-way northbound to eastbound traffic on Enterprise Drive for cars only. This would result in trucks east of Churnovic Lane on Division Street would be prohibited and no left-turning of trucks on eastbound Division Street at Weber Road. As far as the new truck route there are a couple of options using Churnovic Lane and Crest Hill Drive (new west leg). He then went over the typical cross section of the roadway. The internal connector streets would provide for site circulation and access to the new truck route and Weber Road. He went over the typical cross section of the internal roadway. Other roadway improvements would include construction of an eastbound RTL on Division Street at Churnovic Lane. To widen Lidice Parkway for two-way traffic between Churnovic Lane and Enterprise Drive. Construct improvements at Division Street/Enterprise Drive to prohibit trucks. Modify channelization and traffic signal phasing at Weber Road/Crest Hill Drive. Other roadway improvements could be to construct eastbound RTL on Division Street at Churnovic Lane. In regard to stormwater management an estimated 40 acres or 15% of the 250 acre site will be necessary to provide the detention to accommodate the full buildout of the business park. There are several ways this can be done. Build one large facility versus smaller localized facilities. The downside of trying to get all of the stormwater to one facility is the size of the necessary piping. The positive of a larger facility is the possibility of some passive recreation space.

Mr. Huffman then went over the existing water and sewer infrastructure in the area. As far as the zoning the current M-1 should be sufficient for the needs of the business park. He presented the proposed future land use and proposed master plan map. The main item is the re-routing of the truck traffic. He went over concept plans A and B in detail. The next step is to write an addendum to the comprehensive plan and conduct a public hearing. Alderman Albert questioned the amount of detention shown on the plans. Mr. Huffman explained how this was shown on the concept. There are a number of variables that can take place. Alderman Albert asked what is going to deter the trucks from continuing on the portion of Division that is not a truck route. There would be a significant amount of signage. Mayor Soliman questioned the curvature of the road in concept A versus concept B and stacking of trucks. Mr. Huffman explained that the least amount of turns the better. Discussion followed on the roadway design of both of the concepts, and which would be more beneficial to the City. Interim Economic Development Director Steve Gulden reminded the Council that this is an unfunded project. We would need several developers to coordinate on this project to get the work done. We need to decide on which design we would like to go with. Alderman Albert questioned a special assessment. Interim Director Gulden explained how the assessment would work. You can only impose a special assessment on new property's not existing ones. This is often difficult to do with existing businesses. Alderwoman Gazal felt that it wouldn't hurt to ask the current landowners. Alderperson Oberlin questioned the cost difference between the concepts. Engineer Wiedeman went over the area. It is roughly 4 million dollars to do the sweep. It would cost less to do the zigzag but was not sure what the savings would be. Discussion followed on the existing pipeline and how it will be crossed. Interim Director Gulden explained that until we decide on a plan we will not

know what the final cost will be. Alderperson Oberlin wants the City to look at the future to make sure we are making the right decision. Alderperson Gazal asked, taking the money factor out of the equation, which would be the best choice. It would potentially be the sweep, but there are variables that would also come into play for the future such as how much property is this proposed roadway going to take from the development. Alderperson would like to see a detailed report prior to a final decision being made. The Council could also hold a special meeting with the property owners to get their input into the project. The property owners who own the land where the proposed extension were contacted, and they do not want to currently sell their property for the roadway. Community and Economic Development Director Tony Budzikowski felt that by using the route along Lidice, you are pulling the traffic away from the residential area to the south. The next step in the continuation of this project would be a public hearing before the Plan Commission. Alderman Albert asked if there is much of a difference between this concept and the comprehensive plan. Director Budzikowski said that there is not much of a difference since 2014, but it may be a good idea to go through the process. Alderman Vershay questioned putting a road along the railroad track from Gaylord. Mr. Welch explained that there is not enough room between the exiting ponds and the railroad tracks to construct the roadway.

Mayor Soliman asked for an informal vote on continuation of the Crest Hill Business Park Conceptual Land Plan and a future public hearing. All members present were in agreement.

