City Council Work Session
Crest Hill, IL
October 26, 2026
7:00 PM
Council Chambers
20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

MAYOR

1. GIS Implementation Overview and Presentation by Municipal GIS Partners (MGP)

POLICE DEPARTMENT

1. WRAP Restrain Device Discussion

CLERK

TREASURER

CITY ADMINISTRATOR

1. Discussion of Payroll & HR Software with UKG
2. Discussion of Citizen Participation & Council Rules of Order

ECONOMIC DEVELOPMENT DEPARTMENT

1. Plan Commission Recommendation for a Special Use Application for an Automobile Sales and/or Leasing business with Respect to Certain Real Property Located at 1700 Plainfield Road in Crest Hill, Illinois (Application of Jawad Hamayel - First Global Trading LLC)
2. Plan Commission Recommendation for a Special Use Permit for a Fueling Station and Variations from the Crest Hill Zoning Ordinance and Code of Ordinances with respect to Certain Real Property located at 2350 Plainfield Road in Crest Hill, Illinois (Application of Ahmed Mosin, of 2350 Property LLC)
3. Commercial Property Improvement Grant for Front/Entrance Landscaping at Merichka's Restaurant, 604 Theodore St.

ENGINEERING DEPARTMENT

PUBLIC WORKS DEPARTMENT

FINANCE DEPARTMENT

1. Utility Billing – Migration to change from Bi-Monthly Billing to Monthly Billing

PUBLIC COMMENT(Limit 3 minutes per person)

EXECUTIVE SESSION:

1. 5ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

ADJOURNMENT

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

City Council Workshop Memo

Crest Hill, IL

Meeting Date:	October 26, 2026
Submitter:	Daniel Ritter, Community Development Director
	Ron Wiedeman, Director of Engineering
Department:	Community Development and Engineering
Agenda Item:	GIS Implementation Overview and Presentation by Municipal GIS Partners (MGP)

Summary/Background:

The City of Crest Hill joined the GIS Consortium (public.gisconsortium.org) and contracted with MGP (https://mgpinc.com/) in April 2026 to update and improve the city's GIS and overall technology capabilities. The initial implementation and onboarding were completed in early October, with internal and public access active and initial staff training completed.

The City Map Viewer is linked on the City's main webpage and at this link: https://communitymapviewer.gisconsortium.org/CrestHillIL. Additional layers and information are planned for the future, including adding the City's ward map and improving the accuracy of the city's infrastructure layer information.

Chris Strom, Industry Success Manager at MGP, will present an overview of the implementation process, what capabilities are live, how to get help/assistance, what tasks and improvements we expect to see going forward, and answer any questions.

Attachments:

1. Crest Hill GIS Implementation Summary - Chris Strom – 10/14/26
2. Crest Hill/ MGO Final Implementation Update – 10/12/26

MEMORANDUM

DATE: October 14, 2026

TO: Daniel Ritter, AICP
Community Development Director
City of Crest Hill

FROM: Chris Strom
Industry Success Manager
MGP, Inc.

SUBJECT: Crest Hill GIS Implementation Summary

Crest Hill's GIS implementation with MGP has reached operational closeout. The core mapping environment, initial solutions, baseline data, backup coordination, and onsite training are complete, allowing staff to begin regular use. The City now has a functional foundation for continued data refinement, broader departmental adoption, and future GIS projects.

Implementation Highlights

- **Core tools deployed.** myGIS, the Community Map Viewer, and initial GIS solutions are available for staff use and public-facing map access.
- **Baseline data established.** Core utility, zoning, development, address, community boundary, and supporting information has been incorporated into the GIS environment.
- **Staff training delivered.** Onsite myGIS training was provided September 15 for Public Works and administrative users, introducing available data, tools, and the request process.
- **On-going administration supported.** The City's Esri account was connected, GIS backup coordination with IT was completed, and a structured path was established for transitioning additional legacy and departmental data.

Transition to Ongoing Support

Implementation closeout does not mean all data and access needs are finalized. Selected legacy layers still require migration and validation, and Esri licensing and Field Maps access remain in progress. Remaining data will be prioritized based on operational value, reliability, and ownership rather than transferred without review.

Next Priorities

- **Data quality and maintenance.** Validate high-priority information, confirm authoritative sources, and document responsibility for updates and corrections.
- **Access and adoption.** Finalize licensing and mobile field access based on staff needs, with continued role-specific support.
- **Future improvements.** Scope and prioritize departmental requests and public-facing enhancements through ongoing City and MGP coordination.

MGP

Crest Hill | MGP Final Implementation Update October 12, 2026

Executive Summary

The Crest Hill GIS implementation has reached operational closeout. The core GIS environment, myGIS, Community Map Viewer, and initial solutions were deployed; baseline data was ingested; onsite training was delivered; and staff can now begin using the system in regular operations. The implementation establishes a functional foundation for continued data refinement, departmental adoption, and future GIS projects.

The remaining work is best managed as post-implementation improvement rather than launch readiness. Near-term priorities include completing the transition and validation of selected legacy layers, finalizing Esri licensing and Field Maps access, documenting authoritative data sources and update processes, and advancing high-value department requests through normal project scoping and prioritization.

Final Status Snapshot

Area	Final status	Closeout position
Overall implementation	Operational closeout	Core environment, baseline data, solutions, backup, and training are complete. Staff can begin regular use.
GIS environment and solutions	Deployed	myGIS, Community Map Viewer, and current solution set are available, with water, sanitary, storm, zoning, development, and community boundary content established.
Training and adoption	Completed / ongoing	Onsite training was delivered September 15 for Public Works and Village Hall users. Continued adoption and role-specific follow-up will move into ongoing client success.
Data transition	Post-launch refinement	High-priority legacy and departmental layers are being migrated and validated based on operational need, reliability, and ownership.
Licensing and field access	In progress	User types and Field Maps editing needs are being confirmed before final Esri license allocation and setup.
Implementation reporting	Complete with this update	This memo closes the recurring implementation reporting phase and transitions remaining items into ongoing project delivery and governance.

Implementation Outcomes

- Established the Crest Hill GIS environment and connected the City's Esri account to support deployment and ongoing administration.

- Deployed myGIS, the Community Map Viewer, and the initial solution set, creating a single operational starting point for staff and public-facing map access.
- Ingested the minimum required baseline data for launch, including core utility, zoning, development, community boundary, address, and supporting layers.
- Completed scheduled GIS backup coordination with IT.
- Delivered onsite myGIS training on September 15 for Public Works and Village Hall users, including orientation to available data, tools, requests, and future asset-management use.
- Introduced the Community Portal and public map viewer for resident-facing property and community information.
- Created a structured transition path for additional Robinson-hosted and departmental data rather than copying all legacy content without confirming accuracy, purpose, or ownership.
- Established continuing stakeholder coordination for utilities, address data, Public Works operations, Community Development, Police, and other departmental opportunities.

Key Closeout Decisions

Implementation is operationally complete. Baseline data has been ingested, myGIS training has been completed, and the available tools are functional for staff use.

Legacy data will be prioritized, not blindly replicated. Remaining layers will be transferred, consolidated, rebuilt, corrected, or retired based on business value, source reliability, and stakeholder review.

Utility data requires an ongoing ownership and validation process. Network checks, field knowledge, ownership distinctions, and any contractor-maintained data will be reconciled through continued stakeholder review.

Licensing will follow actual user needs. The City and MGP will distinguish field editors, creators, and viewers before finalizing Esri licensing and Field Maps access.

New requests move into the project pipeline. Departmental tools, dashboards, data integrations, and public-facing enhancements will be scoped and prioritized as post-implementation work.

Post-Implementation Priorities

Data transition and quality

Complete the prioritized migration of high-value legacy content, beginning with planning, street-light, pavement, construction-project, service-line, and other operational layers identified by Crest Hill. Validate ownership and accuracy before broader reliance or public use.

Utility governance

Confirm authoritative sources, reconcile contractor-held information, complete network and ownership review, and document how updates, as-builts, questions, and corrections will enter the GIS process.

Licensing and Field Maps

Confirmed which staff need editing, mobile, creator, or viewer access; obtain City approval; and coordinate final setup with Esri.

Public-facing resources

Continue improving the Community Portal, public map viewer, construction project information, alderperson content, and other resident-facing experiences as source data is confirmed.

Departmental adoption

Use normal project scoping to advance Police, Public Works, Community Development, permitting, road ownership, asset management, and other departmental opportunities.

Leadership communication

Prepare a council or board overview covering implementation outcomes, current capabilities, the upcoming roadmap, and the City's long-term GIS direction.

Recommended Ongoing Governance

- Maintain a recurring Crest Hill and MGP check-in focused on adoption, priorities, risks, and decisions rather than implementation task tracking.
- Use the established request process for new projects and data changes so requests can be scoped, assigned, and tracked consistently.
- Maintain named City stakeholders for utilities, addresses, Public Works field operations, Community Development, Police, and public-facing content.
- Review high-value datasets on a recurring basis and clearly identify layers that are authoritative, under review, incomplete, or intended only for internal use.
- Revisit licensing and access as additional departments begin creating, editing, or maintaining GIS content.

Closeout Statement

Crest Hill now has a live GIS foundation, trained initial users, deployed core solutions, and a defined path for continued improvement. The implementation phase can close, with remaining data refinement, licensing, governance, and departmental opportunities transitioning into ongoing client success and project delivery. This approach preserves implementation momentum while giving the City and MGP a practical structure for building accurate, sustainable, and useful GIS capabilities over time.

Crest Hill
CITY OF NEIGHBORS

Agenda Memo

Crest Hill, IL

Meeting Date:	October 26th, 2026
Submitter:	Deputy Chief David Reavis
Department:	Police Department
Agenda Item:	Approval request to purchase The WRAP restraint system.

Summary: The WRAP by Safe Restraints. The WRAP is a safe restraint system, designed to protect subjects, officers and staff by reducing the possibility of injury and death. The WRAP also protects from damage to vehicles and other City owned property. The WRAP is made in the USA. The WRAP features a locking shoulder harness, leg restraint, ankle restraint, protective headgear in a tactical bag. Safe Restraints, Inc will provide full instructor training and a 5-year conditional repair support for purchase of The WRAP.

Recommended Council Action: Approve quote from Safe Restraints, Inc for purchase of 4 new WRAP restraint systems.

Financial Impact: $6,348.48

Funding Source: Training Fund (01-02-5341)

Budgeted Amount: None

Cost: $6,348.48 for 4 units.

Attachments: Crest Hill PD The WRAP Quote (#TGP081626CHPD)

Photos and description of The WRAP

The WRAP
BY SAFE RESTRAINTS, INC.

Quote

Make Checks Payable to:
Safe Restraints, Inc.
1701 EL Nido #771
Diablo, CA 94528

DATE August 17, 2026
Quote Number TGP081626CHPD

Prepared by Charles Hammond
Phone: 716 863 0498
charles@commandsourcing.com

Bill To:
Crest Hills Police Dept.
Deputy Chief David Reavis
20590 City Center Blvd
Crest Hill, IL 60403

Comments or special instructions: Tax will be assessed by purchaser on items ordered out of the state of California. 4% service charge on payment by Credit Card. Return Policy:

Qty	Description	Amount
4	WRAP Safety Restraint Package @ $1595	$6,380.00
	Full Instructor Training	Included
	5-Year Conditional Repair Support	Included
	Shipping	$168.48
	Volume Discount	($200.00)
	TOTAL:	$6,348.48
	Sales Tax:	
	GRAND TOTAL:	$ 6,348.48

THANK YOU FOR YOUR BUSINESS!



Safety Features:

Locking shoulder harness

- Convenient back storage pocket for equipment such as spit masks and safety gloves.
- Locking carabiner for securing handcuffs
- Stainless steel locking buckles
- Positions person in an upright seated position; recognized as one of the safest positions for oxygen recovery while creating no pressure against the chest

Leg restraint

- With stainless steel locking buckles
- Holds legs in an extended position
- Eliminates the ability to kick
- High grade mesh allows body heat to escape
- 3-inch straps distribute pressure

Ankle Strap

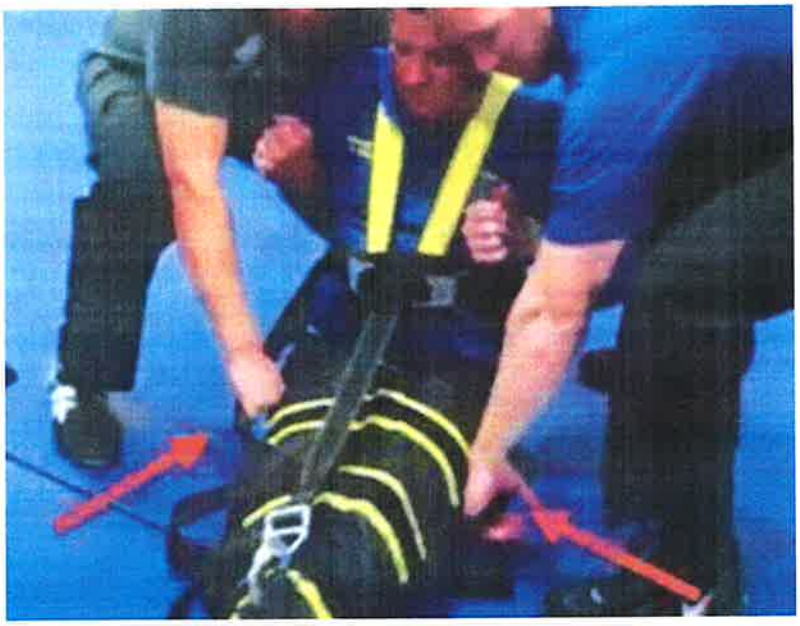
- With carry handle
- 3 inches wide
- Locks the ankles (crossed)
- Distributes pressure to reduce blood flow restriction

Tactical bag

- With hands-free shoulder strap
- Exterior bright yellow marking and interior yellow dividers for ease-of-use in low light

Additional safety and security features of The WRAP Carrying Handle Option:

- Carrying handles on the leg restraint allow for safe and secure carry of the subject by personnel when needed.





Security Ring Options:

- A security ring in the front of the leg restraint allows for safe, comfortable and secure alternate hand placement when needed.



The harness is used not only in the full application of The WRAP but also during routine transport of a hand cuffed subject. If a concern exists that the subject will move their handcuffed hands from behind their body to the front, utilize this additional security ring to eliminate that potential behavior.



Transport Images

- When the need for range of motion movement of a subject occurs or to move a subject when walking is needed, The WRAP allows personnel to walk the subject in The WRAP. This is a safe, secure, controlled and comfortable movement alternative for all personnel involved.



Sheriff/Jail	Illinois	Adams County Sheriff's Office
Police	Illinois	Bartlett Police Dept.
Police	Illinois	Beecher Police Dept.
Police	Illinois	Brookfield Police Dept.
Sheriff/Jail	Illinois	Boone County Sheriff's Office
Sheriff/Jail	Illinois	Coles County Sheriff's Office
Sheriff/Jail	Illinois	Crawford County Sheriff/Jail
Police	Illinois	Crystal Lake Police Department
Sheriff/Jail	Illinois	DeKalb County Sheriff's Office
Police	Illinois	Des Plaines Police Dept.
Sheriff/Jail	Illinois	Douglas County Sheriff's Office
Police	Illinois	Elgin Police Dept.
Police	Illinois	Farina Police Dept.
Police	Illinois	Glendale Heights Police Dept.
Police	Illinois	Granite City Police Dept.
Sheriff/Jail	Illinois	Hancock County Sheriff's Office
Sheriff/Jail	Illinois	Henry County Sheriff's Office
Police	Illinois	Hinsdale Police Dept.
Police	Illinois	Homewood Police Dept.
Sheriff/Jail	Illinois	Jo Daviess County Sheriff's Office
Sheriff/Jail	Illinois	Kendall County Sheriff's Office
Sheriff/Jail	Illinois	Knox County Jail
Sheriff/Jail	Illinois	Lake County Sheriff's Office
Police	Illinois	Lakewood Village Police Dept.
Sheriff/Jail	Illinois	Lawrence County Sheriff's Office
Sheriff/Jail	Illinois	Lee County Sheriff's Office
Police	Illinois	Libertyville Police Dept.
Police	Illinois	Lincolnwood Police Dept.
Police	Illinois	Lisle Police Dept.
Sheriff/Jail	Illinois	Macoupin County Sheriff's Office
Sheriff/Jail	Illinois	McLean County Sheriff's Office
Sheriff/Jail	Illinois	Monroe County Sheriff's Office
Police	Illinois	Morton Grove Police Dept.

Memo – Administration Report

Crest Hill, IL

Meeting Date:	October 26, 2026
Submitter:	Blaine Wing, City Administrator
Department:	Administration
Agenda Item:	Discussion of Payroll & HR Software with UKG

Summary: For the past nine (9) months, staff from various departments have been reviewing various software programs, as the City's agreement with Caselle is coming up for renewal in early 2027 and some departments are still using paper-based processes. Those departments include Finance, HR, Community & Economic Development (for building permits, inspections, and code enforcement), and Public Works (for assets management and work orders).

The City's Police Department already uses a UKG software for scheduling, time/attendance, and payroll, and thus as part of the review process, UKG's non-public safety software solutions were also reviewed. Other vendors, such as BS&A, OpenGov, Caselle and others were also evaluated.

After months of demonstrations and proposals, the UKG Ready software was the solution that all of the City's departments agreed on. From that point, the modules were narrowed down to the three (3) core modules that are needed for digital time clocks and geo-fenced logins, a modern software platform that will integrate HR and payroll, allowing work between Finance and HR to become more coordinated and efficient. The opportunity to have ready-made HR-process checklists, due-date reminders, and recordkeeping for training and certifications will keep the City in compliance with required laws and our own policies. Additionally, having a payroll system that works with the software the Police Department uses will reduce (to eliminate) grievances that were complicated due to software constraints, and will save time.

Staff recommend **not** renewing the Caselle software for Payroll and HR and depending on the implementation date move to month-to-month or read-only access with the Payroll module until the City has the data needed to comply with federal and state requirements. Further, staff recommend the following UKG Ready modules:

- UKG Ready Time & Scheduling Bundle
- UKG Ready Payroll Plus Payroll Services w/ SmartCheck
- UKG Ready HR

The agreement with UKG will use preferred public-sector pricing through the OMNIA purchasing cooperative, saving approximately 35% of the standard pricing.

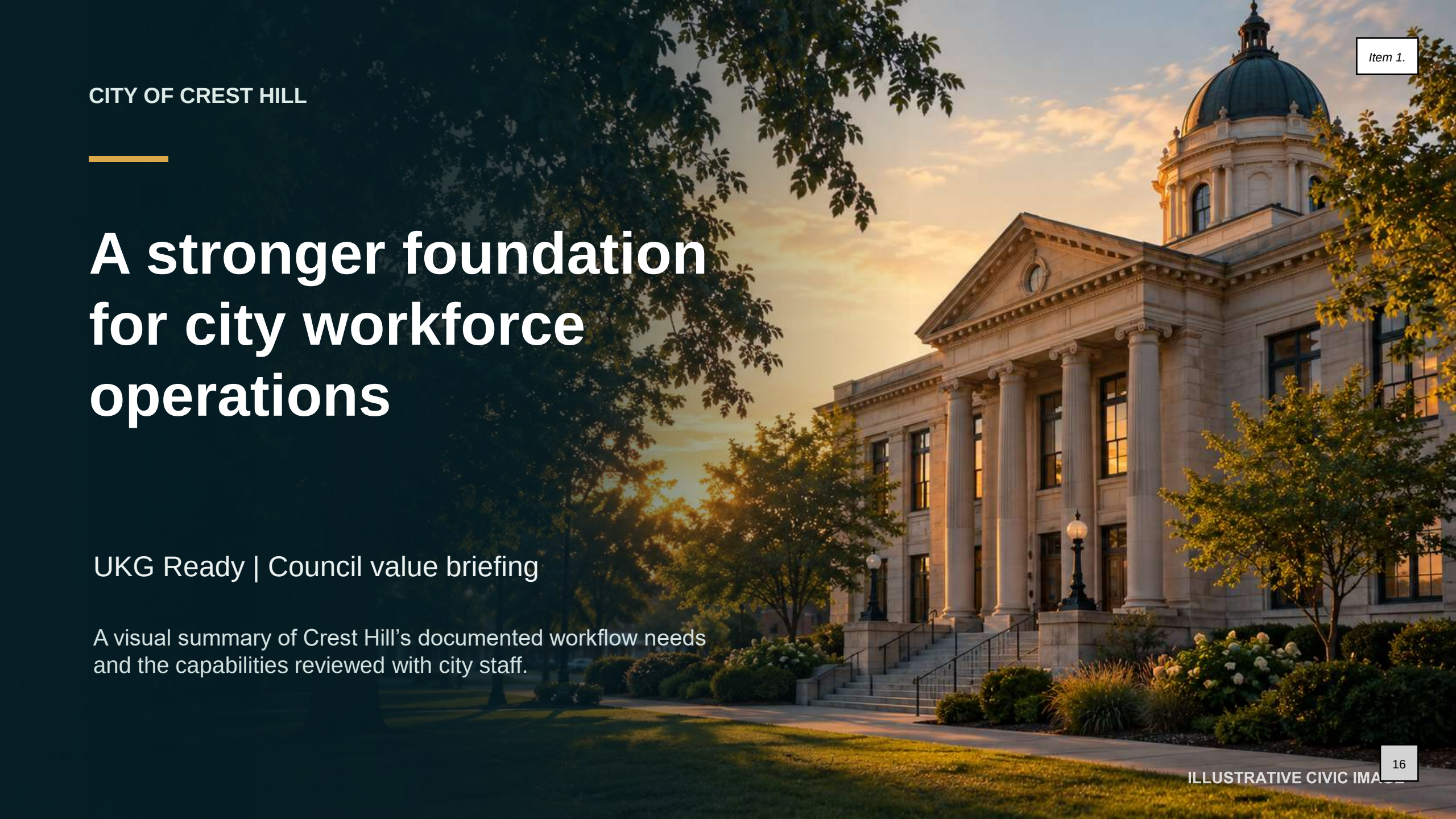
Budget Impact: The City has yet to receive the Caselle renewal rates, but those will be used to reduce the implementation and ongoing costs of the UKG Ready modules that are listed in the provided proposal.

CITY OF CREST HILL

A stronger foundation for city workforce operations

UKG Ready | Council value briefing

A visual summary of Crest Hill’s documented workflow needs and the capabilities reviewed with city staff.



ILLUSTRATIVE CIVIC IMAGE

What is UKG Ready?

A connected system for managing the employee workday and turning approved time into payroll.

1

Employee record

One place for job, pay, tax, contact, and employment details.

2

Time and requests

Capture punches; submit time off, overtime, and comp-time requests.

3

Rules and approvals

Route work to supervisors and apply configured pay rules.

4

Payroll and reports

Review pay, finalize payroll, and produce labor and finance outputs.

Where Ready fits

Ready is a human-resources, time, and payroll platform. It is not the city's full finance or ERP system. Crest Hill's finance system remains responsible for accounting and other city functions; payroll and labor data can be mapped or exported to it.

COUNCIL TAKEAWAY

One connected employee and pay workflow, with city-specific setup.

Who would use Ready—and what would they do?

Different people use the same workflow for the parts of work they own.

EMPLOYEES

Use self-service

- Clock in by clock, web, tablet, or approved mobile method
- Request time off, overtime, or comp time
- Review pay statements and balances; complete forms

SUPERVISORS

Review and approve

- Review employee time and exceptions
- Approve requests and timesheets
- See team schedules and time reports

HR + PAYROLL

Maintain and process

- Maintain employee and pay records
- Configure agreements, codes, and payroll rules
- Check payroll, fix exceptions, finalize the run

FINANCE

Review and reconcile

- Review labor and payroll reports
- Check cost allocation and general-ledger data
- Use mapped outputs with the city finance system

The handoff: **Employee time and requests → supervisor approval → payroll calculation and review → finance reconciliation**

Today’s process carries avoidable manual work

Crest Hill staff described paper time capture, spreadsheet re-entry, and manual payroll checks.

CAPTURE

Paper time cards, time-off slips, overtime requests, and comp-time forms enter the process.

Paper records

RE-ENTER

Public Works time and requests are typed into employee spreadsheets before payroll.

Spreadsheet entry

RECONCILE

Payroll staff review exceptions and manually duplicate police time data across systems.

Cross-system checks

UP TO 3 DAYS

reported payroll processing time

Staff time goes to rekeying and checks

rather than having one shared workflow for time, approvals, payroll, and reporting.

A connected workflow for time, payroll, and HR

UKG Ready brings the core employee and pay processes into one configurable platform.

PUBLIC WORKS
Clock punches and time-off requests

CITY DEPARTMENTS
Employee records and approvals

POLICE
Telestaff schedule/time data

UKG READY

One employee work record

Time capture + approvals
Pay rules + payroll
HR records + benefits
Reports + GL outputs

FINANCE
Cost and payroll reporting

MANAGERS
Approvals and time visibility

EMPLOYEES
Self-service and HR requests

Design checkpoint: confirm Telestaff data flow, payroll rules, approvals, and GL mappings during solution scoping.

Time and payroll functions shown for Crest Hill

The system can collect time, route approvals, apply configured rules, and prepare payroll review.

01

Time capture

Employees can use a time clock, a web or tablet kiosk, or the Ready mobile app. Mobile location and geofencing controls can be configured for punch rules.

02

Requests and approvals

Route time-off, overtime, and comp-time requests for review. Managers can review and approve timesheets, with alerts for items needing attention.

03

Payroll rules and checks

Configured pay codes and rate tables apply pay rules such as rounding, accruals, comp time, and shift differentials. A payroll checklist flags outstanding items before processing.

04

Payroll and labor reports

Review pay statements, payroll comparisons, general ledger reports, and labor distribution before finalizing. Department or fund allocations need to be mapped during setup.

Illustrative configuration. Confirm pay rules, permissions, Telestaff data flow, and fund allocations during scoping.

Crest Hill’s payroll rules need explicit setup

The city described three union agreements and a specific police comp-time timing issue.

POLICE OFFICERS

Officer agreement
Distinct pay and comp-time rules

POLICE SERGEANTS

Separate agreement
Validate its own pay rules

LOCAL 150

Primarily Public Works, plus clerical roles

The city estimated about 90% of its workforce is covered by these groups; roughly 15 employees are non-union, with part-time and seasonal staff also in scope.

01

Comp time at 1.5×

Earn comp at 1.5× eligible hours. Crest Hill also described a 224-page pay-code report with inactive codes.

02

Available when earned

Police staff may use comp time as soon as they earn it under the agreements. The city said Caselle visibility follows a two-week cycle, creating disputes.

03

Quarterly buyback

The city buys back comp time quarterly with paper checks and hand-delivers them. Preserve and test that workflow.

Before go-live: clean up active pay codes, then test each agreement’s calculations, comp-time visibility, and quarterly paper-check flow.

What Ready Payroll would do each biweekly cycle

From department approvals to payroll review, the process follows Crest Hill's configured rules.

1. **Approve time**
   Managers review timesheets. Ready can flag time-off requests still awaiting approval. Telestaff time data and Public Works time entry need validated setup.

2. **Apply pay rules**
   Use mapped active pay codes and employee groups to calculate eligible hours, overtime, comp-time banks, accruals, deductions, and other configured rates.

3. **Check payroll changes**
   The prep checklist looks for pay changes, promotions, address changes, new tax forms, and tax-rate updates that may affect the run.

4. **Review and reconcile**
   Preview employee pay statements and deductions. Review general-ledger and labor-distribution reports, fund allocations, vendor payments, and prior-run comparisons.

5. **Finalize and pay**
   Crest Hill can finalize payroll in-house. Optional Payroll Services can support ACH, taxes, garnishments, vendor payments, and W-2 processing.

Manual/on-demand checks remain an option. Confirm comp-time buyback, union dues, pension payments, fund mapping, Telestaff flow, and any optional service fees in the final design and quote.

HR, benefits, and reporting functions

Digital employee workflows can reduce paper handling while giving HR and Finance more usable records.

EMPLOYEE RECORDS

Self-service

Employees can submit profile changes and requests through web or mobile workflows.

Onboarding

Custom checklists, due dates, electronic forms, signatures, and document uploads.

Tracking

Maintain credentials, licenses, training, and equipment records with expiration reminders.

BENEFITS

Enrollment

Employees can review plan options and submit new-hire or life-event elections.

Contribution view

Track employee and employer amounts and show plan details in the employee profile.

Payroll link

Benefit deductions and employer costs can flow into payroll; GL mapping needs configuration.

REPORTING

Custom views

Add report fields, filter, reorder columns, save views, and share within permissions.

Finance outputs

Export reports to Excel, PDF, CSV, or text and schedule recurring delivery.

People analysis

Build reports for benefit participation, employee/employer costs, and HR fields.

Final features and functions depend on the modules included in the approved scope.

The value is better control over workforce information

A practical case for moving beyond paper and disconnected handoffs.

01

More staff capacity

Reduce time spent keying paper records, checking spreadsheets, and correcting repeated entries.

02

Clearer oversight

Give managers and administrators a shared view of requests, approvals, time, and employee records.

03

Better-informed choices

Use reports on overtime, comp time, insurance contributions, and labor cost to support budget and staffing discussions.

These are intended outcomes to track after implementation, not guaranteed savings.

What could payroll time savings be worth?

A simple scenario converts hours returned to the team into an annual value to validate.

CREST HILL REPORTED

Up to 3 days

to process payroll, with paper time cards, spreadsheets, manual pay-code entry, and recurring checks.

What that does—and doesn't—tell us

Three days is elapsed processing time, not measured labor hours. Track staff time before estimating savings.

ILLUSTRATIVE TIME RETURNED

If the overall payroll process takes this much less staff time each biweekly run:

1 hour / run	2 hours / run	4 hours / run
26	**52**	**104**
hours returned / year	hours returned / year	hours returned / year
≈ 3.25 days	**≈ 6.5 days**	**≈ 13 days**

ANNUAL LABOR VALUE

hours returned × loaded hourly labor cost

Scenarios use 26 biweekly payrolls/year and an 8-hour workday. They are examples, not UKG savings commitments.

A council-ready decision can stay focused

Compare the proposed investment with the work it replaces and the visibility it adds.

1	**Operating need**	Replace paper time handling and repeated spreadsheet entry with a controlled digital workflow.
2	**Management value**	Confirm the reports and approvals leaders need for payroll review, overtime, benefits, and staffing.
3	**Total cost**	Review the final UKG quote alongside current HR, payroll, timekeeping, and public-safety system costs.
4	**Purchase and transition**	Confirm the Omnia contract route, city procurement requirements, implementation scope, and timing.

The city discussed a work session followed by a council meeting. Omnia was reviewed as a potential cooperative purchasing path; confirm the city's requirements before relying on it.

UKG Ready Proposal



Prepared for:

City of Crest Hill

Prepared by:

Luke Storch

Net New Account Executive 2 MM

luke.storch@ukg.com

Put workforce understanding to work

HR, Pay, & Workforce Management

With the world's largest collection of workforce insights, our ability to reveal unseen ways to build trust, amplify productivity, and empower talent is unmatched. It's this expertise, along with our people-first AI, that equips our customers with the intelligence to solve any challenge in any industry — because great organizations know their workforce is their competitive edge.

Better intelligence, smarter decisions, stronger teams

Whether you're leading a team of 10 or 10,000+, our AI-led workforce operating platform is built to deliver exactly what your people need, when they need it, in ways that feel made for them.

HR

From recruiting and onboarding to HR administration, benefits, learning and development, employee surveys, collaboration, and continuous feedback, UKG gives you everything you need to attract, support, and grow your people while building a culture rooted in trust.

Pay

UKG makes payroll simple and reliable everywhere you operate, combining global reach with local compliance, on-demand pay and wellness options, mobile access, pay modeling, and payment and tax services. The result: fair, accurate, and timely pay, every single time.

Workforce Management

UKG helps you balance workforce and workload, so the right people are in the right place at the right time. With industry-specific expertise, we deliver smarter time and attendance, leave and absence management, scheduling and forecasting, and strategic workforce planning to keep your operations running smoothly.

"UKG has triggered a seismic shift in how we keep our frontline workforce connected and engaged and has opened our eyes to what's possible when you have the right partner and right solutions in place. Our implementation of UKG was more than a technological upgrade, it was a cultural shift for us. The productivity gains we've achieved are not only measurable in hours saved but also in improved morale, enhanced delivery, and a workforce better equipped to meet the needs of our community."

Nicole Campbell, Director of HR, Bedford County, VA

Technology that's built on human experience

We combine decades of leadership experience with billions of data points on work, people, and the world's greatest workplaces to draw insights our customers can act on, giving them a depth of understanding that no other vendor can offer.

What makes us different

People-first AI

Our AI does more than just automate. It frees employees from repetitive, low-value tasks so they can focus on the work that truly matters.

Workforce intelligence at scale

We harness the industry's most extensive database of people insights to reveal unseen opportunities that improve retention, uncover inefficiencies, and empower leaders to make quick, confident decisions.

Global reach, local fluency

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Thang Ho, Director of IT, Associated Students of Chico State University

PRICING PROPOSAL PREPARED FOR:

City of Crest Hill
20600 City Center Blvd, Crest Hill, IL 60403-5600 USA

PRICING PROPOSAL PREPARED BY:

Luke Storch
luke.storch@ukg.com
Net New Account Executive 2 MM

CITY OF CREST HILL, IL

UKG READY PRICING

Preferred public-sector pricing through OMNIA

35%
DISCOUNT
SIGN BY NOV 20, 2026

ANNUAL SUBSCRIPTION

List price
$28,380
110 employees

Discounted price
$18,447
35% off list price

SAVE $9,933 / YEAR

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UKG Ready Time & Scheduling Bundle	$5,148 / year
UKG Ready Payroll Plus Payroll Services w/SmartCheck	$7,293 / year
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IMPLEMENTATION

$16,018.75
TeleStaff integration included in implementation cost

One-time implementation

CONTRACT OPTIONS
3-year or 5-year term

No annual uplift

Discount requires signature
before November 20, 2026

Memo – Administration Report

Crest Hill, IL

Meeting Date:	October 26, 2026
Submitter:	Blaine Wing, City Administrator
Department:	Administration
Agenda Item:	Discussion of Citizen Participation & Council Rules of Order

Summary: For the past few years City Council has discussed this topic, but checking with the City Attorney, it does not appear that a final policy was ever adopted. Without having an adopted policy, the City is not on solid grounds to enforce verbally discussed rules and regulations.

As such, Attorney Stiff has provided the following background (see attachments) and I have also attached the Naperville code pertaining to this topic, for City Council's discussion and consideration. Naperville has explicit guidelines for public comments during City Council meetings, and these include a prohibition on personal attacks.

According to the Citizen Participation rules outlined in Section 1-5-6-6 of the Naperville Municipal Code:

"Speakers must refrain from harassing or directing threats or personal attacks at Council members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished." https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT1AD_CH5MACO_1-5-6-6CIPA

This means that while all viewpoints are welcome, including constructive criticism, personal attacks are not permitted. The Mayor or a majority of the City Council may expel individuals who violate these rules or act in a disorderly manner.

Recommendation: Review the history and direct staff and the City Attorney to create language for City Council's consideration.

1-5-6-6: CITIZEN PARTICIPATION:

1. Authority:

   1.1. The Illinois Open Meetings Act provides that members of the public must be given an opportunity to address public officials at open meetings and provides that public comment may be subject to the rules established and recorded by the public body.

   1.2. Members of the public may address the City Council pursuant to the rules established and recorded in this Section. Said rules shall be posted at the area where members of the public sign up to address the City Council at a City Council meeting.

   1.3. Any person may be expelled from City Council Chambers for the remainder of a City Council meeting by the Mayor or a majority vote of the City Council if that person:

      1.3.1. Addresses or attempts to address the City Council at a City Council meeting except in conformance and compliance with the rules provided in this Section; or

      1.3.2. Otherwise acts in a disorderly manner so as to disrupt the ability of the City Council to efficiently conduct its meeting.

2. Process:

   2.1. Members of the public who want to address the City Council at a City Council meeting shall sign up before the start of the meeting identifying themselves by name and indicating whether they want to address the City Council on a particular agenda item or during public forum.

      2.1.1. The purpose of the public forum is to allow members of the public an opportunity to address the City Council on issues of concern to them which are not part of the agenda.

   2.2. During public forum or after the introduction of each agenda item, members of the public shall be called in the order that they signed up.

   2.3. Speakers shall address the City Council from the podium and state their name for the record before beginning their remarks.

3. Limitations:

   3.1. Speakers shall limit their remarks to no more than three (3) minutes unless additional time is granted by the Mayor or by a majority vote of the City Council.

   3.2. A timer shall be used to notify speakers when the allotted time has expired. Speakers will be informed when their allotted time has expired. Upon the expiration of the allotted time, speakers shall stop speaking and leave the podium unless additional time is granted or unless there are questions directed to the speaker from Council members.

   3.3. Public participation during public forum shall be limited to no more than thirty (30) minutes in total unless extended for a time certain by the Mayor or by a majority vote of the City Council. If there are more speakers signed up to address the City Council than time will allow, the remaining public forum shall be bifurcated and continued to the end of the agenda, prior to new business.

   3.4. Groups of speakers should, whenever possible, consolidate their comments and avoid repetition through the use of representative speakers.

   3.5. Except during public forum, speakers shall focus and limit their remarks directly to the matter then under discussion.

   3.6. Speakers shall address their remarks to the City Council as a whole and not to any individual Council members.

3.7. Speakers shall not ask questions of individual Council members or a member of the City staff without first obtaining permission from the Mayor.

3.8. Speakers shall refrain from harassing or directing threats or personal attacks at Council members, staff, other speakers or members of the audience.

3.9. Council members may, but need not, ask questions of speakers at the conclusion of their comments.

3.10. Members of the audience shall maintain decorum and refrain from noisy outbursts or other distracting actions such as applauding, cheering, or booing during or at the conclusion of any remarks made by any speaker, staff member or Council members.

4. Petitioners:

4.1. Notwithstanding rules to the contrary in this Section, petitioners, defined as persons or entities who initiated and have a direct financial or ownership interest concerning a particular agenda item as determined by the City Manager shall be called at the beginning of said agenda item and may address the City Council concerning their petition for no more than ten (10) minutes.

4.2. After members of the public have had an opportunity to address the City Council pursuant to the rules provided in this Section, petitioners shall have no more than five (5) minutes to reply to any comments or questions from members of the public or Council members. There shall be no additional public participation on said agenda item after a petitioner's reply unless granted by the Mayor or by a majority vote of the City Council.

(Ord. No. 15-148, § 2, 9-1-2015; Ord. No. 23-175, § 1, 12-19-2023; Ord. No. 24-092, § 1, 9-3-2024)

1-5-6-7: COUNCIL RULES OF ORDER:

1. "Council Rules of Order" shall govern the proceedings of the City Council. When Council Rules of Order do not provide governance, "Robert's Rules of Order" shall govern.

2. Mayor To Preside: The Mayor shall preside at all meetings and workshops of the City Council provided that in the absence of the Mayor, the Mayor Pro Tem shall preside. The Mayor shall preserve order and decorum, and shall decide on all questions of order and procedure subject to the right of appeal and decided by majority vote without debate. Any point of order not promptly made shall be waived.

2.1. The Mayor may verbally summarize the item to be voted upon after it has been moved and seconded and may restate the question immediately prior to calling the vote. Following the vote, the Mayor shall announce whether the question carried or was defeated.

3. Introduction of Specific Agenda Item—Debate:

3.1. All agenda items shall be introduced at the meetings by the City Clerk or City Clerk designee.

3.2. Debate may be had on an agenda item after the agenda item has been introduced and also after a proper motion and second is had. All debate on the question before City Council shall conclude once a vote on the question has commenced.

3.3. No Council member shall speak more than two (2) times on an agenda item at a meeting, except by consent of the Mayor or by consent of a majority of Council members present. City Council consent shall be assumed in the absence of an objection. The first time a Council member speaks on an agenda item shall be limited to three (3) minutes. The second time a Council member speaks on an agenda item shall be limited to two (2) minutes.

3.4. Council members shall confine themselves to questions under consideration, avoiding personalities and refraining from impugning the motives of any other Council member's argument or vote.

3.5. There shall be no discussion among Council members while a Council member is speaking.

4. Motions: The City Council as set forth in this Section shall permit the following motions. City Council shall not act upon a motion unless it is seconded or as otherwise provided for in this Chapter. When a Council member seconds a motion, the member shall state their last name. The voting precedence of motions, the purpose and features of such motions shall be as follows:

4.1. Motion To Adjourn:

4.1.1. Purpose: To terminate a meeting.

4.1.2. Debatable: No.

4.1.3. Second Required: Yes.

4.2. Motion To Recess:

4.2.1. Purpose: To permit an interlude in the meeting and to set a definite time for continuing the meeting.

4.2.2. Debatable: Yes. Restricted to time or duration of recess.

4.2.3. Second Required: Yes.

4.3. Motion To Invoke Council Rules:

4.3.1. Purpose: At the request of any one Council member, an agenda item will be held over for consideration until the next regular City Council meeting. An agenda item held over by a motion to invoke council rules may not be held over a second time by this procedure.

4.3.2. Debatable: No. May be contested by a motion to overrule the request. The motion to overrule will pass upon at least two-thirds (⅔) vote of the corporate authorities then holding office.

4.3.3. Second Required: No (except for motion to overrule).

4.4. Motion To Close Debate And Call The Question:

4.4.1. Purpose: To stop discussion on the pending motion and bring such motion to an immediate vote unless a motion to invoke council rules or a motion to adjourn is made.

4.4.2. Debatable: No. This motion may be contested by an objection. Upon objection, the Mayor shall call for a roll call vote on the motion to close debate and call the question; which shall pass by majority vote of City Council. In the event the roll call vote fails, debate may continue.

4.4.3. Second Required: No.

4.5. Motion In Substitution:

4.5.1. Purpose: To take place of the pending main motion.

4.5.2. Debatable: Yes. Limited to the substitute motion. If the substitute motion is passed by vote required, no vote will be taken on the main motion. If the motion in substitution is defeated, a vote will be taken on the main motion.

4.5.3. Second Required: Yes.

4.6. Motion To Table To A Date Certain Or Indefinitely:

4.6.1. Purpose: To postpone consideration of an agenda item for City Council consideration to a date certain or indefinitely. An item that has been tabled indefinitely may be removed from the table by two-thirds (⅔) vote of City Council under New Business or as an agenda item provided for under this Chapter.

4.6.2. Debatable: Yes.

4.6.3. Second Required: Yes.

4.7. Main Motion:

4.7.1. Purpose: To place an item before the City Council for debate and vote.

4.7.2. Debatable: Yes.

4.7.3. Second Required: Yes.

4.8. Motion To Go Into Closed Session:

4.8.1. Purpose: To convene a closed session for purposes authorized by the Open Meetings Act.

4.8.2. Debatable: Yes.

4.8.3. Second Required: Yes.

4.9. Motion To Reconsider:

4.9.1. Purpose: To permit a subsequent vote on a motion which has previously been voted upon.

4.9.1.1. Motion To Reconsider At The Same Meeting: A motion to reconsider at the same meeting may only be made: 1) before another item has been discussed, or 2) under New Business. If the motion to reconsider is made before another item has been discussed, it may be reconsidered immediately at the same meeting. If another item has been discussed, it may only be brought under New Business. The item will then be placed on the agenda for consideration at the next City Council meeting. A motion to reconsider must be made by a member who voted on the prevailing side, seconded, and pass by a vote of two-thirds (⅔) of the City Council then holding office.

4.9.1.2. Motion to Reconsider at the Next Meeting: A motion to reconsider a decision made at the previous City Council meeting must be made under New Business, seconded and pass by a vote of two-thirds (⅔) of the City Council then holding office. If passed by the required vote, that item will be placed on the agenda for consideration at the next City Council meeting. A motion to reconsider must be made by a member who voted on the prevailing side.

4.9.1.3. Once a motion to reconsider is made and decided in the negative, a motion to reconsider shall not be considered again.

4.9.2. Debatable: Yes. Limited to its reconsideration.

4.9.3. Second Required: Yes.

4.10. Motion To Change Vote:

4.10.1. Purpose: To permit a Council member to change their vote prior to the Mayor announcing the vote results.

4.10.2. Debatable: No.

4.10.3. Second Required: No.

4.11. Motion To Suspend Rules:

4.11.1. Purpose: City Council procedural rules may be temporarily suspended for only the matter under consideration by two-thirds (⅔) vote of the corporate authorities. However, rules relating to issues governed by State statute shall not be so suspended.

4.11.2. Debatable: Yes.

4.11.3. Second Required: Yes.

4.12. Motion To Remove Item From The Agenda:

4.12.1. Purpose: To remove an agenda item when no action is required by City Council.

4.12.2. Debatable: Yes.

4.12.3. Second Required: Yes.

4.13. Motion To Take An Item Out Of Agenda Order:

4.13.1. Purpose: To place an agenda item in a different position upon the agenda for City Council consideration.

4.13.2. Debatable: Yes.

4.13.3. Second Required: Yes.

5. Roll Call Vote Required: All ordinances and any resolution or motion to expend or disburse monies or create liability shall be passed only by roll call vote and shall be recorded. A roll call vote may also be used to clarify a voice vote.

6. Final Determination: In the absence of a motion to reconsider brought at the same or next regularly scheduled meeting of the City Council as set forth in this Chapter, a determination made by the City Council may not be reconsidered or considered again except by way of new petition, new business, amendment, rescission, repeal or similar action, which action may not be considered within sixty-two (62) days of the City Council's decision.

(Ord. No. 15-148, § 2, 9-1-2015)

The first page of the attached pdf is what I believe to be the current CH policy, although I do not see anywhere on the document an indication of when it was formally adopted and/or approved. The second page is a draft Ordinance we prepared regarding the specific issue of recording the meetings, but this was never passed. In fact, one of the "rules" that was up for discussion is likely not allowable, specifically the prohibition from recording an audience member that does not wish to be recorded.

The next document in the group is the City of Peru's Ordinance/Policy, and the last two policies are from Tinley Park and Centralia, respectively.

City of Crest Hill

Public Comment Policy

The opportunity to speak to the Mayor and City Council is provided for those who have a question or comment on an agenda item of City of Crest Hill issue that will stimulate the thought so as to make the City Council deliberations more productive and meaningful. The Mayor and City Council appreciates hearing from our residents and your thoughts and questions are valued. The Mayor and City Council strives to make the best decisions for the City and public input is very helpful.

Respect for the duties of the Mayor and City Council and for the democratic process will be adhered to in regard, civility and sense of decorum will be strictly followed. Comments that are personally condescending will not be permitted. Therefore, speakers shall be courteous and should not make statements that are personally disrespectful to members of the City Council.