**TOPIC: Presentation of a Proposed Development on InDeck Property Located in Crest Hill Business Park.**

Mayor Soliman presented the presentation of a Proposed Development on InDeck Property located in Crest Hill Business Park per the memo dated March 16, 2022. Interim Planner Rigoni informed the Council that the applicant is proposing to construct a 579,000 square foot industrial building on 36 acres of property located at the south end of Enterprise Blvd. and Lidice Parkway. The zoning is currently M-1, limited manufacturing. Parking is provided for 330 stalls for car parking and 151 stalls for trailer parking. The total required parking will be finalized at the time of formal submittal. The concept plan includes three access points to the site. One at the end of the cul-de-sac at Enterprise Blvd, the other on the west end, connecting to Lidice Parkway and additional access on the southeast corner to the proposed Enterprise Blvd extension. The design includes 113 docks, with 57 on the west side of the building and 56 on the east side. It also includes 2 overhead drive-in doors. A traffic study was included. Since the end-user is unknown the study was based on two types of warehousing uses. The developer has committed to \$250,000.00 toward the roadway expansion through the business park. Past proposals have included discussion on additional right-of-way along Lidice Parkway to provide adequate width for truck queuing, the extension of the roadway along the east property line, extension of a secondary road to Weber Road and limiting the number of loading docks and truck parking on site. Bulk regulations, parking, maneuverability, utilities, and site geometry will be finalized at the time of formal submittal. John from Panattoni addressed the Council. He went over the background of the company and where some of their facilities are located in the area. He explained how they would extend Enterprise Drive. Alderman Albert asked if necessary would they consider extending Churnovic. John explained that they would lose land in the corner of the property. Discussion followed on the access to the property. The developer spoke with Amazon in the past in regard to making this parcel a truck parking area, with no building. Discussion followed. The Mayor asked if there is potential for e-commerce. John said that it could be a possibility. The next step for this concept would be to appear before the Plan Commission. Mayor Soliman commended John on the look of their existing structures. Discussion followed on the architecture of the buildings. Interim Director

Gulden explained why the developer was asked to appear with the project in the concept plan. Director Budzikowski explained that this plan could be ready to go before the Commission for the July or August meeting.

**PUBLIC COMMENTS:** There were no public comments.

**MAYORS UPDATES:** Mayor Soliman had no updates.

**COMMITTEE/LIAISON UPDATES:** There were no committee/liaison updates.

**CITY ADMINISTRATOR UPDATES:** City Administrator Jim Marino had no further updates.

The meeting was adjourned at 7:10 p.m.

Approved this 6 day of JUNE, 2022

As presented ✓

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

  
CHRISTINE VERSHAY-HALL, CITY CLERK

  
RAYMOND R. SOLIMAN, MAYOR



## Agenda Memo

Crest Hill, IL

**Meeting Date:** October 10, 2022  
**Submitter:** Jim Marino, City Administrator  
**Department:** Administration  
**Agenda Item:** 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 strategy was to utilize Lakeside for a temporary period until a building commissioner was hired.

Tony and I did not know at the time how long we would need Lakeside and if or when the cost for their services would approach \$20,000. I informed Tony that I would bring their agreement to the council for approval if the cost were nearing \$20,000. I learned this week that we have spent \$34,409.87 for Lakeside's services. The proposal from Lakeside is attached and will need to be approved to continue conducting plan reviews and building inspections.

We are in the process of preparing a request for proposals that will be sent to companies that perform this service. After proposals are received, I will recommend which company to select for ongoing plan reviews and inspections until we hire a building commissioner. We would want to keep a company under contract after filling this position to assist during high volume periods and as a backup to the building commissioner.

**Recommended Council Action:** Approve the proposal with Lakeside Consultants at the October 17 council meeting.

**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:** Proposal



# LAKE SIDE CONSULTANTS

Item 6.

LAKE SIDECONSULTANTS.NET

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



MUNICIPAL PARTNERSHIP PACKET  
CITY OF CREST HILL



Full Spectrum Building Department Services

OCTOBER 5, 2022

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





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CURRENT MUNICIPAL PARTNERS & REFERENCES

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





Mr. Jim Marino,

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

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

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

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

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

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

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

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

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

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

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

Sincerely,  
Rick Dandan



## BACKGROUND

---

Lakeside Consultants was founded in 2019.