I. MUST MAKE COMMENTS ONLY FROM THE PODIUM

II. MUST ANNOUNCE NAME AND ADDRESS BEFORE COMMENCING COMMENTS

III. COMMENTS LIMITED TO THREE (3) MINUTES AND EACH CITIZEN WILL BE PERMITTED TO SPEAK ONCE

IV. COMMENTS MUST BE ADDRESSED TO MAYOR AS THE PRESIDING OFFICER OF THE MEETING

V. COMMENTS MUST BE PRESENTED IN A RESPECTFUL AND NONDISRUPTIVE MANNER

VI. REPETITIVE COMMENTS WILL NOT BE PERMITTED

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE POLICY AND RULES REGARDING PUBLIC COMMENT AND NONOFFICIAL RECORDING OF ALL PUBLIC MEETINGS OF THE CITY OF CREST HILL

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

WHEREAS, the City Council has from time to time determined that its Ordinances Policies should be updated or amended and is authorized to do so; and

WHEREAS, the Mayor and City Council welcome public comment and public participation at meetings of the City Council and meetings of the City's committees, commissions and advisory boards; and

WHEREAS, the Corporate Authorities of the City of Crest Hill are authorized under the Illinois Open Meetings Act to establish rules and policies providing for respectful public comment at public meetings and to allow attendees to have the opportunity to make comment or express their views; and

WHEREAS, it is necessary and appropriate for the City establish rules governing the nonofficial recording of public meetings to that the right to record meetings is preserved without disruption or interference with the meeting and the conducting of City business and while at the same time preserving the rights of the members of the public body and the general public; and

WHEREAS, the City Council has previously adopted a Public Comment Policy; and

WHEREAS, the City Council has determined that the Public Comment Policy should be amended and updated.

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: The City of Crest Hill Public Comment Policy is hereby repealed in its entirety and replaced with the following:

SECTION 3: All meetings shall provide an agenda item for public comment. A maximum of 3 minutes during each meeting shall be allowed for any person to address the council,

committee, or commission on any public matter not on the agenda. In addition, the presiding officer shall permit any person an opportunity to address the board regarding an agenda item prior to the board voting on that matter.

Public comments shall be governed by the following rules:

The Mayor, presiding officer, or chair may prohibit the recording of any audience member who objects to being recorded.

The Mayor, presiding officer or chair may impose additional rules or limitations on any recording, as he or she deems necessary or appropriate to preserve the orderly operation and decorum of the meeting.

The Mayor, presiding officer or chair shall order the immediate termination of any recording that disrupts the meeting.

These rules shall apply to the council, committee or commission and to those subsidiary boards and committees of the Village to the extent they have not adopted rules for the conduct of public meetings and public comment.

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 _____ DAY OF _____, 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 _____ DAY OF _____, 2022.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

ORDINANCE NO. 6333

AN ORDINANCE AMENDING PROCEDURES FOR PUBLIC COMMENT AT CITY MEETINGS

WHEREAS, the City of Peru ("City") is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Illinois Open Meetings Act 5 ILCS 120/1 et. seq., ("OMA") requires that any person shall be permitted an opportunity to address public officials under the rules established and recorded by the public body; and

WHEREAS, the City Council recognizes the right to Freedom of Speech and has historically always encouraged public comment at City Council, Committee, and other City meetings; and

WHEREAS, on September 22, 2014, the City passed Ordinance No. 6031 entitled: "AN ORDINANCE ESTABLISHING PROCEDURES FOR PUBLIC COMMENT AT CITY MEETINGS"; and

WHEREAS, the City Council finds and determines it is in the best interests of the City to revise its procedures for public comment at City meetings to ensure the public has a reasonable opportunity to address public officials at City meetings while maintaining civil, orderly, and productive meetings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: Recitals. The City Council finds the facts and statements contained in the preambles to this Ordinance are true and correct and are hereby adopted as part of this Ordinance.

SECTION 2: Amended Public Comment Procedures. Chapter 2, Article I, Section 2-29 of the City of Peru Code of Ordinances is hereby amended to read as follows:

Sec. 2-29. Public Comment at City Meetings.

(a) **Authority.**
Pursuant to Section 2.06(g) of the Open Meetings Act, 5 ILCS 120/2.06(g), any person shall be permitted an opportunity to address public officials under the rules established in this section.

(b) **Purpose of Public Comment Rules.**
The reasonable time, place, and manner regulations established in this section serve the City's significant government interests in holding civil, orderly, and productive meetings; conserving time, and ensuring that members of the public have a fair opportunity to speak.

(c) **Public Comment General Rules of Order.**

1. Any person shall be allowed to speak at any public meeting on any matter of public concern. No person shall be prevented from speaking on the basis of any prior speech.
2. Prior to the start of the meeting, anyone desiring to make public comment must sign their name to the public comment sheet and identify the agenda item or topic on which they would like to offer comment. Additional contact information may be provided but is not required. Speakers will be called to speak upon in the order they appear on the public comment sign in sheet.
3. Each person who wishes to speak will be allotted no more than three (3) minutes to make public comment unless additional time is authorized by the presiding members or with the consent of a majority of then present council, board, or committee members.
4. No person may allot his or her time to another speaker to increase that speaker's allotted time.
5. Each person offering public comment shall first be acknowledged by the presiding member and shall begin their comment by stating their name.
6. The total time for public comment shall not exceed thirty (30) minutes at any meeting.
7. In the event that the thirty-minute time period elapses before all speakers have an opportunity to be heard, those speakers on the public comment sheet still wishing to be heard shall retain their position on the list for the public comment portion at the next meeting.

8. Any person shall be permitted to address the public body or any member of the public body at any time via mail or email.
9. Each member of the public addressing the Council shall be expected to conform to conventional standards of decorum and shall refrain from making vulgar, insulting, or inappropriate remarks toward or about any member of the Council, any employee or officer of the City, or any member of the audience.
10. Each speaker must maintain civility and cannot disrupt an orderly meeting by using obscene or threatening language or gestures. Any person who poses a threat to public safety will be removed from the meeting.
11. The presiding member shall have the authority to direct that a speaker suspend his or her remarks for exceeding the prescribed time limit or for any other violation of these Rules of Order for Public Comment.
12. Public comment is not intended to require public officials to provide any answer to the speaker. After the speaker has used his or her allotted time or finished making their comment, he or she shall be seated with no further debate, dialogue, or comment.

SECTION 3: Severability. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain to be valid in any one or more of its several applications. All valid applications that are severable from the invalid applications shall remain in full force and effect.

SECTION 4: Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the City of Peru prior to the effective date of this ordinance.

SECTION 5: Effective Date. This Ordinance shall be in full force and effective immediately from and after its passage, and approval as provided by law.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with 7 voting aye, 0 voting nay,

1 absent, and Mayor Harl not voting, which meeting was held on the 26th day of December, A.D., 2018.

APPROVED: December 26, 2018

Mayor Scott Harl

ATTEST:

David R. Bartley
Peru City Clerk

Aldermen	Aye	Nay	Absent
Potthoff	X		
Ferrari	X		
Waldorf	X		
Lukosus	X		
Radtke	X		
Sapienza	X		
Payton			X
Ballard	X		

Tinley Park

§ 43.01 POLICY.

It shall be the policy of the village that any person shall be allowed to address public officials at any board, committee, or commission meeting subject to the Illinois Open Meetings Act. The purpose of this policy is to ensure that citizens are allowed time to present their views pertaining to issues concerning the village while permitting the board, committee or commission to conduct their meetings in an effective manner. During a designated public comment period, and the following rules shall apply to all such public comment periods:

(A) A person shall be permitted to speak upon being recognized by the Chairperson. All comments shall be received from the podium, if possible.

(B) All public comments are limited to six minutes, and each person shall only be permitted to speak once; however, at regular and special village board meetings, each person shall be allowed to speak once in accordance with this policy, on each agenda item other than consent agenda items that are presented for final adoption. All public comment at special village board, special commission, or special committee meetings must be germane to items on that particular special meeting. At the discretion of the Chairperson, the person providing public comment may be allowed to comment further than six minutes or speak more than once. The Chairperson may direct the person to submit further comments to the Chairperson in writing for the distribution to village officials at a later date.

(C) The total time allotted for public comment shall generally be 60 minutes, unless a majority of the board agrees to extend the time allotted for that specific meeting.

(D) The board will not necessarily respond to public comments provided at the same time comment is given. Consideration will be given to the public comment and further research and referral to village staff may be required before the board takes any action or responds to the public comment.

(E) The Chairperson shall preserve order and decorum. Any person who engages in threatening or disorderly behavior when addressing a board, commission, or committee shall be deemed out-of-order by the Chairperson and their time ceased to address the board, commission, or committee at said meeting.

(F) Any member of the public may address the board in public comments and public hearings regardless of residency.

(G) Each meeting agenda will have a designated public comments section provided. This is the only time comments from the public are allowed unless called upon by the Chairperson or during a public hearing.

(Ord. 2016-O-046, passed 7-5-16; Am. Ord. 2019-O-021, passed 5-7-19; Am. Ord. 2019-O-077, passed 12-3-19)

CENTRALIA

- ## Sec. 2-23. - Addressing meetings.

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION

In order to secure the rights of the citizens of the City of Centralia to fair and just representation before their elected officials, and to guarantee order at public meetings of the Centralia City Council, the following rules are established:

(1)

Any person who seeks to address the members of the city council at any public meeting will be permitted to speak on any matter listed on the agenda or on any other matter of public concern, subject to the following provisions:

a.

The mayor shall designate a time during the meeting at which the public may address the city council. The mayor may require persons wishing to speak during any portion of a meeting to sign in before the start of the meeting and to provide their names, addresses, and topics to be discussed.

b.

Prior to speaking, each person must be recognized by the mayor, or given consent to address the city council by a majority of the members present.

c.

Prior to speaking, each speaker must state his or her name for the record. The speaker shall not be required to state his address for the record.

d.

Subject to subsection (1)(e), public comment is limited to no more than five (5) minutes per person and to no more than forty-five (45) minutes per meeting, unless extended by consent of a majority vote of the city council members present. The mayor or his or her designee shall monitor each speaker's use of time and shall notify the speaker when the time allotted has expired. A speaker cannot give his or her allotted minutes to another speaker to increase that person's allotted time.

e.

In order to expedite council business and to avoid repetitious presentations, whenever any group of persons wishes to address the council on the same subject matter, it shall be in order for the mayor to encourage that a spokesperson be chosen from the group to address the council. If additional matters are to be presented by any other members of the group, the mayor may limit the number of such persons and limit the presentation to information not already presented by the group spokesperson.

f.

Persons invited by the mayor to address the members are subject to such time limitations as the majority of the members present may prescribe.

g.

Speakers will be well-mannered in their language and presentation. Any person who engages in threatening or disorderly conduct when addressing the city council shall be deemed out-of-order by the mayor and their time ceased to address the city council at said meeting.

(2)

Other than as provided in this section, no person other than a council member, city attorney or city official shall address the council.

(3)

Public comment is not intended to require the mayor, city council members, or any city official to provide any answer to the speaker. Discussions between speakers and members of the audience will not be allowed.

(Code 1963, § 2-2-8; Ord. No. O14-36, § 1, 9-22-14)

(Code 1964, § 2.208; Code 1988, § 2.08.150)

Work Session Memo

Crest Hill, IL

Meeting Date: October 26, 2026

Submitter: Atefa Ghaznawi, AICP, LEED AP, City Planner
Daniel Ritter, AICP, Community Development Director

Department: Community Development

Agenda Item: Plan Commission recommendation on application of Jawad Hamayel - First Global Trading LLC, for a Special Use Permit for an Automobile Sales and/or Leasing Business known as Drive Auto Sale with Respect to Certain Real Property Located at 1700 Plainfield Road in Crest Hill, Illinois

Summary:
Jawad Hamayel - First Global Trading LLC (the Applicant) is the owner of the existing furniture store and the Subject Property located at 1700 Plainfield Road, Crest Hill. The Applicant is requesting approval of a Special Use permit for an Automobile Sales and/or Leasing business to be located at the rear of the existing commercial property. The existing furniture store will remain on the first floor. The applicant is proposing to renovate and use a portion of the basement floor (approx. 1200 sq-ft) at the rear of the Subject Property as the business office for the proposed Used Automobile Sales and/or Leasing business. The proposed vertical separation (furniture store on first floor and Automobile Sales and/or Leasing business on the basement floor), and separate parking and building access will allow both uses to operate efficiently in the existing commercial building. No variations have been requested as part of this application. As such, the existing legal non-conforming physical attributes of the Subject Property will remain unchanged. As part of this project, the applicant will repair the front and rear parking lots to improve traffic flow, safety, and overall appearance; remove and replace ground and wall signs; and add decorative landscaping throughout the site and along Plainfield Road to improve visibility and enhance aesthetic appeal, and to bring the existing property closer to compliance with the current zoning requirements.

Overall, the proposed Automobile Sales and/or Leasing business for the commercially zoned Subject Property is consistent with other automotive and commercial activities on the Plainfield Road commercial corridor. By utilizing a B-2 zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on the Plainfield Road commercial corridor, while remaining compatible with the surrounding commercial uses.

Figure 1: Location Map of 1700 Plainfield Road (the Subject Property)



The Plan Commission conducted the required public hearing for this application at its October 8, 2026, meeting and recommended unanimous approval of the requested a Special Use Permit for an Automobile Sales and/or Leasing Business known as Drive Auto Sale, subject to the eight (8) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item. During the Plan Commission meeting on October 8, 2026, a discussion took place regarding the Conditions for Approval, and the Plan Commission recommended providing more flexibility for displaying cars for sale along Plainfield Road after business hours. The conditions for approval referenced in the Staff Report and the approval Ordinance reflect the Plan Commission recommendations.

Council Action Requested: Direction to include the draft approval Ordinance for a Special Use Permit for an Automobile Sales and/or Leasing Business known as Drive Auto Sale with Respect to Certain Real Property Located at 1700 Plainfield Road in Crest Hill, on the November 2, 2026, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A – October 8, 2026, Draft Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving a Special Use Permit for an Automobile Sales and/or Leasing Business known as Drive Auto Sale with Respect to Certain Real Property Located at 1700 Plainfield Road in Crest Hill, Illinois - Application of Jawad Hamayel - First Global Trading LLC (with associated Exhibits)

MINUTES OF THE
CREST HILL PLAN COMMISSION

The October 8, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

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

Also present were: Community Development Director Dan Ritter, and City Planner Atefa Ghaznawi.

Absent was: Commissioner Marty Flynn.

Chairman Thomas noted that Commissioner Flynn had informed the Commission of his inability to attend.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on September 10, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Stanton, to approve the minutes from the Plan Commission meeting held on September 10, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Chairman Thomas.
NAYES: None.
ABSTAIN: Commissioner Slabozeski.
ABSENT: Commissioner Flynn.
There being four (4) affirmative votes, the MOTION CARRIED.

NEW BUSINESS:
Chairman Bill Thomas stated there are two cases on the agenda and both were continued from the September 10, 2026, Plan Commission meeting.

Chairman Bill Thomas presented the Public Hearing and Consideration of petition SU-26-9-9-2, a request of Jawal Hamayel - First Global Trading LLC, seeking approval of a Special Use permit for an Automobile Sales and/or Leasing business known as High Bridge Auto Sale located on the approximately 1.46 Acre, B-2 General Business District zoned property at 1700 Plainfield Road, Crest Hill.

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Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork is in order. Chairman Thomas stated that the public hearing remained legally in process and requested City Planner Ghaznawi to present the specifics of the case.

City Planner Ghaznawi summarized the case. The applicant, Jawad Hamayel, owner of the subject property at 1700 Plainfield Road, is requesting approval of a used automobile dealership — High Bridge Auto Sale — to operate in conjunction with an existing furniture store on the same property. The property is zoned B-2 General Business District, which requires a special use permit for a used car dealership. The furniture store will remain on the first floor with front access, while the car dealership office will be located in the basement level accessed from the rear of the building. Vehicle storage for the dealership is proposed at the rear of the property.

No variations are being requested. The legal non-conforming conditions of the property will remain unchanged. The two uses are vertically separated with separate access points and parking areas, allowing them to operate independently without conflict.

City Planner Ghaznawi highlighted significant proposed site improvements, including enhanced landscaping along Plainfield Road, removal of all non-conforming signage, installation of a new monument sign and wall signs compliant with the recently adopted sign code, installation of a dumpster enclosure, and full repair and restriping of both the front and rear parking lots. Staff concluded that the proposal is consistent with the auto-oriented and commercial character of the Plainfield Road corridor and recommended approval subject to seven conditions, with the application materials and the project to be implemented in substantial conformance with those conditions.

Mr. Jawad Hamayel was sworn in and addressed the Commission. He described his background as a long-standing business owner in the community, noting that his family has operated a furniture business in the area since 2019, most recently relocating to 1700 Plainfield Road in March 2023. He expressed his intent to expand the family's existing automobile wholesaling activities into retail sales at the same location. Mr. Hamayel emphasized his commitment to long-term investment in Crest Hill and his desire to improve the property's appearance to better match the City's standards.

Commissioner Peterson asked for clarification on the plan for vehicle display along Plainfield Road. City Planner Ghaznawi explained that one of the seven conditions for approval, Condition No. 3, restricted the display of vehicles in the front row of parking spaces along Plainfield Road to business hours only, requiring vehicles to be moved to the rear lot after business hours. Mr. Hamayel indicated that while he had agreed to that condition, he would prefer to keep the display vehicles in the front overnight, as visibility from the road is important for attracting customers and promoting the business. He noted that the front and rear entrances serve distinct purposes, and that having cars visible at night provides a marketing advantage.

Commissioner Stanton confirmed that no automotive repairs would take place on the premises; the dealership would operate as a sales-only facility. City Planner Ghaznawi and Mr. Hamayel both confirmed this.

Commissioner Stanton raised a question regarding the signage layout on the proposed monument sign, noting that the furniture business name appeared in the upper portion of the sign while the auto dealership name was in a lower position. Mr. Hamayel explained the rationale, noting that the car dealership sign was placed at the top to draw attention from the passing traffic. Chairman Thomas and other commissioners agreed that the signage arrangement was acceptable, as no ordinance dictates the ordering of tenants on a sign.

Commissioner Carroll asked about the maximum number of vehicles to be displayed in the front at any one time. City Planner Ghaznawi confirmed the maximum would be eleven* vehicles, corresponding to the available parking spaces facing Plainfield Road. *Note: It was determined after the meeting that the correct number of parking spaces for the car dealership to display vehicles is actually ten parking spaces, so it will be referenced as ten parking spaces maximum going forward.

Commissioner Peterson and Commissioner Carroll both expressed support for allowing 24-hour display in the front parking spaces, citing the precedent set by other car dealers on Plainfield Road. Chairman Thomas agreed, proposing that Condition No. 3 be modified to permit vehicle storage and display in the front row at all times, limited to a maximum of ten spaces facing Plainfield Road.

Community Development Director Dan Ritter acknowledged that there is no existing ordinance prohibiting overnight vehicle storage, but noted that staff had originally proposed the restriction because overnight display had not been part of the applicant's initial proposal, and to prevent the site from becoming unmanageable. He indicated that the planning commission had the authority to modify that condition and that if the commission was comfortable with allowing overnight display, it could be permitted.

Director Ritter raised the additional concern that overnight vehicle storage typically warrants review of exterior lighting and security measures, noting that vehicle theft at car dealerships is not uncommon and that the Police Department generally recommends adequate lighting, security cameras, and gate access. It was acknowledged that exterior lighting plans had not been formally reviewed under the assumption that vehicles would not remain in the front lot overnight. City Planner Ghaznawi proposed that the condition be modified to allow overnight storage subject to the applicant providing an adequate exterior lighting plan to be reviewed and approved by applicable City departments, including the Police Department, as part of the permit application process. Chairman Thomas and the Commission concurred with this approach. It was agreed that Condition No. 3 would be modified to allow vehicle display in the front row of up to ten parking spaces at all times, contingent upon the applicant providing exterior lighting details satisfactory to applicable City departments as part of the building permit application. The Commission also briefly discussed the applicant's mention of a security gate on the side of the building near the driveway, and staff confirmed that gate installation requirements — including a Knox Box for fire department access — would be handled through the standard permit review process without the need for a separate condition.

No members of the public came forward to comment.

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Chairman Thomas asked for a Motion to Close the Public Hearing on Case SU-26-9-9-2.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to close the Public Hearing on case number SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Slabozeski, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:38 p.m.

Chairman Thomas confirmed for the public record that Mr. Hamayel had reviewed and agreed to all seven conditions of approval. Mr. Hamayel confirmed this.

The Conditions of Approval are as follows:

1. All proposed interior and exterior improvements shall be completed in accordance with the plans as presented, prior to occupancy of the Automobile Sales and/or Leasing business.
2. Parking spaces in the front parking lot, adjacent to the building shall be limited to customer and employee parking. Motor vehicles for sale may be displayed in parking spaces adjacent to Plainfield Road during the regular business hours for Automobile Sales and/or Leasing business. Storage of vehicles after the regular business hours shall be prohibited in the front parking lot facing Plainfield Road.
3. Storage of motor vehicles after the regular business hours shall be limited to the rear parking lot per the approved site plan and shall not block the drive aisle access at any time. No vehicles may be stored inside of the building. *Note: Condition No. 3 would be modified to allow vehicle display in the front row of up to ten parking spaces at all times, contingent upon the applicant providing exterior lighting details satisfactory to applicable City departments as part of the building permit application.
4. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday closed.
5. Exterior lighting shall be downcast, shaded, and designed so as to avoid glare onto neighboring properties and adjacent roadways.
6. All vehicles offered for sale, lease, or display on the Subject Property shall have a valid and transferable title and shall not have a salvage, rebuilt, junk, flood, water-damaged, or a title designation associated with a total loss or significant damage. Vehicles with a substantial documented insurance claim or vehicle history indicating significant flood, water, fire, or hail damage shall not be stored, displayed, or offered for sale on the Subject Property. The dealership shall maintain documentation demonstrating compliance with this condition and shall make such documentation available to the City upon reasonable request.
7. All deteriorated asphalt areas within the front and rear parking areas shall be repaired and repaved to the satisfaction of the City. The entire parking lot shall be restriped in accordance with the approved site plan and applicable City requirements. All required pavement repairs, resurfacing, and restriping shall be completed prior to occupancy of the property for use as a car dealership or the storage of vehicles on the property.

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The Plan Commission recommends City Council's conditional approval of a Special Use permit for a Used Automobile Sales and/or Leasing business located at 1700 Plainfield Road, Crest Hill, subject to substantial conformance with the seven (7) Conditions for Approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for Case # SU-26-9-9-2.

Chairman Bill Thomas asked for a motion to approve the recommendation for case # SU-26-9-9-2.

(#3) Motion by Commissioner Peterson seconded by Commissioner Stanton, to recommend to the City Council the conditional Approval of the petition SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the October 26, 2026, Workshop and the November 2, 2026, City Council meeting for final consideration.

Chairman Thomas thanked Mr. Hamayel for his commitment to investing in Crest Hill and for his willingness to improve the appearance of the Route 30 corridor.

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Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-10-9-3 and V-26-8-9-2, a request of Ahmed Mosin - 2350 Property LLC (D/B/A Shell) seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals for a Special Use permit for redevelopment of an existing fueling station; multiple Variations from the Crest Hill Zoning Ordinance Table 2 Zoning Districts and Standards, Nonresidential Districts, Section 11.5 Parking Setbacks, and Section 11.6 Design, Development, and Maintenance; and a Variation from Section 15.12.060 of Chapter 15.12 Crest Hill Sign Code, located on the approximately 0.85 Acre, B-2 General Business District zoned property located at 2350 Plainfield Road, Crest Hill.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork was in order.

Chairman Thomas stated that since the Public Hearing is still in process, he asked Community Development Director Dan Ritter to state the details of the case.