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

Two principles:

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

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

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

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





## RESPONSE & SERVICE PLAN

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

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

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

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

Service plan TBD by City Administrator and Lakeside.

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

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

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

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

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

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



## PROPOSED TEAM

---

**Rick Dandan: Client Manager**

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

**Kaylynn Bown: Operations Director**

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

**Pete Vernon: Assigned Plans Examiner**

Experienced ICC Master Code Professional and municipal plans examiner

**John Sclafani: Assigned Field Inspector**

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

**Todd Simon: Assigned Plumbing Inspector**

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

**Brian Fragassi: Assigned Virtual Combination Inspector**

Experienced and knowledgeable combination building inspector, holds 20 ICC Certifications

**Bill Wallrich: Assigned Property Maintenance Inspector**

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

**David Eisenbraun: Assigned Planner**

Experienced government planner who is AICP Certified

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



## FEE SCHEDULE

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

### OPTION 1:

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

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

### **PLUS+**

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

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

### OPTION 2:

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

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

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

## CURRENT MUNICIPAL PARTNERS

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



CADIZ – MONROE



FRANKLIN

## REFERENCES

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

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







**LAKESIDE CONSULTANTS**

# **PROFESSIONAL SERVICES CONSULTING AGREEMENT**

Prepared for

**City of Crest Hill**

**Jim Marino, City Administrator**

Prepared by

**Lakeside Consultants**

**Kaylynn Bown, Operations Director**

October 5, 2022

## THE PARTIES

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

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

## SERVICES

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

## AMOUNT

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

## TERM & TERMINATION

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

## GENERAL PROVISIONS

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

## INDEMNIFICATION

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

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

## ACCEPTANCE

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

### City of Crest Hill, IL

\_\_\_\_\_  
Printed Name/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

### Lakeside Consultants

\_\_\_\_\_  
Printed Name/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature



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

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**Meeting Date:** | October 10, 2022  
**Submitter:** | Jim Marino, City Administrator  
**Department:** | Administration  
**Agenda Item:** | Park District Intergovernmental Agreement

**Summary:** Attached is an intergovernmental agreement with the Lockport Township Park District for sharing the cost of constructing the city center park, maintenance, and annual events. The details of what the park district and the city are each responsible for are described in the IGA.

The IGA has already been approved by the park district board.

**Recommended Council Action:** Direct staff and the city attorney to prepare a resolution approving the IGA at the October 17 council meeting.

**Financial Impact:**

**Funding Source:**

**Budgeted Amount:**

**Cost:**

**Attachments:** Intergovernmental agreement

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE CITY OF CREST HILL AND LOCKPORT TOWNSHIP PARK DISTRICT FOR  
COST-SHARING REGARDING THE DESIGN, CONSTRUCTION, ANNUAL  
MAINTENANCE, AND ANNUAL EVENTS AT THE CREST HILL CITY CENTER  
AND PARK**

**Approved by City Resolution No. \_\_\_\_\_**

This INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the "AGREEMENT") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between CITY OF CREST HILL, an Illinois unit of local government, with its principal offices at 1610 Plainfield Road (hereinafter called the "CITY") and THE LOCKPORT TOWNSHIP PARK, an Illinois township park district as constituted under the Illinois Park District Code, 70 ILCS 1205/1 *et seq.*, with its principal offices at 1811 Lawrence Avenue, Lockport, IL 60441 (hereinafter called the "PARK DISTRICT"), each individually referred to as "PARTY", and collectively referred to as "PARTIES".

**RECITALS**

**WHEREAS**, Article VII, Section 10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorize units of local government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function, in any manner not prohibited by law; and,

**WHEREAS**, the CITY is a municipal corporation and a unit of local government within the State of Illinois; and,

**WHEREAS**, the PARK DISTRICT is an Illinois township park district and a unit of local government within the State of Illinois; and,

**WHEREAS**, the PARTIES are public agencies as that term is defined in the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and,

**WHEREAS**, the CITY is currently constructing a new City Hall and Police Department, which will also include, as part of the development of the City Center Campus, the design and construction of a multi-use City Center Park area to include a band shell, shelter, and playground. The development and construction of the band shell, shelter and playground is hereinafter referred to as the "CITY CENTER PARK PROJECT" or "the PROJECT"; and

**WHEREAS**, the CITY and PARK DISTRICT desire to share costs related to the PROJECT, and the PARK DISTRICT desires to contribute to the annual maintenance of the City Center Park playground, to inspect and make minor repairs to the playground, and to organize and hold at least one (1) event annually at the City Center Park; and

**WHEREAS**, the CITY CENTER PARK PROJECT will provide considerable benefits for the public by developing additional areas within the CITY and PARK DISTRICT's boundaries which will provide beneficial recreational uses to residents of the CITY and the PARK DISTRICT; and



**WHEREAS**, the PROJECT will provide considerable recreational benefits for the public, including, but not limited to, walking, picnicking, playing, concerts, family gatherings, and other recreation; and

**WHEREAS**, the PARTIES desire to establish their respective responsibilities toward the improvements that will be made as part of the scope of the PROJECT.

**NOW THEREFORE**, in consideration of the mutual promises contained in this AGREEMENT and other good and valuable consideration acknowledged by the PARTIES upon execution hereof, the CITY and the PARK DISTRICT agree to the following:

#### **1.0 RECITALS.**

1.1 The PARTIES acknowledge that the statements and representations made in the foregoing recitals are true and correct, and are incorporated herein as though fully set forth.

#### **2.0 CITY AND PARK DISTRICT RESPONSIBILITIES.**

##### **PARK DISTRICT:**

2.1. The PARK DISTRICT agrees to pay to the CITY a one-time payment of Three Hundred and Fifty Thousand (\$350,000.00) as its contribution toward the construction of the PROJECT, which will be entirely constructed, purchased and installed by the CITY per the design diagram attached hereto as Exhibit 1. Any and all additional design work, if necessary, shall be at the sole cost and expense of the CITY. Said payment shall be made ninety (90) days after the commencement of Phase One of the Project. "Phase One" shall mean the walking path, playground, grading, and seeding. "Commencement" means breaking ground on Phase One.

2.2 In addition to the one-time payment referred to in Section 2.1, the PARK DISTRICT shall also pay to the CITY a total of Five Thousand Dollars (\$5,000.00) annually, on or before June 1 of each year, to be used toward the maintenance and operation costs of the City Center Park. Said annual payments shall begin on June 1 following final completion of Phase One, and shall continue until this agreement is terminated or otherwise extended or modified.

2.3 In addition to the foregoing monetary payments referred to in Sections 2.1 and 2.2, the PARK DISTRICT shall bear the sole cost, expense and responsibility of having the City Center Park Playground area and equipment inspected at least twice annually. Any and all minor repairs of playground area equipment shall be made by the PARK DISTRICT at its sole cost and expense. However, the PARK DISTRICT shall not be responsible for the replacement of playground area equipment, whether the result of accidental damage, normal wear and tear, or the end of the equipment's useful life. Any replacement of playground equipment shall be the sole responsibility of the CITY.

2.4 The PARK DISTRICT shall organize, plan and hold, at its own cost and expense, a concert event during the summer months following final completion of Phase One (date

and time to be mutually determined by staff), with the sole final approval by the CITY. The first date of the first annual concert event shall be mutually determined by staff of both the CITY and the PARK DISTRICT.

2.5 The PARK DISTRICT shall be granted the exclusive right to sell alcoholic beverages at the event described in Section 2.4, but the CITY will waive food and beverage permit fees to the PARK DISTRICT and shall grant all necessary temporary local liquor licenses to PARK DISTRICT, which shall be solely responsible for securing and paying for all State of Illinois Temporary Liquor Licenses or Alcohol Permits. Any revenue from the PARK DISTRICT event described in Section 2.4, including but not limited to alcohol sales, shall be the exclusive revenue of the PARK DISTRICT.

2.6 Any and all Food Vendors or Food Trucks shall be separately registered and/or permitted through the CITY pursuant to any Ordinance or Policy in effect at the time of the event.