Community Development Director Ritter presented the case. The applicant, Ahmed Mosin of 2350 Property LLC, has owned the subject property — an existing gas station and convenience store constructed in 1995 — since May 2026. The current use is a legal nonconforming use under the B-2 zoning district, which now requires a special use permit for fueling stations. The proposed redevelopment of the site triggers the requirement to bring the property into conformance with current special use standards.
The applicant is proposing to demolish the existing approximately 2,200 square foot convenience store and construct a new approximately 3,895 square foot modern C-store building with an internal food tenant. The new building will feature masonry materials including brick and stone veneer, with mechanical equipment screened on the roof. The building will be shifted toward the Plainfield Road right-of-way and away from the adjacent residential properties to the northeast, improving the rear yard setback. Other site improvements include reconstruction of the pavement areas, removal of paved areas encroaching into the IDOT right-of-way, a new parking lot layout, enhanced landscaping along Plainfield Road and the side of the property, new wall and ground signage, upgraded LED lighting throughout, public sidewalk installation along both Plainfield Road and Sycamore Drive frontages, and updated canopy columns and a dumpster enclosure matching the new building's masonry materials.

Director Ritter outlined the requested variations, most of which reflect existing site conditions or represent improvements over the current state: a reduced lot area (existing condition); reduced front yard and corner side yard setbacks (new conditions resulting from the building shift toward the right-of-way and away from residential neighbors); a reduced front yard landscape setback (improved from a current negative setback that encroaches into the IDOT right-of-way); an increased driveway width (existing condition, slightly above the 40-foot maximum); and a reduced ground sign setback (improved from the current 0-foot condition to approximately 4.5 feet from the property line, though still below the 10-foot minimum).

Director Ritter noted that the site access points on Plainfield Road and Sycamore Drive will remain unchanged, as they are positioned as far from the intersection as possible and cannot be relocated without compromising traffic safety.

Director Ritter also reported on actions taken since the September hearing in response to concerns raised by two neighboring residents. The petitioner agreed to: trim overgrown vegetation along the Sycamore Drive right-of-way that was obstructing sight lines; install stop signs and stop bars at both exit points; review and, if necessary, restore the existing vegetative buffer along the residential boundary that had been thinned by a utility company's trimming; replace the existing deteriorated fence in its entirety with a new 8-foot-tall fence; and explore relocation of the dumpster enclosure away from the residential properties. Director Ritter noted that one resident, Kristi Flores, had communicated to staff that she felt heard and was pleased with the proposed improvements.

Staff recommended approval of the special use and all requested variations, subject to nine conditions for approval.

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Bill Kokalias of Axios Architects representing Ahmed Mosin the applicant, who was out of town, was sworn in and addressed the Commission. He also introduced Waleed Houleis, the on-site property manager. Mr. Kokalias noted that the collaboration with City staff over approximately the past year had yielded a significantly improved site design. He confirmed that the decision to demolish the existing building, rather than attempt a remodel, was reached after extensive evaluation and that the new 3,800 square foot structure would be taller, brighter, and more modern. He confirmed the applicant's agreement to the stop signs, landscaping improvements, 8-foot fence replacement, and willingness to relocate the dumpster enclosure further north if needed.

Mr. Kokalias raised a concern regarding the proposed location of the ground monument sign, which as shown in the submitted plans was positioned at the corner of Plainfield Road and Sycamore Street at the same plane as the front of the building. He acknowledged that this placement would render the sign largely invisible to passing motorists and that the existing sign would need to be removed as it currently sits within the IDOT right-of-way. Director Ritter confirmed that signs within the right-of-way are outright prohibited under the City's code and that placement there would not be permissible regardless of IDOT approval, as allowing commercial signage in the right-of-way would create broader legal complications. City Planner Ghaznawi further noted that the City's sign code prohibits off-premises signs.

Director Ritter suggested that the sign could be relocated to the northwestern corner of the property near the gas pumps, which would provide significantly better visibility to traffic on Plainfield Road from both directions. Mr. Kokalias agreed this would be a preferable location. The Commission reached consensus that the sign relocation made practical sense. Staff recommended that the approval be conditioned such that the sign, wherever located on the property, must maintain at minimum the 4.5-foot setback from the property lines that was the subject of the variation request. Any final sign location would be reviewed through the permit application process without requiring the applicant to return to the Commission.

Randy Massey, a neighboring resident, was sworn in and addressed the Commission. Mr. Massey raised concerns about the height of the new building relative to the existing structure and asked whether lighting from the redeveloped site would spill onto adjacent residential properties. Director Ritter responded that the applicant had submitted a photometric study demonstrating improved lighting conditions, with all new fixtures to be full-cutoff, downcast LED lights that prevent glare and light trespass onto neighboring properties, replacing existing fixtures that were in some cases angled outward. The resident also confirmed their understanding that the parking area to the rear would not be expanded closer to the residential properties.

Mr. Massey additionally requested that the dumpster enclosure be relocated toward Sycamore Drive rather than further north. Director Ritter acknowledged this preference and indicated that the trash hauler's operational requirements would also need to be factored into any final location decision. Mr. Kokalias stated the applicant was open to relocating the enclosure to better accommodate the neighbors. Mr. Massey also raised a concern about an unauthorized early-morning trash pickup occurring around 3:30 a.m. Director Ritter acknowledged the concern, noted the City's noise ordinance would apply, and indicated that the Police Department was monitoring the situation. He suggested that changing the waste hauler or contacting the hauler directly may resolve the issue and offered to assist in following up.

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Mr. Massey further noted the presence of a large tree growing within a stormwater detention swale on the property, which appeared to be obstructing the drainage infrastructure. Director Ritter confirmed that given the scope of the construction project, this could be addressed as part of the site work.

No additional public comments were received.

Chairman Thomas asked for a Motion to Close the Public Hearing for petitions Case #SU-26-10-9-3 and Case #V-26-8-9-2.

(#4) Motion by Commissioner Peterson seconded by Commissioner Stanton, to close the Public Hearing on case numbers SU-26-10-9-3 and V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 8:25 p.m.

Chairman Thomas confirmed for the public record that the applicant had reviewed and agreed to all nine conditions of approval.

The Conditions of Approval are as follows:

1. The project shall obtain a permit and start work within 6 months of City Council approval.
2. The fence adjacent to the residential homes shall be replaced with a solid 8-foot fence. All future maintenance of the fence shall be the responsibility of the gas station property and shall be maintained to keep a consistent appearance across the fence with matching materials and colors.
3. None of the existing landscape buffer shall be removed as part of the project.
4. There shall be no outside storage of goods.
5. No separate diesel fueling pumps shall be permitted or advertised to large semi-trucks.
6. Overgrowth foliage along the buffer near the property's exit at Sycamore Street shall be trimmed back and maintained to ensure proper and safe visibility when entering and exiting.
7. Stop signs and solid stop bars meeting MUTCD requirements shall be placed at the exits in proper locations before entering the public right-of-way. These shall be shown on the final engineering plans prior to final permit approval.
8. Any landscape removed or damaged by AT&T or other utilities shall be replaced with comparable landscape buffering within the designated buffer area.
9. Dumpster location shall be revised to be further north where there is an open landscape area, if feasible.

The Plan Commission recommends City Council's conditional approval of a Special Use for a Fueling Station with a Convenience Store; and Variations requested from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers, subject to the project being implemented in substantial

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conformance with the nine (9) conditions for approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for petitions Case #SU-26-10-9-3, and Case #V-26-8-9-2.

Chairman Bill Thomas asked for a motion to approve petitions for Case #SU-26-10-9-3 and Case #V-26-8-9-2.

(#5) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to recommend to the City Council the conditional Approval of the petitions for Case #SU-26-10-9-3 and Case #V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Carroll, Slabozeski, Peterson, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the October 26, 2026, Workshop and the November 2, 2026, City Council meeting for final consideration.

Chairman Thomas expressed thanks to the applicant and the architect for his commitment to investing in Crest Hill, for working with City staff to improve the site with beautiful designs and for his willingness to improve the appearance of the Route 30 corridor. He further stated that the building and landscaping look incredible. Chairman Thomas had one last question of whether the gas station would be open while the building gets torn down and rebuilt. Mr. Kokalias stated that the gas station would be closed during construction.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

STAFF UPDATES:
Community Development Director Dan Ritter provided the following updates:

Email Domain Transition: Community Development Director Ritter informed the Commission that the City's email addresses are transitioning from the @cityofcresthill.com domain to @cresthill.gov. He requested that commissioners bring their City-issued devices to City Hall on Friday, October 9, the following Monday, or the following Wednesday, when IT staff would be available to assist with the changeover, a process expected to take approximately 15–20 minutes. Commissioners unable to attend those times were asked to contact Director Ritter to arrange an alternative time.

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Comprehensive Plan Update: Director Ritter reported that the City's consultant is preparing an updated draft of the Comprehensive Plan, incorporating staff comments. A draft is expected to be distributed to the Plan Commission and City Council steering committee by the end of October, with a public open house anticipated in November and potential adoption proceedings to follow. Director Ritter thanked City Planner Ghaznawi for her presentation on community planning month at the October City Council meeting.
Prior Case Update — Reasonable Tree Experts Redevelopment (Broadway Street): Director Ritter reported that the redevelopment project for the Reasonable Tree Experts property on Broadway Street, which the Commission had previously reviewed, received City Council approval and is moving forward.
Old City Hall Demolition: Director Ritter reported that permits for the demolition of the old City Hall building have been approved. The City Council has requested that certain bricks be saved prior to demolition. A demolition timeline had not been confirmed but was expected within the next couple of weeks.

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

(#6) Motion by Commissioner Peterson seconded by Commissioner Carroll, to adjourn the October 8, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Slabozeski, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:36 p.m.

As approved this_____day of_____, 2026.
As presented_____
As amended_____

_____
BILL THOMAS, COMMISSION CHAIRMAN

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ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN AUTOMOBILE SALES AND/OR LEASING BUSINESS KNOWN AS DRIVE AUTO SALE WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 1700 PLAINFIELD ROAD IN CREST HILL, ILLINOIS (APPLICATION OF JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC)

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the "Code") authorizes the corporate authorities to vary the application of its local zoning requirements "in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;" and

WHEREAS, the Code states that Special Use requests shall be permitted only upon making certain findings pursuant to requirements listed in the Code; and

WHEREAS, the City has enacted procedures, requirements, and standards for Special Use in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

WHEREAS, Jawad Hamayel - First Global Trading LLC (the "Applicant") is the owner of the real property located at 1700 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-407-004-0000, which is legally described in Exhibit A-1 attached hereto (the "Property"); and

WHEREAS, the Applicant has filed an application requesting approval of a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale (the "Application); and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on October 8, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission on October 8, 2026 recommended conditional approval of the requested Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale as follows:

A. The Special Use Permit is in harmony with the general purpose and intent of the Zoning Ordinance; and

B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for

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the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

C. The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

D. The Special Use Permit if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission's recommendation to approve a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale was made subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and the application documents referenced in the October 8, 2026, Community Development Department Staff Report attached hereto as Exhibit A-2 (the "Staff Report"); and

WHEREAS, the City Council has examined the October 8, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Applicant at a regularly scheduled open meeting; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and application documents referenced in the Staff Report; and

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 adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

SECTION 3: The Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale is hereby granted and approved subject to the project being implemented in substantial conformance with the following eight (8) conditions for approval and application documents referenced in the October 8, 2026, Community Development Staff Report for petition Case #SU-26-9-9-2:

1. All proposed interior and exterior improvements shall be completed in accordance with the plans as presented, prior to occupancy of the Automobile Sales and/or Leasing business.
2. Parking spaces in the front parking lot, adjacent to the building shall be limited to customer and employee parking.

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3. Motor vehicles for sale may be displayed in the ten (10) parking spaces in the front parking lot adjacent to Plainfield Road. Storage of vehicles after the regular business hours shall be limited to the rear parking lot and the ten (10) parking spaces in the front parking lot adjacent to Plainfield Road per the approved site plan.
4. Storage of motor vehicles shall not block the drive aisle access at any time. No vehicles may be stored inside of the building.
5. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday closed.
6. Adequate Exterior lighting shall be provided per the applicable City regulations. Exterior lighting shall be downcast, shaded, and designed so as to avoid glare onto neighboring properties and adjacent roadways.
7. All vehicles offered for sale, lease, or display on the Subject Property shall have a valid and transferable title and shall not have a salvage, rebuilt, junk, flood, water-damaged, or a title designation associated with a total loss or significant damage. Vehicles with a substantial documented insurance claim or vehicle history indicating significant flood, water, fire, or hail damage shall not be stored, displayed, or offered for sale on the Subject Property. The dealership shall maintain documentation demonstrating compliance with this condition and shall make such documentation available to the City upon reasonable request.
8. All deteriorated asphalt areas within the front and rear parking areas shall be repaired and repaved to the satisfaction of the City. The entire parking lot shall be restriped in accordance with the approved site plan and applicable City requirements. All required pavement repairs, resurfacing, and restriping shall be completed prior to occupancy of the property for use as a car dealership or the storage of vehicles on the property.

SECTION 4: This Ordinance shall become effective only upon the Applicant executing and submitting to the City the Unconditional Agreement and Consent attached hereto as Exhibit A-3, within 60 days of the passage of this Ordinance. If the Unconditional Agreement and Consent is not executed within 60 days, this Ordinance shall have no force and effect and shall be subject to repeal by the City Council without further notice or hearing due to the Applicant.

SECTION 5: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property, and further to annotate the Special Use Permit granted hereby on the Crest Hill Official Zoning Map.

SECTION 6: This Ordinance shall take effect upon its passage according to law.

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PASSED THIS 2ND DAY OF NOVEMBER, 2026

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

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 2ND DAY OF NOVEMBER, 2026.

_____
Raymond R Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

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EXHIBIT A

FINDINGS AND DECISION OF THE PLAN COMMISSION AS TO PETITION CASE NO. SU-26-9-9-2, APPLICATION OF JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC FOR A SPECIAL USE PERMIT FOR AN AUTOMOBILE SALES AND/OR LEASING BUSINESS KNOWN AS DRIVE AUTO SALE ON PROPERTY LOCATED AT 1700 PLAINFIELD ROAD IN THE CITY OF CREST HILL, ILLINOIS.

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on October 8, 2026, being fully advised on the premises, THE COMMISSION HEREBY MAKES THE FOLLOWING FINDINGS:

A. That the applicant, Jawad Hamayel - First Global Trading LLC is the owner of the real property located at 1700 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-407-004-0000;

B. That the Application seeks approval of a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale for the property described in the application, commonly known as 1700 Plainfield Road in Crest Hill, Illinois (the "Property"), with PIN 11-04-31-407-004-0000, which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. No Variation has been requested as part of this application;

D. That the Property is zoned B-2;

E. That the Application was properly submitted and notice of the Application and the public hearing were properly made;

F. That no interested parties filed their written appearance herein;

G. That the public hearing was opened on September 10, 2026, and was continued to October 8, 2026;

H. That the continued public hearing was called to order on October 8, 2026, and the applicant presented evidence and arguments in support of its application on October 8, 2026;

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

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J. That the proposed Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale as considered under Section 12.7-6 of the Zoning Ordinance meets the six (6) standards for Special Use;

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 SPECIAL USE PERMIT AS FOLLOWS:

1. That the approval of the application of Jawad Hamayel - First Global Trading LLC for a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale for the Property located at 1700 Plainfield Road in Crest Hill, Illinois with PIN 11-04-31-407-004-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale be granted subject to the project being implemented in substantial conformance with the following eight (8) conditions for approval and application documents referenced in the October 8, 2026, Community Development Staff Report for this request, as follows:

1. All proposed interior and exterior improvements shall be completed in accordance with the plans as presented, prior to occupancy of the Automobile Sales and/or Leasing business.
2. Parking spaces in the front parking lot, adjacent to the building shall be limited to customer and employee parking.
3. Motor vehicles for sale may be displayed in the ten (10) parking spaces in the front parking lot adjacent to Plainfield Road. Storage of vehicles after the regular business hours shall be limited to the rear parking lot and the ten (10) parking spaces in the front parking lot adjacent to Plainfield Road per the approved site plan.
4. Storage of motor vehicles shall not block the drive aisle access at any time. No vehicles may be stored inside of the building.
5. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday closed.
6. Adequate Exterior lighting shall be provided per the applicable City regulations. Exterior lighting shall be downcast, shaded, and designed so as to avoid glare onto neighboring properties and adjacent roadways.
7. All vehicles offered for sale, lease, or display on the Subject Property shall have a valid and transferable title and shall not have a salvage, rebuilt, junk, flood, water-damaged, or a title designation associated with a total loss or significant damage.

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Vehicles with a substantial documented insurance claim or vehicle history indicating significant flood, water, fire, or hail damage shall not be stored, displayed, or offered for sale on the Subject Property. The dealership shall maintain documentation demonstrating compliance with this condition and shall make such documentation available to the City upon reasonable request.

8. All deteriorated asphalt areas within the front and rear parking areas shall be repaired and repaved to the satisfaction of the City. The entire parking lot shall be restriped in accordance with the approved site plan and applicable City requirements. All required pavement repairs, resurfacing, and restriping shall be completed prior to occupancy of the property for use as a car dealership or the storage of vehicles on the property.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 8th Day of October, 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	___X___	_____	_____	_____
Commissioner Ken Carroll	___X___	_____	_____	_____
Commissioner Cheryl Slabozeski	___X___	_____	_____	_____
Commissioner Marty Flynn	_____	_____	___X___	_____
Commissioner Jeff Peterson	___X___	_____	_____	_____
Commissioner John Stanton	___X___	_____	_____	_____

Approved:

_____

Bill Thomas, Chairman

Attest:

_____

Christine Vershay-Hall, City Clerk

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EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 1700 PLAINFIELD ROAD, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-31-407-004-0000

LEGAL DESCRIPTION:

LOT 2 (EXCEPT THE NORTHEASTERLY 246 FEET) IN HILLCREST PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1969 AS DOCUMENT NO. R69-9124, AND CERTIFICATE OF CORRECTION RECORDED JUNE 3, 1969 AS DOCUMENT NO. R69-9689, IN WILL COUNTY, ILLINOIS.

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EXHIBIT A-2

October 8, 2026 Community Development Department Staff Report

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EXHIBIT A-3

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois **("City")**:

WHEREAS, JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC is the owner of the real property located at 1700 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-407-004-0000 (the "Subject Property") and has applied for and been granted a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on November 2, 2026, ("the **Ordinance**"), approved a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale, subject to eight (8) conditions; and

WHEREAS, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC has executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC hereby agrees, warrants, and covenants as follows:

1. That JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC is the legal owner of the Subject Property and that JAWAD HAMAYEL has the authority to execute this Unconditional Agreement and Consent on behalf of FIRST GLOBAL TRADING LLC.

2. That the Owner hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.

3. That the Owner acknowledges that all required public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation or repeal of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that it will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the City will provide the Owner with written notice of the City's intent to Repeal or Revoke the Ordinance.

4. That the Owner acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use Permit, or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure it against damage or injury of any kind at any time.

5. That the Owner hereby agrees to release, defend, indemnify, and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against

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them in connection with (a) the City's review and approval of the Special Use Permit, and any plans and issuance of any other permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

6. The undersigned is an authorized representative of the Owner duly authorized and empowered to execute this Unconditional Agreement and Consent on behalf of the Owner.

[Signature page to follow]

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OWNER: JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC

By: _____

Its: _____

SUBSCRIBED and **SWORN** to before me

this _____day of _____, 2026.

_____

Notary Public

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To: Plan Commission

From: Atefa Ghaznawi, AICP, LEED AP, City Planner
Daniel Ritter, AICP, Community Development Director

Date: October 8, 2026

Re: 1700 Plainfield Road, Special Use Application for an Automobile Sales and/or Leasing business (Case # SU-26-9-9-2) *last revised 2026-10-08*

Project Details

Project:	Special Use Application for an Automobile Sales and/or Leasing business
Applicant:	Jawad Hamayel - First Global Trading LLC
Requests:	Special Use Application for an Automobile Sales and/or Leasing Business
Location:	1700 Plainfield Road (the "Subject Property")

Site Details

Lot Size:	Approximately 1.46 acres
Existing Zoning:	B-2 General Business District
Existing Improvements:	Approx. 19,932 SF existing one-story commercial building with approximately 19,932 SF basement, existing parking, pavement, and driveways

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, and Retail	Local Commercial	B-2
North	Commercial, Storage, Vacant Land	Local Commercial, Detention	B-1, B-3
South	Commercial, Retail, Restaurant	Regional Commercial Local Commercial,	B-1, B-3
East	Commercial, Bank, Future QuikTrip Gas Station	Local Commercial, Community Facilities	B-3

West	Commercial, Bank, Restaurant	Regional Commercial, Local Commercial	B-1, B-2, B-3

Exhibits

Application documents submitted by Applicant include:

1. Exhibit B – Application for Development 2026-06-13
2. Exhibit C – Legal Description 2026-06-13
3. Exhibit D – Plat of Survey 2026-06-13
4. Exhibit E – Project Narrative 2026-07-24
5. Exhibit F – Proposed Site Plan, Floor Plan, Elevations, and Signage Prepared by United Architects LTD., last revised 2026-08-18

Application Background and Project Summary

Jawad Hamayel - First Global Trading LLC (the Applicant) is the owner of the existing furniture store and the Subject Property located at 1700 Plainfield Road, Crest Hill. The Applicant is requesting approval of a Special Use permit for an Automobile Sales and/or Leasing business to be located at the rear of the existing commercial property. The existing furniture store will remain on the first floor. The applicant is proposing to renovate and use a portion of the basement floor (approx. 1200 sq-ft) at the rear of the Subject Property as the business office for the proposed Used Automobile Sales and/or Leasing business. The proposed vertical separation (furniture store on first floor and Automobile Sales and/or Leasing business on the basement floor), and separate parking and building access will allow both uses to operate efficiently in the existing commercial building. No variations have been requested as part of this application. As such, the existing legal non-confirming physical attributes of the Subject Property will remain unchanged. Proposed hours of operation for the Automobile Sales and/or Leasing business will be Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday Closed.

Figure 1: Location Map of 1700 Plainfield Road (the Subject Property)



Proposed Improvements

- **Interior Improvements:** Renovate a portion of the basement (approx. 1200 sq-ft) to accommodate the business office for the proposed Used Automobile Sales and/or Leasing business with exterior ADA access for customers.
- **Exterior Improvements:** Restripe the front and rear parking lots to improve traffic flow, safety, and overall appearance; remove and replace ground and wall signs; install new dumpster enclosure; and add protective parking islands, trees, and decorative landscaping throughout the site and along Plainfield Road to improve visibility and enhance aesthetic appeal.

Summary of Requested Petition

The Applicant is seeking approval of a Special Use permit for a Used Automobile Sales and/or Leasing business for the existing commercial property. No variations have been requested as part of this application.

Staff Analysis

Overall, the proposed Automobile Sales and/or Leasing business for the commercially zoned Subject Property is consistent with other automotive and commercial activities on Plainfield Road commercial corridor. By utilizing a B-2 zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on Plainfield Road commercial corridor, while remaining compatible with the surrounding commercial uses.

Operations will be conducted in a manner that minimizes impacts on surrounding properties. Any outdoor vehicle display or storage will be organized and maintained to ensure it does not negatively affect the appearance of the neighborhood. Adequate measures have been taken to provide safe and efficient vehicle ingress and egress for the proposed Automobile Sales and/or Leasing business, while minimizing traffic congestion on public streets. No changes are proposed to the established driveways connecting directly to public roadways that are designed to accommodate customers and employees. Most sales are expected to occur online with minimal public visits and visibility of vehicles needed.

On-site circulation and parking areas are configured to allow smooth entry and exit, reducing the potential for queuing or spillover onto adjacent streets. Vehicle display areas and service bays are arranged to keep operations organized and prevent conflicts between incoming and outgoing traffic. Additionally, any necessary site improvements will be implemented in accordance with City requirements to ensure traffic flows safely and efficiently. These measures will help maintain the functionality of surrounding streets while supporting the operation of the proposed Used Automobile Sales and/or Leasing business. Overall, the special use will encourage investment and revitalization in the surrounding neighborhood, and is compatible with surrounding commercial uses and will support, rather than hinder, the orderly growth and improvement of neighboring properties. Overall, the project includes visual site improvements to the existing property and brings it closer to compliance with current zoning requirements.

Staff feedback on specific aspects of the requested approval

Staff reviewed the proposed project with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Automobile Sales and/or Leasing businesses as Special Use in the B-2 General Business District. No variations have been requested as part of this application. As such, the existing legal non-confirming physical attributes of the Subject Property will remain unchanged.

Special Use Approval Standards and Findings
Section 12.7-6 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a Special Use permit only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
   The establishment, maintenance, and operation of the proposed Special Use will not be detrimental to or endanger the public health, safety, or general welfare. The facility will operate in accordance with all applicable building, fire, environmental, and health regulations, including proper storage and handling of vehicles.

   The site is designed to safely accommodate vehicle circulation, parking, and loading areas, minimizing potential conflicts with adjacent properties and public streets. Any outdoor operations, such as vehicle display or storage, will be managed per the approved plan to prevent hazards and maintain visual order. Proper drainage, stormwater management, and waste disposal procedures will be implemented to protect the environment and public health. With adherence to all applicable City codes and best management practices, the proposed Special Use will provide necessary sale of automotive services without creating conditions that endanger public health, safety, or general welfare, while remaining compatible with surrounding commercial properties.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
   The proposed Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood. The use is located on a commercially zoned property and is consistent with other automotive and commercial activities on Plainfield Road commercial corridor.

   Operations will be conducted in a manner that minimizes impacts on surrounding properties. Any outdoor vehicle display or storage will be organized and maintained to ensure it does not negatively affect the appearance of neighboring properties. By utilizing a commercially zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on Plainfield Road commercial corridor, while remaining compatible with adjacent property uses and preserving property values.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
   The establishment of the proposed Special Use will not impede the normal and orderly development or improvement of surrounding properties for uses permitted in the B-2 Zoning District. The site is located on commercially zoned property intended to accommodate similar commercial activities, and the proposed use is consistent with the B-2 Zoning District's intended character.

The operation will occur within the existing building and designated site areas, ensuring that it does not interfere with the development potential of adjacent properties. Overall, the special use is compatible with surrounding commercial development patterns and will support, rather than hinder, the orderly growth and improvement of neighboring properties.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
   Adequate utilities, access roads, drainage, and other necessary facilities have been provided to serve the proposed auto body shop and car dealership. The property is already served by public water, sewer, electric, and telecommunications infrastructure sufficient to support the intended automotive and commercial operations.

   The site has direct access to public roadways, with driveways designed to accommodate the movement of vehicles, including customer traffic and service vehicles, without creating congestion or safety hazards. Parking and circulation areas are sufficient to handle both car dealership display needs and auto body shop operations.

   Stormwater management and drainage facilities are in place and will be maintained or upgraded as necessary to meet applicable City standards, ensuring proper runoff management and minimizing impacts on surrounding properties. Overall, the property is fully equipped with the necessary infrastructure to safely and efficiently support the proposed uses.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
   Adequate measures have been taken to provide safe and efficient ingress and egress for the proposed Automobile Sales and/or Leasing business while minimizing traffic congestion on public streets. The site has established driveways connecting directly to public roadways, designed to accommodate both customer vehicles and service traffic.

   On-site circulation and parking areas are configured to allow smooth entry and exit, reducing the potential for queuing or spillover onto adjacent streets. Vehicle display areas and service bays are arranged to keep operations organized and prevent conflicts between incoming and outgoing traffic. Additionally, any necessary site improvements will be implemented in accordance with City requirements to ensure traffic flows safely and efficiently. These measures will help maintain the functionality of surrounding streets while supporting the operation of the Automobile Sales and/or Leasing business.

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.
   The proposed Special Use will comply with building, fire, health, and safety codes, including proper storage and handling of automotive fluids, materials, and equipment. All required permits, inspections, and approvals will be obtained prior to occupancy and operation. The property will maintain compliance with parking, signage, lighting, accessibility, and site maintenance requirements as specified by the City. By adhering to these standards, the Special Use will operate safely, lawfully, and in a manner

consistent with the objectives of the Crest Hill Zoning Ordinance and other applicable City regulations.

Conditions of Approval

The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. All proposed interior and exterior improvements shall be completed in accordance with the plans as presented, prior to occupancy of the Automobile Sales and/or Leasing business.
2. Parking spaces in the front parking lot, adjacent to the building shall be limited to customer and employee parking.
3. Motor vehicles for sale may be displayed in the ten (10) parking spaces in the front parking lot adjacent to Plainfield Road. Storage of vehicles after the regular business hours shall be limited to the rear parking lot and the ten (10) parking spaces in the front parking lot adjacent to Plainfield Road per the approved site plan.
4. Storage of motor vehicles shall not block the drive aisle access at any time. No vehicles may be stored inside of the building.
5. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday closed.
6. Adequate Exterior lighting shall be provided per the applicable City regulations. Exterior lighting shall be downcast, shaded, and designed so as to avoid glare onto neighboring properties and adjacent roadways.
7. All vehicles offered for sale, lease, or display on the Subject Property shall have a valid and transferable title and shall not have a salvage, rebuilt, junk, flood, water-damaged, or a title designation associated with a total loss or significant damage. Vehicles with a substantial documented insurance claim or vehicle history indicating significant flood, water, fire, or hail damage shall not be stored, displayed, or offered for sale on the Subject Property. The dealership shall maintain documentation demonstrating compliance with this condition and shall make such documentation available to the City upon reasonable request.
8. All deteriorated asphalt areas within the front and rear parking areas shall be repaired and repaved to the satisfaction of the City. The entire parking lot shall be restriped in accordance with the approved site plan and applicable City requirements. All required pavement repairs, resurfacing, and restriping shall be completed prior to occupancy of the property for use as a car dealership or the storage of vehicles on the property.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommend the following motion to provide a recommendation to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommend that any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

The Plan Commission recommends City Council conditional approval of a Special Use permit for a Used Automobile Sales and/or Leasing business located at 1700 Plainfield Road, Crest Hill, subject to the substantial conformance with the eight (8) Conditions for Approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for Case # SU-26-9-9-2.

EXHIBIT A

Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*

Crest Hill
CITY OF NEIGHBORS

EXHIBIT B

Application for Development

For Office Use Only: **Case Number:**

Project Name: 1700 Plainfield, Crest Hill

Owner: JAWAD Hamayel Correspondence To: JAWAD Hamayel

Work Street address: 1700 Plainfield Rd Street address: [redacted]

City, St., Zip: Crest Hill, IL City, St., Zip: [redacted]

Phone: [redacted] Phone: [redacted]

Email: [redacted] Email: .com

Property Address:
Street address: 1700 Plainfield Rd **Property Information:**
Lot Width: 249.85

City, St., Zip: Crest Hill, IL 60403 Lot Depth: 254.00

PIN: 04-31-407-004 Total Area: 1.46 ACRES

*Submit an electronic version of the legal description only in a Word document to:
buildingdepartment@cityofcresthill.com

Existing Zoning: C Existing Land Use: commercial

Requested Zoning: SAME Proposed Land Use: commercial

Adjoining Properties Zoning and Uses:
North of Property: Chase Bank

South of Property: Mcdonald Resturant

East of Property: Empty land

West of Property: Plainfield Rd

Purpose Statement (intended use and approval sought): obtain approval to establish and operate a used motor vehicle dealership. The business will engage in the sale of pre-owned vehicles to the public and will comply with all applicable city of Crest Hill zoning requirements, licensing regulations, and state

governing motor vehicle dealers. Approval is sought for the use of the property as used car and related business activitie

Development Request: Please check all that apply and describe:

[ ] Rezoning: _____

[X] Special Use: used car dealer ship.

[ ] Variance: _____

[ ] Planned Unit Development: _____

[ ] Annexation: _____

[ ] Plat: _____

[ ] Other: _____

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

[ ] Civil Engineer: TBD Phone: _____

Company: _____ Email: _____

[ ] Contractor: TBD Phone: _____

Company: _____ Email: _____

[ ] Architect: Bob Gebel Phone: [redacted]

Company: United Architects Email: [redacted]

[ ] Builder: TBD Phone: _____

Company: _____ Email: _____

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

[redacted] 06.13.26

Signature of the Applicant Date

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

_____ _____

Signature of the Owner Date

EXHIBIT C

1700 PLAINFIELD ROAD - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1700 PLAINFIELD ROAD, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-31-407-004-0000

LEGAL DESCRIPTION:

LOT 2 (EXCEPT THE NORTHEASTERLY 246 FEET) IN HILLCREST PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1969 AS DOCUMENT NO. R69-9124, AND CERTIFICATE OF CORRECTION RECORDED JUNE 3, 1969 AS DOCUMENT NO. R69-9689, IN WILL COUNTY, ILLINOIS.

ALTA / NSPS LAND TITLE SURVEY

EXHIBIT D

SURVEYORS NOTES:

1. ALL LOT CORNERS WERE EITHER FOUND OR SET AND ARE SHOWN AND DESCRIBED HEREON THIS SURVEY.
2. MAXIMUM POSITIONAL TOLERANCE OF LOT CORNERS ARE WITHIN ALLOWABLE TOLERANCES OF 0.07 +/- FEET.
3. CONTACT JULIE AT 811 OR 1-800-982-0123 FOR EXACT LOCATION OF BURIED CABLES PRIOR TO DIGGING (ELECTRIC, TELEPHONE, GAS AND CABLE TV).
4. TABLE A ITEMS 1, 8 AND 11 ARE SHOWN HEREON THIS SURVEY.
5. FIELD WORK WAS COMPLETED ON JUNE 20, 2022.
6. A CURRENT TITLE POLICY WAS PROVIDED FOR THE BENEFIT OF THIS SURVEY AND IS NOTED IN 7 BELOW.
7. LEGAL DESCRIPTION SHOWN HEREON CONFORMS WITH THAT CONTAINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS COMMITMENT FILE NO. 3129886, DATE OF POLICY: MARCH 4, 2022.
8. SCHEDULE B OF THE TITLE COMMITMENT NOTED IN 7 ABOVE LISTS ITEMS 1 THROUGH 22 IN PART 2; THE FOLLOWING NOTES ARE RESPONSES TO THOSE ITEMS THAT PERTAIN TO SURVEY MATTERS:

ITEM 7: TAX PIN NUMBER 04-31-407-004 AS LISTED IN TITLE COMMITMENT. TAX PIN NUMBER LISTED CONFORMS WITH CURRENT WILL COUNTY TAX MAPS.

ITEM 18: EASEMENTS FOR SANITARY SEWER AS SHOWN ON THE PLAT OF SUBDIVISION. SAID EASEMENTS ARE SHOWN HEREON THIS SURVEY.

ITEM 19: EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 780782, RECORDED ON AUGUST 30, 1955, AND THE TERMS AND CONDITIONS THEREOF. SEE SAID DOCUMENT FOR PARTICULARS. SAID EASEMENT FALLS WITHIN U.S. ROUTE 30 (PLAINFIELD ROAD) RIGHT OF WAY.

ITEM 20: EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 1017623, RECORDED ON SEPTEMBER 10, 1964, AND THE TERMS AND CONDITIONS THEREOF. SEE SAID DOCUMENT FOR PARTICULARS. SAID EASEMENT IS UNPLOTTABLE WITH GIVEN DESCRIPTION.

ITEM 21: AGREEMENT FOR WATER AND SEWER MAINS AND SYSTEM RECORDED NOVEMBER 7, 1966 AS DOCUMENT NUMBER R66-16721, AND THE TERMS AND CONDITIONS CONTAINED THEREIN. SEE SAID DOCUMENT FOR PARTICULARS. SAID AGREEMENT DOES NOT EFFECT THE SUBJECT PARCEL.

LEGAL DESCRIPTION

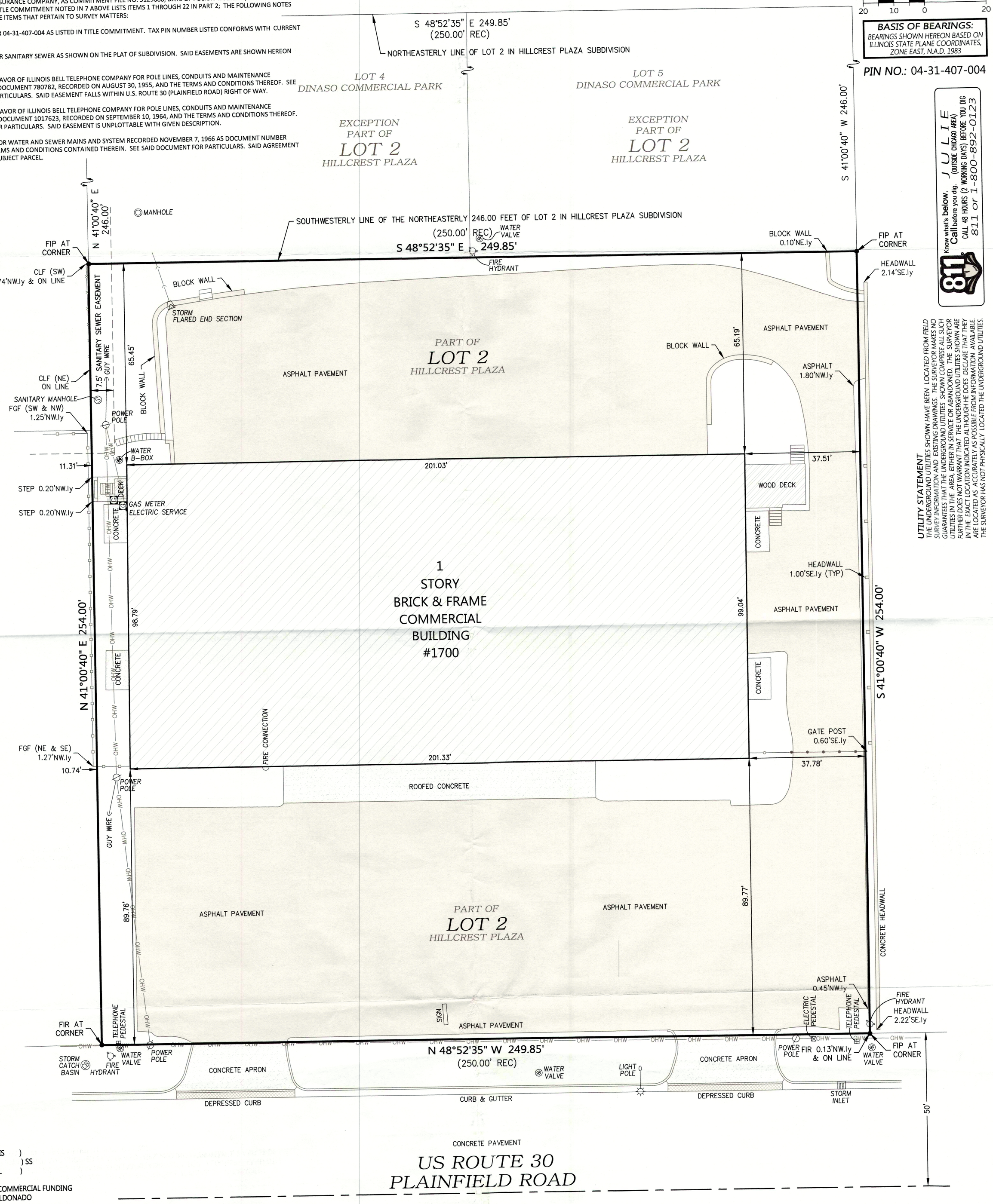
LOT 2 (EXCEPT THE NORTHEASTERLY 246 FEET) IN HILLCREST PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1969 AS DOCUMENT NO. R69-9124, AND CERTIFICATE OF CORRECTION RECORDED JUNE 3, 1969 AS DOCUMENT NO. R69-9689, IN WILL COUNTY, ILLINOIS.

SCALE: 1" = 20'

20 10 0 20

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

PIN NO.: 04-31-407-004



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Know what's **below.** **Call** before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

TO: ONECLICK COMMERCIAL FUNDING
DANIEL MALDONADO

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2022.

C3 CORPORATION
PROFESSIONAL DESIGN FIRM CORPORATION NO. 184-005246

Paul R Stancato 29 June 22
PAUL R. STANCATO — DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003054
LICENSE EXPIRES NOVEMBER 30, 2022

PROFESSIONAL LAND SURVEYOR
PAUL R. STANCATO
035-003054
JOLIET ILLINOIS
STATE OF ILLINOIS

C3CORPORATION
LAND SURVEYING & CONSULTING
C3Corporation
822 NORTH 129th INFANTRY DRIVE SUITE 105
JOLIET, ILLINOIS 60435
PHONE: 815.725.4500
FACSIMILE: 815.725.4501
www.c3corporation.net
email: carol@c3corporation.net

SURVEYORS NOTES:

1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

P.U.E.	PUBLIC UTILITY EASEMENT
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
A	ARC LENGTH
CB	CHORD BEARING
R	RADIUS
BLDG	BUILDING
CLF	CHAIN LINK FENCE
WDF	WOOD FENCE
FGF	FIBERGLASS FENCE
WIF	WROUGHT IRON FENCE
ALF	ALUMINUM FENCE
FIP OR SIP	FOUND OR SET IRON PIPE
FIR OR SIR	FOUND OR SET IRON ROD
FCN OR SCN	FOUND OR SET CROSS NOTCH
FPK OR SPK	FOUND OR SET MAGNETIC P.K. NAIL

PROJECT NUMBER: C322-3976	DRAWN BY: CRH DATE: 06/29/22
PROJECT XREF NUMBER: T36NR10E	CHECKED BY: PRS DATE: 06/29/22
ORDERED BY: BRADLEY McCANN	FIELD WORK COMPLETED DATE: 06/20/22
PROPERTY ADDRESS: 1700 PLAINFIELD ROAD CREST HILL, ILLINOIS	

EXHIBIT E

Project's Overall Conformance with Applicable Regulations

High Bridge Auto Sale respectfully submits the following responses demonstrating compliance with the Standards for Special Use.

1. Compatibility with the Surrounding Area

The proposed automobile dealership is compatible with the surrounding commercial development along Plainfield Road. The business will operate in a professional manner and will complement existing commercial uses by providing quality vehicle sales and financing services. The proposed use is not expected to adversely affect neighboring properties.

2. Protection of Public Health, Safety, and Welfare

The dealership will comply with all applicable federal, state, county, and local laws, building codes, fire codes, and zoning regulations. The property will be maintained in a clean, safe, and orderly condition. Adequate lighting, security measures, and routine property maintenance will promote a safe environment for customers, employees, and neighboring businesses.

3. Traffic and Access

The existing access points from Plainfield Road are adequate to serve the proposed use. Customer traffic is expected to be typical of a small automobile dealership and is not anticipated to create significant congestion or negatively affect surrounding roadways. Parking and internal circulation will be maintained to provide safe vehicle movement on the site.

4. Parking and Loading

The property will provide sufficient parking for customers, employees, and vehicle inventory in accordance with applicable zoning requirements. Vehicle display areas will be organized to maintain safe access and visibility throughout the site.

5. Building and Site Improvements

The project includes improvements to both the building and the site, including interior renovations, exterior façade enhancements, upgraded landscaping where appropriate, improved site lighting, parking , and general property improvements. These enhancements will improve the appearance of the property and contribute positively to the surrounding area.

6. Lighting

Exterior lighting will consist of energy-efficient LED fixtures designed to provide adequate illumination for customer safety while minimizing glare and light trespass. Lighting fixtures will be shielded and directed downward in accordance with applicable municipal requirements.

7. Noise, Odors, and Environmental Impacts

The proposed dealership will generate minimal noise beyond normal customer and employee vehicle activity. No manufacturing or industrial processes will occur on the site. The business is not expected to create objectionable noise, odors, dust, smoke, vibration, or other environmental impacts that would adversely affect surrounding properties.

8. Property Maintenance

The property will be professionally maintained, including regular landscaping, litter removal, snow removal, pavement maintenance, and building upkeep. Vehicle inventory will be displayed in an orderly manner, and the site will be maintained in compliance with applicable municipal property maintenance standards.

9. Public Utilities

The property is served by existing public utilities necessary to support the proposed use, including water, sanitary sewer, electric, natural gas, and telecommunications services. No unusual demand on public infrastructure is anticipated.

10. Consistency with Community Planning Objectives

The proposed use supports the continued economic development of the City of Crest Hill by bringing a vacant or underutilized commercial property into productive use, creating employment opportunities, generating tax revenue, and expanding commercial services available to area residents.

Conclusion

High Bridge Auto Sale believes the proposed automobile dealership satisfies the applicable Standards for Special Use. The project is compatible with the surrounding area, will operate in a safe and responsible manner, and will enhance the property through building and site improvements while providing a valuable commercial service to the community. The applicant respectfully requests approval of the Special Use Permit.

Project Narrative

High Bridge Auto Sale is a newly established automobile dealership located at 1700 Plainfield Road in Crest Hill, Illinois. The dealership will specialize in providing quality pre-owned vehicles along with financing solutions designed to meet the needs of a broad range of customers. The business is committed to delivering a professional, transparent, and customer-focused buying experience Business Plan and Project Narrative

High Bridge Auto Sale

Business Information

Business Name: High Bridge Auto Sale
Business Address: 1700 Plainfield Road, Crest Hill, IL 60403
Business Type: New Automobile Dealership
Primary Services: Vehicle Sales and Vehicle Financing

Executive Summary while contributing to the economic growth of the local community.

Business History and Prior Business Experience

High Bridge Auto Sale is a new dealership established to serve the growing demand for dependable used vehicles and affordable financing options in Crest Hill and the surrounding communities. The dealership has been organized with the goal of providing customers with quality inventory, competitive pricing, and personalized customer service.

Management is committed to implementing industry best practices in vehicle acquisition, customer service, financing assistance, regulatory compliance, and dealership operations. The dealership will operate with a focus on honesty, integrity, and long-term customer relationships.

Hours of Operation

- Monday: 9:00 AM – 6:00 PM
- Tuesday: 9:00 AM – 6:00 PM
- Wednesday: 9:00 AM – 6:00 PM
- Thursday: 9:00 AM – 6:00 PM
- Friday: 9:00 AM – 6:00 PM
- Saturday: 9:00 AM – 5:00 PM
- Sunday: Closed

These hours may be adjusted to meet customer demand and seasonal business needs.

Number of Employees

At startup, High Bridge Auto Sale anticipates employing approximately four full-time staff members consisting of:

- Dealer/General Manager
- Sales Associate
- Finance and Administrative Coordinator
- Vehicle Preparation and Lot Attendant

Additional employees will be hired as the business expands.

Services Offered

High Bridge Auto Sale will provide the following services:

- Quality pre-owned vehicle sales
- Vehicle financing through third-party lending institutions
- Credit application assistance
- Trade-in evaluations
- Vehicle history reports
- Extended warranty options (when available)
- Customer vehicle sourcing upon request
- Title and registration processing
- Temporary registration assistance
- Customer consultation throughout the vehicle purchasing process

Interior Building Improvements

To provide a professional and welcoming environment, the dealership plans to complete the following interior improvements:

- Installation of new commercial flooring throughout the showroom and office areas
- Interior painting with modern finishes
- Upgraded LED lighting throughout the building
- Construction of customer sales offices
- Dedicated finance and document processing office
- Comfortable customer waiting area with seating
- Reception area for customer check-in
- Renovation of employee workspace
- Updated restroom facilities
- Installation of new office furniture and workstations
- Computer network and internet infrastructure
- Security camera system
- Alarm and monitoring system

- HVAC inspection and improvements as needed
- ADA accessibility improvements where required by applicable building codes

Exterior Building Façade Improvements

High Bridge Auto Sale plans to enhance the property's exterior appearance through:

- Exterior painting and façade improvements
- Installation of new dealership signage
- Updated building identification signage
- Exterior LED lighting
- Entryway improvements
- Replacement or repair of exterior doors as necessary
- Window cleaning and repair
- Roof inspection and repairs as needed
- Installation of security lighting around the property

These improvements will create an attractive, professional appearance while improving visibility and security.