**CITY:**

2.7 The CITY shall be solely responsible for the bidding process, construction, purchase and installation of the PROJECT elements. Aside from the one-time monetary contribution required by Section 2.1, CITY shall be responsible for all other design costs of the PROJECT elements.

2.8 The CITY will oversee the work done by the contractor(s) awarded the construction of the PROJECT, pursuant to Plans and Specifications as approved by the CITY and subsequent updates and revisions.

2.9 Aside from the annual maintenance and operation cost contribution in Section 2.2 and the obligation to inspect and complete minor repairs of the City Center Playground equipment in Section 2.3, the PARK DISTRICT shall have no further obligation regarding maintenance and operation of the City Center Park, which operation and maintenance costs shall be the sole responsibility of the CITY.

2.10 It is understood and agreed upon by the parties that the ownership of all CITY CENTER PARK PROJECT elements, including the land, band shell, shelter, and playground, including all playground equipment, shall be owned by the CITY, which shall at its sole cost and expense maintain, operate and insure said property, subject only to the financial contribution required by Section 2.1 and the inspection and repair obligation of Section 2.3.

2.11 The CITY shall be responsible for all design fees and other expenses related to drawings and designs prepared by Hitchcock Design Group and for all Engineering Fees relating to the construction PROJECT elements.

2.12 The CITY will design, erect, and maintain, at its sole cost and expense, a sign at or near the City Center Park entrance which will include language acknowledging the PARK DISTRICT'S contribution and participation in the CITY CENTER PARK PROJECT

development. The CITY agrees to work with the PARK DISTRICT on the final agreed upon language to be included on the sign prior to the sign being installed. The CITY shall have the sole control over the design, location, dimensions and overall construction and installation of the sign, as well as all costs of maintaining the sign.

2.13 The CITY shall provide at its sole cost and expense police officers for the PARK DISTRICT event described in Section 2.4 and at all other PARK DISTRICT events held pursuant to Section 2.4.. PARK DISTRICT'S event organizers will meet with CITY representatives at least thirty (30) days prior to any event described in Section 2.4to coordinate with the CITY adequate security staffing for the event.

### **3.0 NOTICES.**

3.1 Any notice required to be given by this AGREEMENT shall be deemed sufficient if made in writing and sent by certified mail, return receipt requested, or by personal service, to the persons and addresses indicated below or to such other addresses as either party hereto shall notify the other party of in writing pursuant to the provisions of this subsection:

FOR THE CITY  
City Administrator  
20690 City Center Blvd.  
Crest Hill, IL 60403

FOR LOCKPORT TOWNSHIP PARK DISTRICT:  
Executive Director  
1811 Lawrence Ave.  
Lockport, IL 60441

### **4.0 AMENDMENTS AND MODIFICATIONS.**

4.1. This Agreement may be modified or amended from time to time provided, however, that no such amendment or modification shall be effective and enforceable unless reduced to writing and duly authorized and signed by the authorized representatives of the PARTIES and approved by the governing Boards of the PARTIES.

### **5.0 SAVINGS CLAUSE.**

5.1. If any provision of this Agreement, or the application of such provision, shall be rendered or declared invalid by a court of competent jurisdiction, the remaining parts or portions of this Agreement shall remain in full force and effect.

## **6.0 CAPTIONS AND PARAGRAPH HEADINGS.**

6.1. Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

## **7.0 ENTIRE AGREEMENT.**

7.1. This AGREEMENT sets forth all the covenants, conditions and promises between the parties. There are no covenants, promises, agreements, conditions or understandings between the parties, either oral or written, other than those contained in this AGREEMENT.

## **8.0 GOVERNING LAW.**

8.1. This AGREEMENT shall be governed by the laws of the State of Illinois both as to interpretation and performance. Venue for any dispute related to or arising out of this Agreement shall be the 12<sup>th</sup> Judicial Circuit, Will County, Illinois.

## **9.0 SUCCESSORS AND ASSIGNS.**

9.1 The CITY and the PARK DISTRICT each bind themselves and their successors, and/or assigns to the other parties of the AGREEMENT and to their successors, and/or assigns of such other PARTY in respect to all covenants of this AGREEMENT. Except as set forth above, the PARTIES shall not assign, sublet or transfer their respective interests in this AGREEMENT without the prior written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CITY or the PARK DISTRICT.