Overall Site Improvements

The dealership will complete several site improvements to enhance customer access, safety, and vehicle display, including:

- Parking lot cleaning and resurfacing where necessary
- New parking lot striping
- Clearly designated customer parking
- Vehicle display areas
- Improved landscaping
- Sidewalk and entrance improvements
- ADA-compliant parking spaces and access routes
- Exterior security cameras
- Site lighting improvements
- Drainage maintenance and repair as needed
- Property cleanup and debris removal
- Installation of directional signage
- Enhanced traffic flow throughout the site

These improvements will create a safe, efficient, and attractive dealership environment for customers and employees.

Marketing Strategy

High Bridge Auto Sale will market its inventory through:

- Online vehicle listing platforms
- Company website
- Social media advertising
- Search engine marketing
- Community outreach
- Customer referral programs
- Local advertising
- Strategic partnerships with financial institutions

The dealership will focus on delivering excellent customer service to generate repeat business and referrals.

Business Goals

The primary objectives of High Bridge Auto Sale are to:

- Establish a trusted reputation in the local market
- Offer quality pre-owned vehicles at competitive prices
- Provide financing solutions for a wide range of customers
- Maintain exceptional customer satisfaction
- Increase annual vehicle sales through strong customer relationships
- Expand inventory and services as the business grows

Conclusion

High Bridge Auto Sale is committed to becoming a respected automotive dealership serving Crest Hill and the surrounding communities. Through quality vehicle sales, accessible financing options, professional facility improvements, and outstanding customer service, the dealership will provide a positive purchasing experience while contributing to local economic development and creating employment.

Examples of the Business in Other Locations and Business Website

High Bridge Auto Sale is a newly established independent automobile dealership and will operate from its first and only location at **1700 Plainfield Road, Crest Hill, Illinois 60403**. At this time, the business does not have any additional locations.

The dealership is currently developing its online presence and plans to launch a professional website following the completion of licensing and business startup activities. The website will provide customers with:

- Current vehicle inventory
- Online financing application
- Business hours and contact information
- Directions to the dealership

- Vehicle inquiry forms
- Customer service information

The dealership also plans to maintain active social media profiles and advertise its inventory through major online automotive marketplaces to reach customers throughout the greater Chicago metropolitan area.

Business Website: Currently under development (no active website at this time)

Specifications and Cut Sheets for Proposed Exterior Lighting

High Bridge Auto Sale will install energy-efficient LED exterior lighting to provide safe illumination for customers, employees, vehicle display areas, parking areas, and building entrances. All exterior lighting will be selected and installed in compliance with applicable Village of Crest Hill building codes and lighting ordinances.

The proposed lighting will include:

- LED wall-mounted building-mounted fixtures for entrances and the building perimeter.
- LED pole-mounted parking lot fixtures to illuminate customer parking and vehicle display areas.
- LED security lighting at building entrances and service areas.
- LED illuminated building and monument signage, if approved.

Lighting fixtures will utilize full cutoff (shielded) optics to minimize glare and light trespass onto neighboring properties. Fixtures will be downward-directed and designed to provide uniform illumination while reducing sky glow.

Manufacturer specifications and cut sheets, including fixture model numbers, photometric data, mounting heights, wattage, color temperature, and illumination levels, will be submitted with the building permit and electrical permit applications prior to installation.

Response to the City of Crest Hill Standards for Special Uses

High Bridge Auto Sale
1700 Plainfield Road
Crest Hill, Illinois 60403

High Bridge Auto Sale respectfully submits the following responses demonstrating that the proposed automobile dealership satisfies the Special Use Standards established in Section 12.7-6 of the City of Crest Hill Zoning Ordinance.

Standard 1

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

The proposed dealership will operate in compliance with all applicable federal, state, and local laws, including the City of Crest Hill Zoning Ordinance, building codes, fire codes, and health and safety regulations. The property will be professionally maintained and operated in a safe and orderly manner. Adequate lighting, security measures, and routine maintenance will provide a safe environment for customers, employees, and visitors. Vehicle sales and financing are low-impact commercial activities that do not involve manufacturing, hazardous materials, or operations that would adversely affect public health or safety.

Standard 2

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed dealership is compatible with surrounding commercial development along Plainfield Road. Operations will be conducted entirely within the commercial property and will be managed to minimize impacts on neighboring businesses and properties. The proposed improvements to the building, parking areas, landscaping, and site appearance are expected to enhance the property's visual appeal and contribute positively to the surrounding commercial corridor. The project is not anticipated to negatively affect nearby property values.

Standard 3

The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed use is consistent with the commercial character of the surrounding area and will encourage continued investment and redevelopment. The dealership will occupy an existing commercial property without limiting future development opportunities on adjacent parcels. The project will support economic activity and complement other permitted commercial uses within the district.

Standard 4

Adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The property is served by existing public infrastructure, including water, sanitary sewer, electrical service, telecommunications, and public road access. Existing drainage systems will continue to serve the site, and any required improvements will comply with City engineering requirements. No extraordinary demand on public utilities or municipal services is anticipated as a result of the proposed use.

Standard 5

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The property has established vehicular access from Plainfield Road, allowing customers and employees to enter and exit the site safely. Internal circulation will be maintained to accommodate customer parking, vehicle display, and inventory movement while minimizing conflicts between vehicles. The dealership is expected to generate traffic levels typical of a neighborhood automobile sales business and is not anticipated to create significant congestion or adversely affect traffic operations on surrounding roadways.

Standard 6

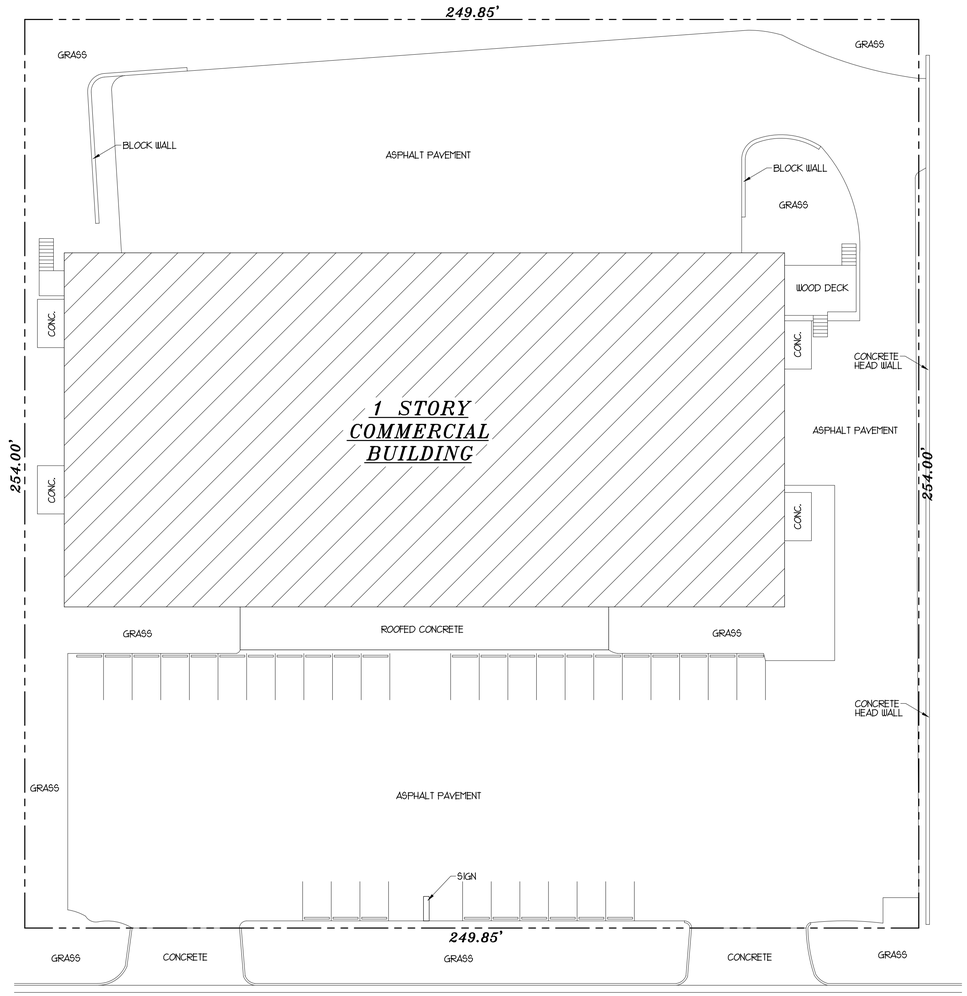
The special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

High Bridge Auto Sale will comply with all applicable provisions of the City of Crest Hill Zoning Ordinance, building codes, fire codes, stormwater regulations, signage requirements, landscaping requirements, and all other applicable municipal, county, state, and federal regulations. The applicant will obtain all required permits, inspections, and approvals before commencing operations and will continue to maintain the property in compliance with all applicable regulations.

Conclusion

High Bridge Auto Sale respectfully submits that the proposed automobile dealership satisfies each of the Special Use Standards contained in Section 12.7-6 of the City of Crest Hill Zoning Ordinance. The project represents an appropriate commercial use of the property, will improve the appearance and functionality of the site, will operate safely and responsibly, and will provide a valuable service to the residents of Crest Hill and the surrounding communities. Accordingly, the applicant respectfully requests approval of the requested Special Use Permit.

EXHIBIT F



US ROUTE 30
PLAINFIELD ROAD

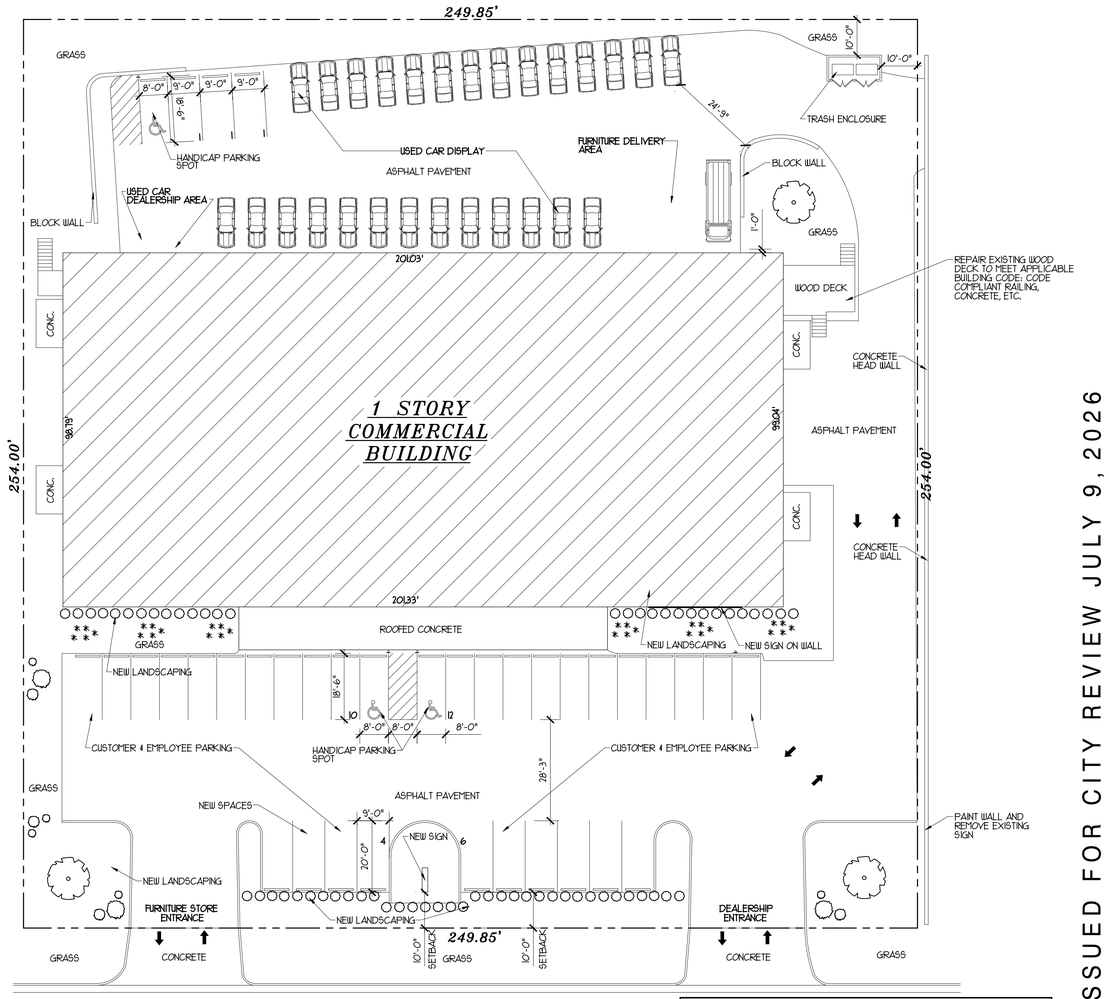
EXISTING SITE PLAN

SCALE : 1" = 20'-0"

0' 5' 10' 15' 20' 30' 40'

NORTH

BUILDING SQUARE FOOTAGE = 19,932 SF.



US ROUTE 30
PLAINFIELD ROAD

PROPOSED SITE PLAN

SCALE : 1" = 20'-0"

0' 5' 10' 15' 20' 30' 40'

NORTH

BUILDING SQUARE FOOTAGE = 19,932 SF.

PROPOSED PLANT MATERIAL LIST

NOTE: PROPERTY TO BE DESIGNED BY LANDSCAPE COMPANY

KEY	QUANTITY	DECIDUOUS SHRUBS
○	64	VIBURNUM CARLESII 'COMPACTUM' - COMPACT KOREAN-SPICE VIBURNUM - 1' HIGH
KEY	QUANTITY	PERENNIALS
*** ***	30	HEMORCALLUS 'STELLA DE ORO DAYLILY' 1 GALLON - 9" HIGH
KEY	QUANTITY	GROUND COVER
		MULCH BED 4" THICK 2" IN PERENNIAL AREAS
KEY	QUANTITY	DECIDUOUS SHRUBS
○	12	FORSYTHIA VIRIDISSIMA 'NEW HAMPSHIRE GOLD' - 36" HIGH
KEY	QUANTITY	TREE
	3	HORNBEAM - AMERICAN MEDIUM SIZED

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ISSUED FOR CITY REVIEW JULY 9, 2026

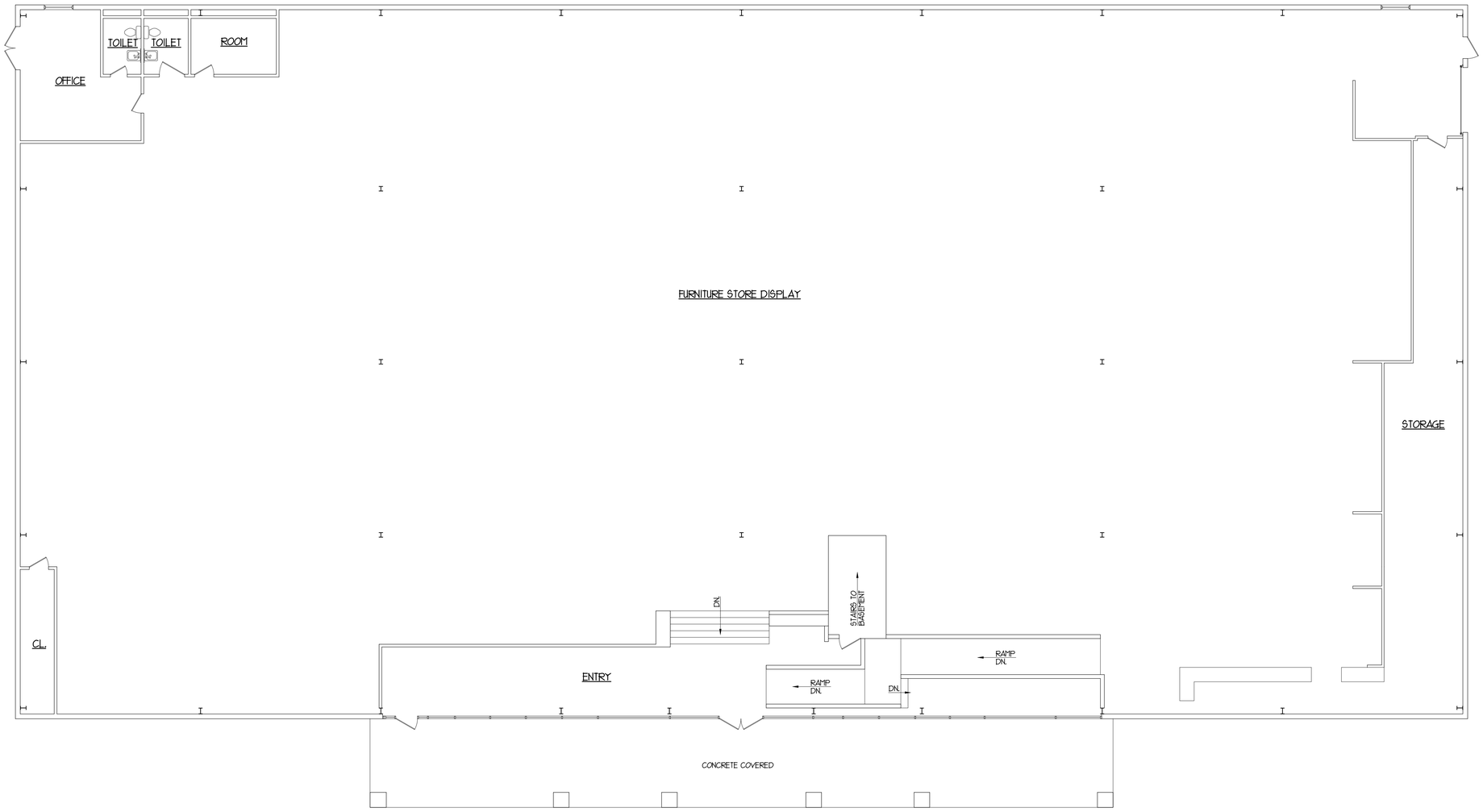
United ARCHITECTS LTD.
1002 PLAINFIELD ROAD, JOLIET IL. 60435
815-723-8060 * office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM #: 184-002966

REVISION NO. -DATE- -REMARKS-

PROPOSED USED CAR DEALER
FOR: AMERICAN FURNITURE OUTLET
1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-018
TITLE: EXISTING & PROPOSED SITE PLAN

SHEET
A-1



EXISTING FLOOR PLAN

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

0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

NORTH

ISSUED FOR CITY REVIEW JULY 9, 2026

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1002 PLAINFIELD ROAD, JOLIET IL. 60435
815-723-8060 * office@unitedarchitects.biz
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FOR: AMERICAN FURNITURE OUTLET

1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.

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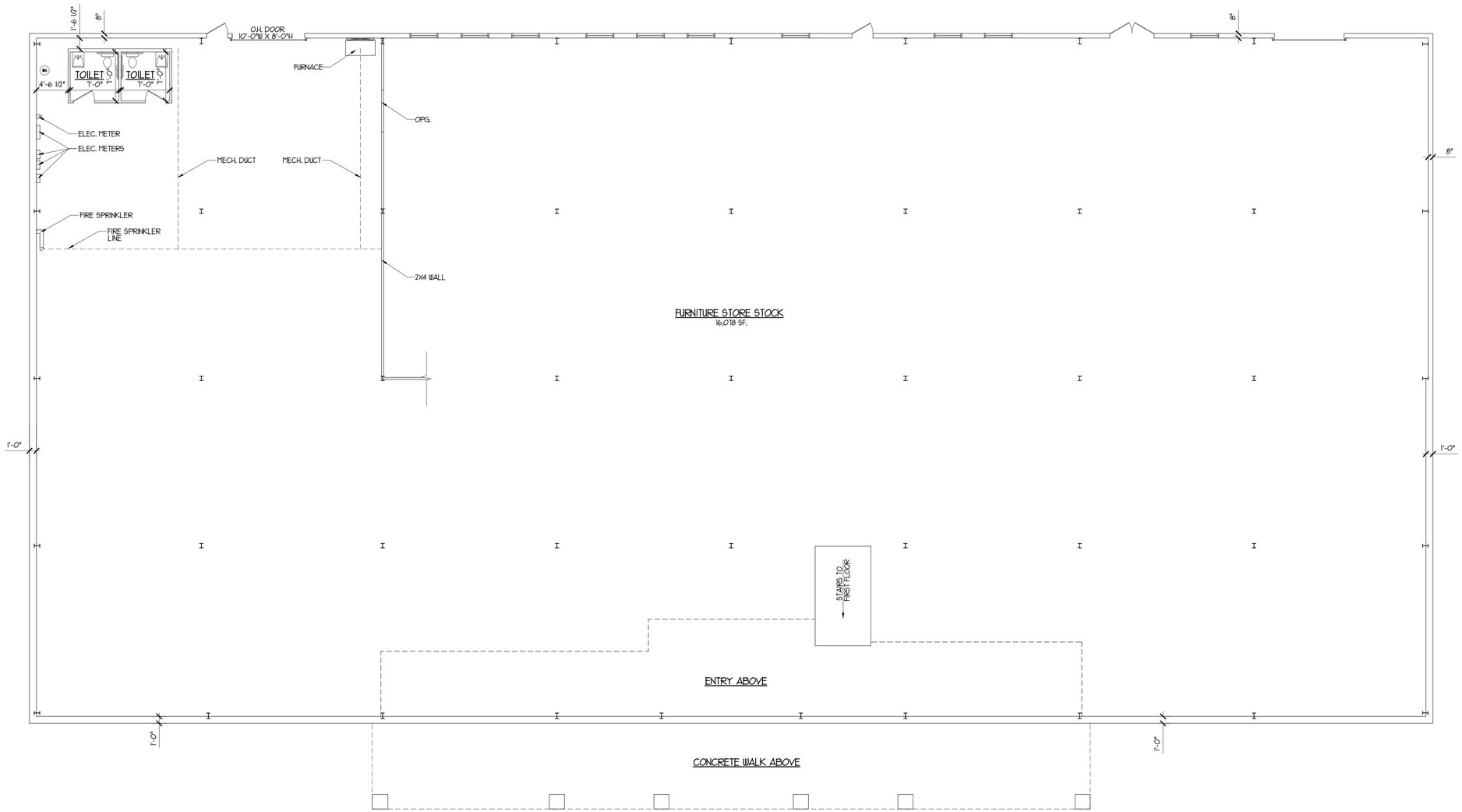
DATE: JULY 9, 2026

PROJECT NO: 25-018

TITLE: EXISTING FLOOR PLAN

SHEET A-2

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EXISTING LOWER FLOOR PLAN

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

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

NORTH

ISSUED FOR CITY REVIEW JULY 9, 2026

PROPOSED USED CAR DEALER

FOR: AMERICAN FURNITURE OUTLET

1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

United ARCHITECTS LTD.
1002 PLAINFIELD ROAD, JOLIET IL. 60435
815-723-8060 • office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM #: 184-002966

REVISION NO.	-DATE-	-REMARKS-

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-018
TITLE: EXISTING LOWER FLOOR PLAN

SHEET A-3

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PROPOSED LOWER FLOOR PLAN

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

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

NORTH

ISSUED FOR CITY REVIEW JULY 9, 2026

United ARCHITECTS LTD.
1002 PLAINFIELD ROAD, JOLIET IL. 60435
815-723-8060 • office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM #: 184-002966

REVISION NO.	-DATE-	-REMARKS-

PROPOSED USED CAR DEALER

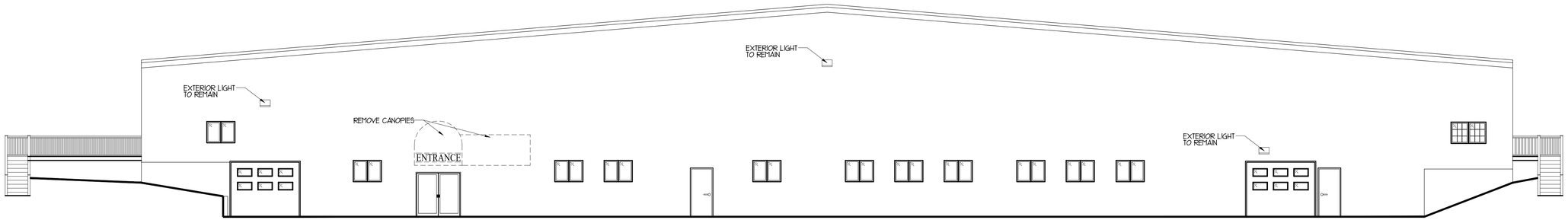
FOR: AMERICAN FURNITURE OUTLET

1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-018
TITLE: PROPOSED FLOOR PLAN

SHEET
A-4

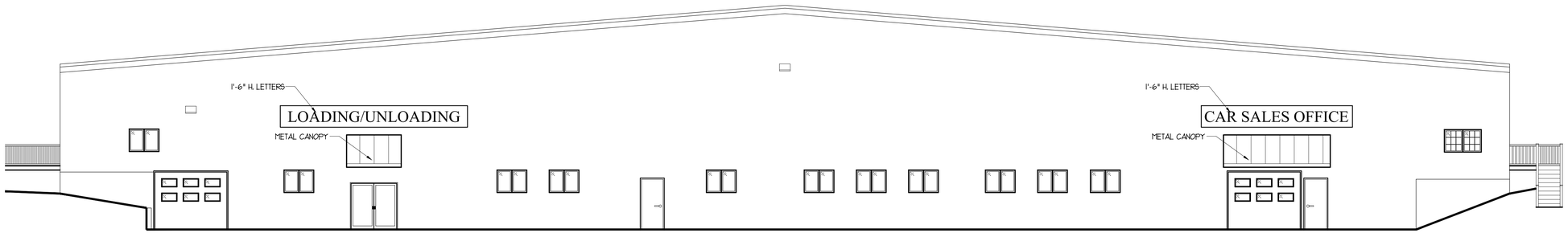
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EXISTING REAR ELEVATION

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

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'



PROPOSED REAR ELEVATION

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

0 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

ISSUED FOR CITY REVIEW JULY 9, 2026

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REVISION NO.	-DATE-	-REMARKS-

PROPOSED USED CAR DEALER

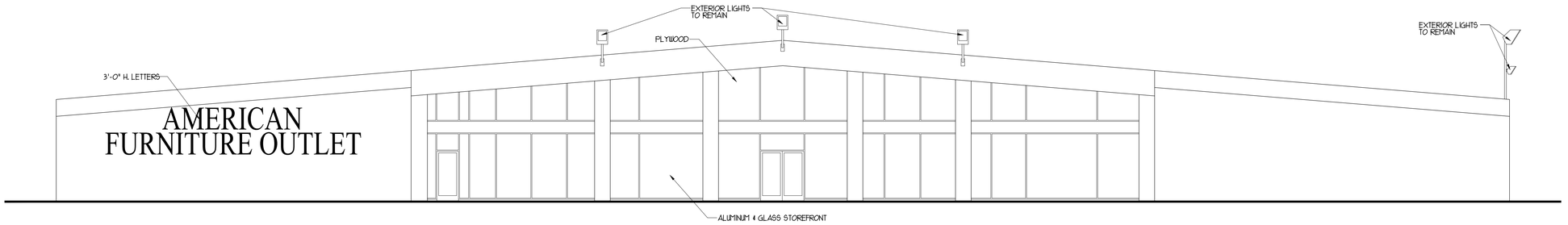
FOR: AMERICAN FURNITURE OUTLET

1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-018
TITLE: EXISTING & PROPOSED ELEVATION

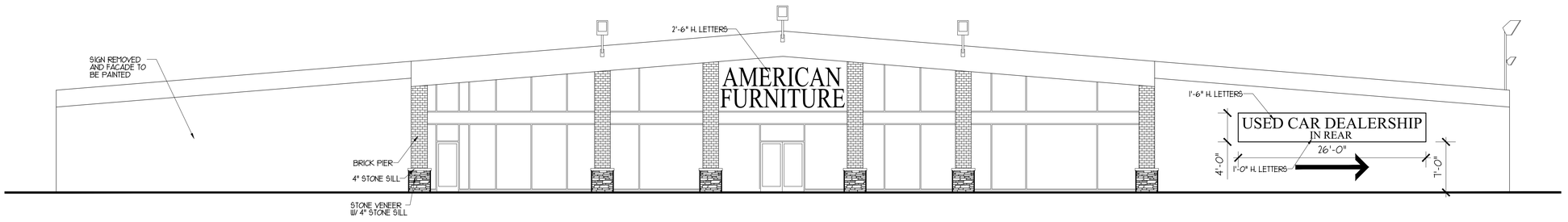
SHEET
A-5

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EXISTING FRONT ELEVATION

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



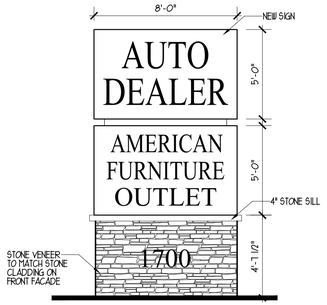
PROPOSED FRONT ELEVATION

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



EXISTING SIGN ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED SIGN ELEVATION

SCALE : 1/4" = 1'-0"

ISSUED FOR CITY REVIEW JULY 9, 2026

United ARCHITECTS LTD.
1002 PLAINFIELD ROAD, JOLIET IL. 60435
815-723-8060 * office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM #: 184-002966

REVISION NO. -DATE- -REMARKS-

PROPOSED USED CAR DEALER
FOR: AMERICAN FURNITURE OUTLET
1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-018
TITLE: EXISTING & PROPOSED ELEVATION

SHEET A-6

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Work Session Memo

Crest Hill, IL

Meeting Date: October 26, 2026

Submitter: Daniel Ritter, AICP, Community Development Director

Department: Community Development

Agenda Item: Plan Commission recommendation on application of Ahmed Mosin, of 2350 Property LLC, for a Special Use permit for a Fueling Station (Case # SU-26-10-9-3); and Variations Request from the Crest Hill Zoning Ordinance and City Code of Ordinances (Case #V-26-8-9-2) with respect to real property located at 2350 Plainfield Road in Crest Hill, Illinois

Summary:

Ahmed Mosin, 2350 Property LLC (the Applicant), is the owner of the Subject Property located at 2350 Plainfield Road, Crest Hill. The Applicant purchased the property in May 2026 and has continued operating the existing legal nonconforming gas station and convenience store ("c-store"). They are looking to redevelop the site with a new/modern c-store building with a quick-service restaurant (expected to be Wetzel's Pretzels) and improved landscaping, new signage, and better overall circulation. The vehicle access points will remain the same on Plainfield Road (IDOT) and Sycamore Street (Crest Hill). The ground sign will comply with the multi-tenant sign requirements of the new zoning ordinance, except for the reduced setback need due to the existing site constraints.

The site and use already exist as a fueling station and c-store, which was constructed around 1996. However, due to the proposal to substantially reconstruct and change the non-conforming site, it requires Special Use permit approval. Due to the age and limited size of the site, it is difficult to meet all of the current zoning code standards and setbacks. However, the Applicant has tried to meet and improve the site to bring it into closer compliance with the current codes, where feasible. The gas station and c-store are proposed to remain open 24/7. There is no dedicated truck fueling or diesel pumps proposed, with the canopy, pump, and underground tank layout proposed to remain the same as it is today. Proposed improvements include:

- **New C-Store:**
  - Demolish the existing ~2,200 sq. ft. convenience store building and construct a new 3,895 sq. ft. modern c-store building with an internal to-go food tenant. The building will be located closer to the public right-of-way and further from the neighboring homes
  - Utilize modern masonry materials, including brick and stone veneer for the building, dumpster, and canopy columns
  - Mechanical equipment will be located on the roof and screened by a parapet
- **Exterior Site Improvements:**
  - Reconstruct the pavement area and remove paved areas present in the Plainfield Road IDOT right-of-way as well as unneeded pavement areas near the buffer
  - Arrange a new parking lot and drive aisle layout while keeping pump and tank locations where they currently are situated
  - Install new landscaping in the front and improve the landscaping buffer at the rear(northeast) side of the property, including a new 8-foot solid fence

- New wall signage and ground signage in compliance with new sign code, except one variation for a reduced setback
- New lighting improvements to ensure the site is lit, with no off-site light pollution or glare
- Install public sidewalks along Plainfield Road and Sycamore Drive rights-of-way



The Plan Commission conducted the required public hearing for this application at the September 10, 2026, and October 8, 2026, meetings. After hearing public feedback and having the petitioner agree to some additional conditions, the Commission unanimously recommended approval of the requested amended Special Use permit for the Fueling Station and requested Variations from the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances, subject to the nine (9) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

Council Action Requested: Direction to include the draft approval Ordinance for a Special Use Permit for a fueling station; and requested Variations of the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances on the November 2, 2026, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A – September 10, 2026, and October 8, 2026, Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving A Special Use For a Fueling Station and Variations From the Crest Hill Zoning Ordinance and Code of Ordinances with Respect to Certain Real Property Located at 2350 Plainfield Road in Crest Hill, Illinois (Application of Ahmed Mosin, of 2350 Property LLC)

MINUTES OF THE
CREST HILL PLAN COMMISSION

The October 8, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

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

Also present were: Community Development Director Dan Ritter, and City Planner Atefa Ghaznawi.

Absent was: Commissioner Marty Flynn.

Chairman Thomas noted that Commissioner Flynn had informed the Commission of his inability to attend.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on September 10, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Stanton, to approve the minutes from the Plan Commission meeting held on September 10, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Chairman Thomas.
NAYES: None.
ABSTAIN: Commissioner Slabozeski.
ABSENT: Commissioner Flynn.
There being four (4) affirmative votes, the MOTION CARRIED.

NEW BUSINESS:
Chairman Bill Thomas stated there are two cases on the agenda and both were continued from the September 10, 2026, Plan Commission meeting.

Chairman Bill Thomas presented the Public Hearing and Consideration of petition SU-26-9-9-2, a request of Jawal Hamayel - First Global Trading LLC, seeking approval of a Special Use permit for an Automobile Sales and/or Leasing business known as High Bridge Auto Sale located on the approximately 1.46 Acre, B-2 General Business District zoned property at 1700 Plainfield Road, Crest Hill.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork is in order. Chairman Thomas stated that the public hearing remained legally in process and requested City Planner Ghaznawi to present the specifics of the case.

City Planner Ghaznawi summarized the case. The applicant, Jawad Hamayel, owner of the subject property at 1700 Plainfield Road, is requesting approval of a used automobile dealership — High Bridge Auto Sale — to operate in conjunction with an existing furniture store on the same property. The property is zoned B-2 General Business District, which requires a special use permit for a used car dealership. The furniture store will remain on the first floor with front access, while the car dealership office will be located in the basement level accessed from the rear of the building. Vehicle storage for the dealership is proposed at the rear of the property.

No variations are being requested. The legal non-conforming conditions of the property will remain unchanged. The two uses are vertically separated with separate access points and parking areas, allowing them to operate independently without conflict.

City Planner Ghaznawi highlighted significant proposed site improvements, including enhanced landscaping along Plainfield Road, removal of all non-conforming signage, installation of a new monument sign and wall signs compliant with the recently adopted sign code, installation of a dumpster enclosure, and full repair and restriping of both the front and rear parking lots. Staff concluded that the proposal is consistent with the auto-oriented and commercial character of the Plainfield Road corridor and recommended approval subject to seven conditions, with the application materials and the project to be implemented in substantial conformance with those conditions.

Mr. Jawad Hamayel was sworn in and addressed the Commission. He described his background as a long-standing business owner in the community, noting that his family has operated a furniture business in the area since 2019, most recently relocating to 1700 Plainfield Road in March 2023. He expressed his intent to expand the family's existing automobile wholesaling activities into retail sales at the same location. Mr. Hamayel emphasized his commitment to long-term investment in Crest Hill and his desire to improve the property's appearance to better match the City's standards.

Commissioner Peterson asked for clarification on the plan for vehicle display along Plainfield Road. City Planner Ghaznawi explained that one of the seven conditions for approval, Condition No. 3, restricted the display of vehicles in the front row of parking spaces along Plainfield Road to business hours only, requiring vehicles to be moved to the rear lot after business hours. Mr. Hamayel indicated that while he had agreed to that condition, he would prefer to keep the display vehicles in the front overnight, as visibility from the road is important for attracting customers and promoting the business. He noted that the front and rear entrances serve distinct purposes, and that having cars visible at night provides a marketing advantage.

Commissioner Stanton confirmed that no automotive repairs would take place on the premises; the dealership would operate as a sales-only facility. City Planner Ghaznawi and Mr. Hamayel both confirmed this.

Commissioner Stanton raised a question regarding the signage layout on the proposed monument sign, noting that the furniture business name appeared in the upper portion of the sign while the auto dealership name was in a lower position. Mr. Hamayel explained the rationale, noting that the car dealership sign was placed at the top to draw attention from the passing traffic. Chairman Thomas and other commissioners agreed that the signage arrangement was acceptable, as no ordinance dictates the ordering of tenants on a sign.

Commissioner Carroll asked about the maximum number of vehicles to be displayed in the front at any one time. City Planner Ghaznawi confirmed the maximum would be eleven* vehicles, corresponding to the available parking spaces facing Plainfield Road. *Note: It was determined after the meeting that the correct number of parking spaces for the car dealership to display vehicles is actually ten parking spaces, so it will be referenced as ten parking spaces maximum going forward.

Commissioner Peterson and Commissioner Carroll both expressed support for allowing 24-hour display in the front parking spaces, citing the precedent set by other car dealers on Plainfield Road. Chairman Thomas agreed, proposing that Condition No. 3 be modified to permit vehicle storage and display in the front row at all times, limited to a maximum of ten spaces facing Plainfield Road.

Community Development Director Dan Ritter acknowledged that there is no existing ordinance prohibiting overnight vehicle storage, but noted that staff had originally proposed the restriction because overnight display had not been part of the applicant's initial proposal, and to prevent the site from becoming unmanageable. He indicated that the planning commission had the authority to modify that condition and that if the commission was comfortable with allowing overnight display, it could be permitted.

Director Ritter raised the additional concern that overnight vehicle storage typically warrants review of exterior lighting and security measures, noting that vehicle theft at car dealerships is not uncommon and that the Police Department generally recommends adequate lighting, security cameras, and gate access. It was acknowledged that exterior lighting plans had not been formally reviewed under the assumption that vehicles would not remain in the front lot overnight. City Planner Ghaznawi proposed that the condition be modified to allow overnight storage subject to the applicant providing an adequate exterior lighting plan to be reviewed and approved by applicable City departments, including the Police Department, as part of the permit application process. Chairman Thomas and the Commission concurred with this approach. It was agreed that Condition No. 3 would be modified to allow vehicle display in the front row of up to ten parking spaces at all times, contingent upon the applicant providing exterior lighting details satisfactory to applicable City departments as part of the building permit application. The Commission also briefly discussed the applicant's mention of a security gate on the side of the building near the driveway, and staff confirmed that gate installation requirements — including a Knox Box for fire department access — would be handled through the standard permit review process without the need for a separate condition.

No members of the public came forward to comment.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case SU-26-9-9-2.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to close the Public Hearing on case number SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Slabozeski, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:38 p.m.

Chairman Thomas confirmed for the public record that Mr. Hamayel had reviewed and agreed to all seven conditions of approval. Mr. Hamayel confirmed this.

The Conditions of Approval are as follows:

1. All proposed interior and exterior improvements shall be completed in accordance with the plans as presented, prior to occupancy of the Automobile Sales and/or Leasing business.
2. Parking spaces in the front parking lot, adjacent to the building shall be limited to customer and employee parking. Motor vehicles for sale may be displayed in parking spaces adjacent to Plainfield Road during the regular business hours for Automobile Sales and/or Leasing business. Storage of vehicles after the regular business hours shall be prohibited in the front parking lot facing Plainfield Road.
3. Storage of motor vehicles after the regular business hours shall be limited to the rear parking lot per the approved site plan and shall not block the drive aisle access at any time. No vehicles may be stored inside of the building. *Note: Condition No. 3 would be modified to allow vehicle display in the front row of up to ten parking spaces at all times, contingent upon the applicant providing exterior lighting details satisfactory to applicable City departments as part of the building permit application.
4. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday closed.
5. Exterior lighting shall be downcast, shaded, and designed so as to avoid glare onto neighboring properties and adjacent roadways.
6. All vehicles offered for sale, lease, or display on the Subject Property shall have a valid and transferable title and shall not have a salvage, rebuilt, junk, flood, water-damaged, or a title designation associated with a total loss or significant damage. Vehicles with a substantial documented insurance claim or vehicle history indicating significant flood, water, fire, or hail damage shall not be stored, displayed, or offered for sale on the Subject Property. The dealership shall maintain documentation demonstrating compliance with this condition and shall make such documentation available to the City upon reasonable request.
7. All deteriorated asphalt areas within the front and rear parking areas shall be repaired and repaved to the satisfaction of the City. The entire parking lot shall be restriped in accordance with the approved site plan and applicable City requirements. All required pavement repairs, resurfacing, and restriping shall be completed prior to occupancy of the property for use as a car dealership or the storage of vehicles on the property.

The Plan Commission recommends City Council's conditional approval of a Special Use permit for a Used Automobile Sales and/or Leasing business located at 1700 Plainfield Road, Crest Hill, subject to substantial conformance with the seven (7) Conditions for Approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for Case # SU-26-9-9-2.

Chairman Bill Thomas asked for a motion to approve the recommendation for case # SU-26-9-9-2.

(#3) Motion by Commissioner Peterson seconded by Commissioner Stanton, to recommend to the City Council the conditional Approval of the petition SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the October 26, 2026, Workshop and the November 2, 2026, City Council meeting for final consideration.

Chairman Thomas thanked Mr. Hamayel for his commitment to investing in Crest Hill and for his willingness to improve the appearance of the Route 30 corridor.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-10-9-3 and V-26-8-9-2, a request of Ahmed Mosin - 2350 Property LLC (D/B/A Shell) seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals for a Special Use permit for redevelopment of an existing fueling station; multiple Variations from the Crest Hill Zoning Ordinance Table 2 Zoning Districts and Standards, Nonresidential Districts, Section 11.5 Parking Setbacks, and Section 11.6 Design, Development, and Maintenance; and a Variation from Section 15.12.060 of Chapter 15.12 Crest Hill Sign Code, located on the approximately 0.85 Acre, B-2 General Business District zoned property located at 2350 Plainfield Road, Crest Hill.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork was in order.

Chairman Thomas stated that since the Public Hearing is still in process, he asked Community Development Director Dan Ritter to state the details of the case.

Community Development Director Ritter presented the case. The applicant, Ahmed Mosin of 2350 Property LLC, has owned the subject property — an existing gas station and convenience store constructed in 1995 — since May 2026. The current use is a legal nonconforming use under the B-2 zoning district, which now requires a special use permit for fueling stations. The proposed redevelopment of the site triggers the requirement to bring the property into conformance with current special use standards.
The applicant is proposing to demolish the existing approximately 2,200 square foot convenience store and construct a new approximately 3,895 square foot modern C-store building with an internal food tenant. The new building will feature masonry materials including brick and stone veneer, with mechanical equipment screened on the roof. The building will be shifted toward the Plainfield Road right-of-way and away from the adjacent residential properties to the northeast, improving the rear yard setback. Other site improvements include reconstruction of the pavement areas, removal of paved areas encroaching into the IDOT right-of-way, a new parking lot layout, enhanced landscaping along Plainfield Road and the side of the property, new wall and ground signage, upgraded LED lighting throughout, public sidewalk installation along both Plainfield Road and Sycamore Drive frontages, and updated canopy columns and a dumpster enclosure matching the new building's masonry materials.

Director Ritter outlined the requested variations, most of which reflect existing site conditions or represent improvements over the current state: a reduced lot area (existing condition); reduced front yard and corner side yard setbacks (new conditions resulting from the building shift toward the right-of-way and away from residential neighbors); a reduced front yard landscape setback (improved from a current negative setback that encroaches into the IDOT right-of-way); an increased driveway width (existing condition, slightly above the 40-foot maximum); and a reduced ground sign setback (improved from the current 0-foot condition to approximately 4.5 feet from the property line, though still below the 10-foot minimum).

Director Ritter noted that the site access points on Plainfield Road and Sycamore Drive will remain unchanged, as they are positioned as far from the intersection as possible and cannot be relocated without compromising traffic safety.

Director Ritter also reported on actions taken since the September hearing in response to concerns raised by two neighboring residents. The petitioner agreed to: trim overgrown vegetation along the Sycamore Drive right-of-way that was obstructing sight lines; install stop signs and stop bars at both exit points; review and, if necessary, restore the existing vegetative buffer along the residential boundary that had been thinned by a utility company's trimming; replace the existing deteriorated fence in its entirety with a new 8-foot-tall fence; and explore relocation of the dumpster enclosure away from the residential properties. Director Ritter noted that one resident, Kristi Flores, had communicated to staff that she felt heard and was pleased with the proposed improvements.

Staff recommended approval of the special use and all requested variations, subject to nine conditions for approval.

Bill Kokalias of Axios Architects representing Ahmed Mosin the applicant, who was out of town, was sworn in and addressed the Commission. He also introduced Waleed Houleis, the on-site property manager. Mr. Kokalias noted that the collaboration with City staff over approximately the past year had yielded a significantly improved site design. He confirmed that the decision to demolish the existing building, rather than attempt a remodel, was reached after extensive evaluation and that the new 3,800 square foot structure would be taller, brighter, and more modern. He confirmed the applicant's agreement to the stop signs, landscaping improvements, 8-foot fence replacement, and willingness to relocate the dumpster enclosure further north if needed.

Mr. Kokalias raised a concern regarding the proposed location of the ground monument sign, which as shown in the submitted plans was positioned at the corner of Plainfield Road and Sycamore Street at the same plane as the front of the building. He acknowledged that this placement would render the sign largely invisible to passing motorists and that the existing sign would need to be removed as it currently sits within the IDOT right-of-way. Director Ritter confirmed that signs within the right-of-way are outright prohibited under the City's code and that placement there would not be permissible regardless of IDOT approval, as allowing commercial signage in the right-of-way would create broader legal complications. City Planner Ghaznawi further noted that the City's sign code prohibits off-premises signs.

Director Ritter suggested that the sign could be relocated to the northwestern corner of the property near the gas pumps, which would provide significantly better visibility to traffic on Plainfield Road from both directions. Mr. Kokalias agreed this would be a preferable location. The Commission reached consensus that the sign relocation made practical sense. Staff recommended that the approval be conditioned such that the sign, wherever located on the property, must maintain at minimum the 4.5-foot setback from the property lines that was the subject of the variation request. Any final sign location would be reviewed through the permit application process without requiring the applicant to return to the Commission.

Randy Massey, a neighboring resident, was sworn in and addressed the Commission. Mr. Massey raised concerns about the height of the new building relative to the existing structure and asked whether lighting from the redeveloped site would spill onto adjacent residential properties. Director Ritter responded that the applicant had submitted a photometric study demonstrating improved lighting conditions, with all new fixtures to be full-cutoff, downcast LED lights that prevent glare and light trespass onto neighboring properties, replacing existing fixtures that were in some cases angled outward. The resident also confirmed their understanding that the parking area to the rear would not be expanded closer to the residential properties.