## **10.0 NO DUTY TO THIRD PARTIES.**

10.1 This Agreement is entered into solely for the benefit of the contracting parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and entity who is not a party to this AGREEMENT or to acknowledge, establish or impose any legal duty to any third party. Nothing herein shall be construed as an express and/or implied waiver of any common law and/or statutory immunities and/or privileges of CITY and/or PARK DISTRICT and/or any of their respective officials, officers and/or employees.

## **11.0 COMPLIANCE WITH LAWS.**

11.1 CITY and the Contractor shall comply with all applicable codes, laws, ordinances and regulations of the CITY, Will County, the State of Illinois, and the Federal Government, including, but not limited to, OSHA, any and all applicable competitive bidding, prevailing wage, public contracting, building, construction, environmental, civil rights, public finances, laws, rules, regulations, codes and orders applicable to the PROJECT.

**12.0 FREEDOM OF INFORMATION ACT.**

12.1 PARTIES agree that this AGREEMENT and all documents created as a result of its execution are subject to the Freedom of Information Act. 5 ILCS 140/1 *et seq.* As a result, records related to this AGREEMENT are presumed to be open for public inspection and copying.

**13.0 COMMENCEMENT AND RENEWAL.**

13.1 This Intergovernmental Agreement shall commence upon the signed approval by both PARTIES and be in effect until \_\_\_\_\_, 2042, unless modified otherwise renewed or extended, in writing, by the PARTIES, or terminated as set forth herein

**14.0 COUNTERPARTS.**

14.1 This Agreement may be executed in two or more counterparts or duplicate originals, each of which, taken together, shall constitute one and the same instrument. Signatures which are delivered to either party by facsimile or other electronic transmission shall be considered originals and are enforceable as originals.

**15.0 AUTHORITY.**

15.1 Each party represents and warrants that the individual executing this Agreement on behalf of said party is duly authorized to execute and deliver this Agreement on behalf of said party in accordance with the governing documents of said party, and that this Agreement is binding upon said Party in accordance with the terms hereof.

**16.0 TERMINATION**

16.1 After the initial three (3) years of the Agreement, either party may terminate this Agreement upon twelve (12) months written notice to the other party.

IN WITNESS THEREOF, the PARTIES have executed this AGREEMENT on the dates indicated.

[SIGNATURE PAGES TO FOLLOW]



THE CITY OF CREST HILL

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

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

LOCKPORT TOWNSHIP PARK DISTRICT

By: Jeff Rein  
President

Attest: [Signature]  
Secretary

Date: 9-26-22

## **ORDINANCE NO. 1926**

### **AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL), CHAPTER 2.22 (CITY ADMINISTRATOR) OF THE CREST HILL CITY CODE**

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

**WHEREAS**, pursuant to Section 3.1-30-5(a) of the Illinois Municipal Code (65 ILCS 5/3.1-30-5(a)), the Mayor is authorized to appoint, subject to the advice and consent of the City Council, any and all officers necessary to carry into effect the powers conferred upon the City by the constitution and laws of the State of Illinois; and

**WHEREAS**, the Mayor and City Council previously exercised this grant of authority to create the office of City Administrator for the City of Crest Hill, as set forth in Title 2 (Administration and Personnel), Chapter 2.22 (City Administrator); and

**WHEREAS**, the Corporate Authorities of the City are empowered to amend its Code of Ordinances from time to time, as necessary to further the best interests of the City of Crest Hill and its residents; and

**WHEREAS**, the Corporate Authorities of the City have determined that it is in the best interests of the City and its citizens to amend the Ordinance relating to the position of City Administrator in Title 2, Chapter 22 of the City Code as set forth herein.

**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:** Title 2 (Administration and Personnel), Chapter 22 (City Administrator) of the Crest Hill City Code is hereby repealed and replaced, in its entirety, with the following:

#### **CHAPTER 22: CITY ADMINISTRATOR**

##### *Section*

*2.22.010 Creation of office; appointment; term*

*2.22.020 Qualifications; Removal*

*2.22.030 General Duties*

*2.22.040 Salary*

### **§ 2.22.010 CREATION OF OFFICE; APPOINTMENT; TERM.**

The office of City Administrator is created. The City Administrator shall be appointed by the Mayor with the advice and consent of the City Council for an indefinite term. The City Administrator serves at the pleasure of the Mayor and City Council. An annual job performance evaluation of the City Administrator shall be conducted by the Mayor and upon completion of the annual job performance evaluation, the Mayor shall report the completion to the City Council for input.

(Ord. 1401, passed 5-15-06)

### **§ 2.22.020 QUALIFICATIONS; REMOVAL.**

The City Administrator shall be chosen on the basis of her or his executive and administrative qualifications, with particular reference to actual experience or knowledge of accepted practices in respect to the duties of the office. The City Administrative need not be an actual resident of the city but proximity and accessibility to the city may be an element in the selection of the City Administrator. The City Administrator may be removed from office at any time by the Mayor pursuant to 65 ILCS 5/3.1-35-10.

(Ord. 1401, passed 5-15-06)

### **§ 2.22.030 GENERAL DUTIES.**

The City Administrator shall be the Chief Administrator Office of the city, and reports to the Mayor who is the Chief Executive Officer of the city. The City Administrator is responsible to the Mayor and the City Council. The City Administrator shall be responsible for and direct the efficient and productive administrator of all city departments, under the direction of the Mayor and City Council. The duties and responsibilities of the Administrator shall include, but are not limited to the following:

- (A) The enforcement and administration of all laws, ordinances and city policies.
- (B) The direction and supervision of all city departments, as delegated by the Mayor and City Council; the Administrator has the duty and responsibility to direct and coordinate all city-wide and interdepartmental projects, programs, policies, and administrative matters which are applicable to all departments.
- (C) Facilitate the facts and evidence to the Civil Service Commission for the hiring, promotion, discipline, and discharge of any non-department head employee of the city (except Police Department employees) unless otherwise provided by the Statutes of Illinois.
- (D) Conduct the selection processes and recommend only to the Mayor the appointment, suspension, or removal of all department heads.
- (E) Conduct annual performance evaluations of all appointed department heads and other city employees who report to the City Administrator, and, in the absence of a department head due to a vacancy of that position, conduct annual performance evaluations for that department. The City Administrator shall report the completion of the annual department head evaluations to the City Council.

(F) Prepare the budget annually with the cooperation and assistance of other city staff and submit it to the Mayor and City Council together with a message describing the important features and be responsible for budget administration after adoption.

(G) Recommend to the Mayor and City Council personnel policies and a standard schedule of pay for each job classification in the city service and coordinate with union negotiations and make recommendations to the Mayor and City Council.

(H) Recommend to the Mayor and City Council adoption of such measures as may be deemed necessary or expedient for the health, safety, and welfare of the community or for the improvement of administrative services.

(I) Responsibility for handling and following up inquiries and/or requests for public services from elected and/or appointed officials of the city as well as from the public at large.

(J) Represent the city at any community or intergovernmental functions as may be directed by the Mayor and City Council.

(K) The attendance at City Council meetings and committee meetings, unless excused by the Mayor, and the right to take part in the discussions at said meetings, but with no right to vote.

(L) The production of required studies and recommendations for the improvement or change of existing or proposed city services or policies.

(M) The City Administrator shall perform additional duties as described specifically in the city's job description for the City Administrator position or may be assigned by the Mayor and/or City Council from time to time.

(N) The City Administrator shall have experience (including grants-in-aid) and procurement of alternate sources of financing in order to continue to provide a high level of municipal services, facilities and infrastructure in a cost-effective manner.  
(Ord. 1401, passed 5-15-06)

#### **§ 2.22.040 SALARY.**

The annual salary of the City Administrator shall be in an amount as fixed by the City Council.

**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 3<sup>rd</sup> DAY OF OCTOBER 2022.

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

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Christine Vershay-Hall, City Clerk

APPROVED THIS 3<sup>RD</sup> DAY OF OCTOBER 2022.

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Raymond R. Soliman, Mayor

ATTEST:

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Christine Vershay-Hall, City Clerk