Mr. Massey additionally requested that the dumpster enclosure be relocated toward Sycamore Drive rather than further north. Director Ritter acknowledged this preference and indicated that the trash hauler's operational requirements would also need to be factored into any final location decision. Mr. Kokalias stated the applicant was open to relocating the enclosure to better accommodate the neighbors. Mr. Massey also raised a concern about an unauthorized early-morning trash pickup occurring around 3:30 a.m. Director Ritter acknowledged the concern, noted the City's noise ordinance would apply, and indicated that the Police Department was monitoring the situation. He suggested that changing the waste hauler or contacting the hauler directly may resolve the issue and offered to assist in following up.

Mr. Massey further noted the presence of a large tree growing within a stormwater detention swale on the property, which appeared to be obstructing the drainage infrastructure. Director Ritter confirmed that given the scope of the construction project, this could be addressed as part of the site work.

No additional public comments were received.

Chairman Thomas asked for a Motion to Close the Public Hearing for petitions Case #SU-26-10-9-3 and Case #V-26-8-9-2.

(#4) Motion by Commissioner Peterson seconded by Commissioner Stanton, to close the Public Hearing on case numbers SU-26-10-9-3 and V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 8:25 p.m.

Chairman Thomas confirmed for the public record that the applicant had reviewed and agreed to all nine conditions of approval.

The Conditions of Approval are as follows:

1. The project shall obtain a permit and start work within 6 months of City Council approval.
2. The fence adjacent to the residential homes shall be replaced with a solid 8-foot fence. All future maintenance of the fence shall be the responsibility of the gas station property and shall be maintained to keep a consistent appearance across the fence with matching materials and colors.
3. None of the existing landscape buffer shall be removed as part of the project.
4. There shall be no outside storage of goods.
5. No separate diesel fueling pumps shall be permitted or advertised to large semi-trucks.
6. Overgrowth foliage along the buffer near the property's exit at Sycamore Street shall be trimmed back and maintained to ensure proper and safe visibility when entering and exiting.
7. Stop signs and solid stop bars meeting MUTCD requirements shall be placed at the exits in proper locations before entering the public right-of-way. These shall be shown on the final engineering plans prior to final permit approval.
8. Any landscape removed or damaged by AT&T or other utilities shall be replaced with comparable landscape buffering within the designated buffer area.
9. Dumpster location shall be revised to be further north where there is an open landscape area, if feasible.

The Plan Commission recommends City Council's conditional approval of a Special Use for a Fueling Station with a Convenience Store; and Variations requested from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers, subject to the project being implemented in substantial

conformance with the nine (9) conditions for approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for petitions Case #SU-26-10-9-3, and Case #V-26-8-9-2.

Chairman Bill Thomas asked for a motion to approve petitions for Case #SU-26-10-9-3 and Case #V-26-8-9-2.

(#5) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to recommend to the City Council the conditional Approval of the petitions for Case #SU-26-10-9-3 and Case #V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Carroll, Slabozeski, Peterson, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the October 26, 2026, Workshop and the November 2, 2026, City Council meeting for final consideration.

Chairman Thomas expressed thanks to the applicant and the architect for his commitment to investing in Crest Hill, for working with City staff to improve the site with beautiful designs and for his willingness to improve the appearance of the Route 30 corridor. He further stated that the building and landscaping look incredible. Chairman Thomas had one last question of whether the gas station would be open while the building gets torn down and rebuilt. Mr. Kokalias stated that the gas station would be closed during construction.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

STAFF UPDATES:
Community Development Director Dan Ritter provided the following updates:

Email Domain Transition: Community Development Director Ritter informed the Commission that the City's email addresses are transitioning from the @cityofcresthill.com domain to @cresthill.gov. He requested that commissioners bring their City-issued devices to City Hall on Friday, October 9, the following Monday, or the following Wednesday, when IT staff would be available to assist with the changeover, a process expected to take approximately 15–20 minutes. Commissioners unable to attend those times were asked to contact Director Ritter to arrange an alternative time.

Comprehensive Plan Update: Director Ritter reported that the City's consultant is preparing an updated draft of the Comprehensive Plan, incorporating staff comments. A draft is expected to be distributed to the Plan Commission and City Council steering committee by the end of October, with a public open house anticipated in November and potential adoption proceedings to follow. Director Ritter thanked City Planner Ghaznawi for her presentation on community planning month at the October City Council meeting.
Prior Case Update — Reasonable Tree Experts Redevelopment (Broadway Street): Director Ritter reported that the redevelopment project for the Reasonable Tree Experts property on Broadway Street, which the Commission had previously reviewed, received City Council approval and is moving forward.
Old City Hall Demolition: Director Ritter reported that permits for the demolition of the old City Hall building have been approved. The City Council has requested that certain bricks be saved prior to demolition. A demolition timeline had not been confirmed but was expected within the next couple of weeks.

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

(#6) Motion by Commissioner Peterson seconded by Commissioner Carroll, to adjourn the October 8, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Slabozeski, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:36 p.m.

As approved this_____day of_____, 2026.
As presented_____
As amended_____

_____
BILL THOMAS, COMMISSION CHAIRMAN

MINUTES OF THE
CREST HILL PLAN COMMISSION

The September 10, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

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

Also present were: Community Development Director Dan Ritter, and City Planner Atefa Ghaznawi.

Absent were: Commissioner Slabozeski.

Chairman Thomas noted that Commissioner Slabozeski had informed the Commission of her inability to attend. He further announced that Commissioner Gordon Butler submitted his resignation effective September 3, 2026, having relocated outside the City of Crest Hill and therefore no longer eligible to serve. Chairman Thomas extended the Commission's gratitude for Commissioner Butler's more than eleven years of service and offered best wishes to Gordon and Judy Butler as they begin the next chapter of their lives.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on August 13, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the Plan Commission meeting held on August 13, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Flynn, Chairman Thomas.
NAYES: None.
ABSTAIN: Commissioner Stanton.
ABSENT: Commissioner Slabozeski.
There being four (4) affirmative votes, the MOTION CARRIED.

NEW BUSINESS: Chairman Thomas advised that the order of agenda items would be modified: the original Item 2 (1618-1626 N. Broadway St, Reasonable Tree Experts) would be heard last, with Items 3 (1700 Plainfield Road) and 4 (2350 Plainfield Road) elevated to second and third, respectively.

Chairman Bill Thomas presented the Public Hearing and Consideration of petition SU-26-9-9-2, a request of Jawal Hamayel - First Global Trading LLC, seeking approval of a Special Use permit for an Automobile Sales and/or Leasing business known as High Bridge Auto Sales located on the approximately 1.46 Acre, B-2 General Business District zoned property at 1700 Plainfield Road, Crest Hill.

Chairman Thomas asked for a Motion to Open the Public Hearing for Case SU-26-9-9-2.

(#2) Motion by Commissioner Flynn seconded by Commissioner Peterson, to open the public hearing for Case SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Flynn, Peterson, Carroll, Stanton, Chairman Thomas.
NAYES: None.
ABSTAIN: None.
ABSENT: Commissioner Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

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

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork is not in order. City Planner Ghaznawi reported that the required public notice publication was not published on time, rendering the necessary paperwork insufficient to proceed. Accordingly, staff recommended continuing the hearing to the October 8, 2026, Plan Commission meeting.

Chairman Thomas confirmed that no members of the public were present to speak to this case. Chairman Thomas stated that the public hearing for this case will be continued on October 8, 2026, and asked for a motion to continue the public hearing for Case SU-26-9-9-2

(#3) Motion by Commissioner Carroll seconded by Commissioner Peterson, to continue the public hearing for Case SU-26-9-9-2 to the October 8, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSTAIN: None.
ABSENT: Commissioner Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas stated that the public hearing for Case SU-26-9-9-2 is now continued until the October 8, 2026, Plan Commission meeting.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-10-9-3 and V-26-8-9-2, a request of Ahmed Mosin - 2350 Property LLC (D/B/A Shell) seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals for a Special Use permit for redevelopment of an existing fueling station; multiple Variations from the Crest Hill Zoning Ordinance Table 2 Zoning Districts and Standards, Nonresidential Districts, Section 11.5 Parking Setbacks, and Section 11.6 Design, Development, and Maintenance; and a Variation from Section 15.12.060 of Chapter 15.12 Crest Hill Sign Code, located on the approximately 0.85 Acre, B-2 General Business District zoned property located at 2350 Plainfield Road, Crest Hill.

Chairman Thomas asked for a Motion to open the Public Hearing for Cases SU-26-10-9-3 and V-26-8-9-2.

(#4) Motion by Commissioner Peterson seconded by Commissioner Stanton, to open the public hearing for Case SU-26-10-9-3- and V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Flynn, Chairman Thomas.
NAYES: None.
ABSTAIN: None.
ABSENT: Commissioner Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:07 p.m.

Chairman Bill Thomas asked if the paperwork was in order. Community Development Director Dan Ritter reported that while the required notice was published in the newspaper and mailed to surrounding residents, the mailings were sent approximately two to three days later than required by the Zoning Ordinance. Staff recommended continuing the hearing to October 8, 2026, and indicated that a secondary round of notices would be sent to ensure residents were properly informed of the continuance. Director Ritter noted that a few residents were present who had come specifically for this item and recommended that the Commission allow them to speak, with their comments entered into the public record and carried forward to the next hearing.

Chairman Thomas invited anyone wishing to comment to sign in at the podium and be sworn in, noting that while not all questions might be answerable that evening, responses would be provided by the October 8th, 2026, Plan Commission meeting. Two residents came forward. Residents were sworn in by Chairman Thomas.

Randy Massey, a resident living directly behind the subject property, raised several concerns. He asked whether the existing building would be demolished and relocated. Director Ritter confirmed that the current building would be demolished and a new structure would be constructed further away from the residential properties, closer to Plainfield Road, and it would be bigger than the current footprint. Mr. Massey expressed concern that this arrangement would move parking, noise, and vehicle traffic closer to residences, and he preferred the parking remain toward the street side with the rear used only for access. Director Ritter clarified that there would in fact be more green space between the homes and the drive aisle under the new plan, and that the overall amount of impervious surface on the site would be reduced, not increased.

Mr. Massey raised concerns about drainage, noting that what had historically been a grassy drainage area in the rear appeared, based on the plans, to be paved over, and if all the runoff would go onto his property. Director Ritter clarified that no new paving would be added to that area, and that impervious surface would be reduced overall, posing no additional drainage risk to neighboring properties. Director Ritter offered to meet with Mr. Massey after the meeting to review the site plan in more detail.

Mr. Massey also raised concerns about the placement of the dumpster enclosure, noting it appeared to be moving closer to residential properties. He described significant noise disturbance from late-night garbage collection at the current dumpster location, estimating that pickup operations could last approximately thirty minutes beginning as early as 2:00 a.m. Director Ritter acknowledged that late-night commercial refuse collection in proximity to residential areas has been addressed in other parts of the city, and committed to raising the scheduling issue directly with the property owners, noting that noise ordinance violations could apply. Director Ritter further noted that under the new proposal, the dumpster enclosure would be fully enclosed in masonry matching the building's brick and stone exterior.

On the subject of exterior improvements, Director Ritter explained that the canopy columns, building facade, and dumpster enclosure would all feature coordinated brick and stone construction. Mr. Massey expressed concern about the exterior lighting that will be on 24/7 and if any measures will be taken. Director Ritter explained that all site lighting would be replaced with new full-cutoff, downcast LED fixtures designed to prevent light spillage onto adjacent properties. Mr. Massey noted that the current operator had previously improved the situation by tilting the lights downward, and welcomed the formal upgrade.

Mr. Massey expressed concern about the condition of the existing perimeter fence, noting that it was substantially deteriorated and that he had personally installed supports on his side of the property to prevent it from collapsing. Director Ritter acknowledged that staff had observed poor conditions during a site visit and committed to raising with the applicant the possibility of replacing the entire fence rather than making spot repairs. Director Ritter also noted that the ordinance permits fencing up to eight feet in height, and that he would explore whether an upgrade from the current six-foot fence would be feasible. Mr. Massey indicated a preference for an eight-foot fence, citing occasional incidents of individuals sheltering behind the property overnight.

Regarding landscaping, Mr. Massey noted that AT&T had removed portions of the rear screening vegetation during utility work the prior fall. Director Ritter acknowledged that this was new information and committed to having the applicant reassess the landscaping buffer with the current condition in mind.

Director Ritter confirmed that the originally proposed drive-through element had been eliminated early in the design process, as it was not feasible given the site's constrained dimensions and the City's concerns. The revised proposal calls for a convenience store with a to-go restaurant component, currently planned to include a Wetzel's Pretzels tenant, with no fast food drive-through and no truck fueling. There will be no change to the layout and location of the existing gas pumps.

Kristi Flores, a resident of Greengold Street, which runs behind the gas station property, stated that she had previously spoken with Director Ritter regarding her concerns. She described an increase in pedestrian foot traffic on Greengold Street since the station began operating twenty-four hours a day this year, noting that the absence of a sidewalk on Plainfield Road causes pedestrians to use the residential street at all hours. She also raised safety concerns regarding the rear driveway access onto Sycamore Street, noting limited sight lines and the absence of a stop sign, which she characterized as an accident waiting to happen, particularly given that Greengold Street is used as

a detour route when accidents occur at the nearby Gaylord/Route 30 intersection. Ms. Flores stated she had personally experienced near misses in the area in recent months, and she preferred the rear driveway to be moved away from the residences and closer to Plainfield Road. Director Ritter confirmed that a stop sign would be added at that location and that staff would work to clear vegetation to improve sight lines. He explained that the existing rear driveway position could not be relocated closer to the Plainfield Road intersection, as this would create additional safety hazards from an engineering and safety standpoint and would not be permitted by the City or IDOT.

Ms. Flores asked whether the twenty-four-hour operation hours could be conditioned as part of the approval. Director Ritter explained that the current zoning code does not restrict hours of operation for gas stations, and that the existing property has no such limitations in place. He noted that staff could inquire with the applicant about their intended hours, but acknowledged that hours of operation are generally not restricted through the zoning process for this type of use. Ms. Flores expressed concern that a twenty-four-hour convenience restaurant use would compound the issues already associated with the twenty-four-hour fueling operation.

Director Ritter reiterated that staff had worked to improve the project as much as possible given the existing conditions, acknowledging that a gas station in such close proximity to residential uses is not an ideal land use arrangement, but noting that the infrastructure is established and that this redevelopment represents a meaningful improvement over the status quo.

Chairman Thomas thanked the speakers and confirmed that all comments would be entered into the public record and addressed at the October 8th, 2026, Plan Commission meeting.

Chairman Thomas stated that the public hearing for this case will be continued on October 8, 2026, and asked for a motion to continue the public hearing for Case SU-26-10-9-3 & V-26-8-9-2.

(#5) Motion by Commissioner Carroll seconded by Commissioner Flynn, to continue the public hearing for Case SU-26-10-9-3 & V-26-8-9-2 to the October 8, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Carroll, Flynn, Peterson, Stanton, Chairman Thomas.
NAYES: None.
ABSTAIN: None.
ABSENT: Commissioner Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was continued to the October 8, 2026, meeting at 7:28 p.m.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions for Preliminary and Final Plat of Subdivision, RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1, a request of Kurt Fife - Extreme 2017 LLC seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals to rezone 1618-1620 N Broadway St from B-2 to B-3; consolidate five (5) parcels into one (1) parcel, and dedicate Utility and Sidewalk Easement; Special Use for a Contractor-Based Business known as Reasonable Tree Experts; and a Variation request from Section 11.5 Parking Setbacks

of the Crest Hill Zoning Ordinance, located on the approximately 0.95 Acre, B-2 General Business District and B-3 Business Service District zoned property located at 1618-1626 N Broadway Street, Crest Hill.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing and Consideration of petitions Preliminary and Final Plat of Subdivision, RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1, a request of Kurt Fife - Extreme 2017 LLC seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals to rezone 1618-1620 N Broadway St from B-2 to B-3; consolidate five (5) parcels into one (1) parcel, and dedicate Utility and Sidewalk Easement; Special Use for a Contractor-Based Business known as Reasonable Tree Experts; and a Variation request from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance, located on the approximately 0.95 Acre, B-2 General Business District and B-3 Business Service District zoned property located at 1618-1626 N Broadway Street, Crest Hill.

(#6) Motion by Commissioner Peterson seconded by Commissioner Stanton, to open a public hearing for Case Numbers RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Flynn, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:30 p.m.

Chairman Thomas stated that the subject of the hearing is to discuss the three requests of Kurt Fife – Extreme 2017 LLC seeking changes to the Crest Hill Zoning Ordinance and Code of Ordinances for his contractor-based business known as Reasonable Tree Experts located at 1618-1626 North Broadway Street in Crest Hill. Chairman Thomas asked City Planner Atefa Ghaznawi to present the specifics of the case.

City Planner Atefa Ghaznawi presented the details of the application. The subject property is located at 1618–1626 North Broadway Street and consists of five parcels under common ownership: three to the north, which are already zoned B-3, and two to the south, which were recently acquired and are currently zoned B-2. The applicant demolished a dilapidated house on the two southern parcels to enable expansion of the business. The applicant, who also owns the business, has operated Reasonable Tree Experts in various locations since 1976 and has been operating at this Broadway Street location for a few years.

The requests before the Commission are: (1) a rezoning of the two southern B-2 parcels to B-3 to create a uniform zoning classification across the consolidated site; (2) a preliminary and final plat of subdivision to consolidate all five parcels into one and to dedicate a ten-foot utility and sidewalk easement along Broadway Street in conjunction with the City's planned water main extension to the east side of Broadway; (3) a special use permit for a contractor-based business known as

Reasonable Tree Experts; and (4) a variation from Section 11.5 of the Zoning Ordinance to reduce the required ten-foot parking setback to five feet along a drive aisle needed to access an existing overhead door on the existing Broadway-facing building.

City Planner Atefa Ghaznawi explained that the existing structures on the property are nonconforming with respect to certain setbacks, and that those conditions would be retained as existing legal nonconformities. Any future demolition or new construction would require a return to the City and the Plan Commission for approval, at which time the property would be brought into full compliance with the City requirements.

With respect to site improvements, City Planner Ghaznawi described a significant upgrade to the Broadway Street frontage. The current condition features nearly continuous pavement across the full width of the property, with two existing buildings served by multiple curb cuts. Under the proposal, all excess pavement would be removed and replaced with landscaping and a new public sidewalk. Only two access driveways would be retained. The rear of the property would be paved in asphalt to accommodate outdoor storage of vehicles, equipment, and landscaping materials. A six-foot screening fence with gates facing Broadway Street would be installed, along with fencing on the north and south sides of the property, to properly screen outdoor storage from the public right-of-way. ADA-accessible parking would be provided. Trees would be planted along the rear (eastern) property boundary to buffer against adjacent unincorporated Will County properties. A dumpster enclosure and designated material storage areas would also be established. Additionally, the applicant proposes to install an above-ground fuel tank on the northern portion of the property for on-site fueling of company vehicles.

Staff concluded that the rezoning and special use requests are consistent with the auto-oriented, light industrial, and commercial character of the Broadway Street corridor, and that the improvements would meaningfully enhance the property and contribute to the economic vitality of the area. Staff did not oppose the requested variation, finding it reasonable given the nature of the business and existing site conditions. Staff recommended approval subject to nine conditions of approval as referenced in the September 10, 2026, staff report.

Kurt Fife, owner of Extreme 2017 LLC, was sworn in by Chairman Thomas.

Kurt Fife, owner of Extreme 2017 LLC and operator of Reasonable Tree Experts, provided background on the business, noting that he has been in the tree service industry for fifty years, having begun working in the field in 1970s. He described Reasonable Tree Experts as a family business, with his son Derek—a certified arborist—having been involved in the business for seventeen to eighteen years. Mr. Fife noted that he is seventy-two years old and is working toward retirement, with the intention that his son will continue the operation. Mr. Fife and his wife Cynthia reside in Crest Hill.

Mr. Fife described the business as serving municipal, commercial, and residential clients with tree removal, tree trimming, stump removal, and lot clearing services. He noted that the business has worked for both the City of Crest Hill and the City of Joliet, and clarified that the business is not open to the public for retail sales of trees or plants. He also reflected on the company's contributions to the community, including banner installation for the City's 50th anniversary

celebration, mulch donations for City entrances and Lidice Park, and the provision of a brush and wood waste recycling facility that had been particularly valued by the community following storm events.

Mr. Fife described the survey and plat work as having been conducted by Tom Carroll of Geotech. He noted that the City had offered to waive connection fees for sewer and water, in recognition of the significant investment the applicant would be making in site improvements.

Chairman Thomas asked about the customer parking referenced in the staff presentation, noting that the business is not open to the public. Mr. Fife clarified that the parking spaces would be used primarily by employees rather than members of the public.

Chairman Thomas also sought confirmation regarding the above-ground fuel tank, noting that bollards had been discussed as a required protective measure. City Planner Ghaznawi confirmed that Condition No. 9 of the approval conditions requires compliance with IFC and NFPA standards as well as approval by the Lockport Township Fire District, the building official, and the state fire marshal. Condition No. 7 further provides that as part of the final engineering for the building permits more details will be provided for the proposed above-ground fuel tank. Mr. Fife explained that the business previously operated two above-ground fuel tanks at its prior location and is familiar with the regulatory requirements. He noted that the state fire marshal's permit requirements include a shutoff switch located one hundred feet from the fuel, physical protection barriers, and a double-walled tank. Cooper Oil is the company's established fuel supplier. Mr. Fife indicated that he had already selected an electrician and that the permitting process was underway. Director Ritter clarified that final engineering details, including fire and building code compliance, would be addressed at the building permit stage and were not expected to be fully resolved at the zoning stage.

Chairman Thomas stated that Mr. Fife is waiting on the City for the water/sewer hook-up, but asked Mr. Fife for his timing for his business. Mr. Fife stated that he wanted to get started soon. He stated that he has to bring the crane and log loader into gas stations for fuel, which is dangerous, expensive and thus not a wise thing to be doing. They need the ability to be able to fuel up at their property, and they are getting closer to be able to do that.

Commissioner Stanton asked about fencing along the eastern boundary of the property. Mr. Fife explained that the eastern edge features a significant grade drop into unincorporated Will County and that there are no adjacent uses requiring separation. City Planner Ghaznawi and Director Ritter noted that a fence in that location would be of limited practical value given the topography, and that tree plantings along the rear boundary would serve as a more effective and appropriate buffer.

Commissioner Peterson, who had visited the site earlier in the day, spoke positively about the project, describing it as exactly the type of development needed on Broadway Street and likening it to momentum that had already begun in the 1800 block of Broadway with a prior commercial project approved by the Plan Commission and the City Council. He urged the Commission not to let the opportunity pass.

Director Ritter offered broader context, noting that Broadway Street has long been the subject of discussion regarding its future character and development potential. He described the Reasonable Tree Experts project as a model for what the City hopes to achieve: a well-screened, landscaped, code-compliant business occupying a consolidated parcel with a clean frontage, sidewalk, and green space. Director Ritter expressed hope that this project, along with other emerging developments on Broadway, will help establish a positive pattern of incremental improvement.

Director Ritter clarified for the record that the connection fee waiver mentioned by Mr. Fife would need to be formally requested and approved by the City Council as a separate matter, independent of this zoning application. The City is planning to extend the water main along the east side of Broadway and install tap connections without requiring a recapture from individual property owners, which Director Ritter noted would not be economically feasible given the property values on that corridor.

Chairman Thomas, echoing Commissioner Peterson's sentiments, expressed enthusiasm for the project and acknowledged the challenge of developing the historically narrow and irregularly configured parcels along Broadway Street. He thanked Mr. Fife for his long-standing loyalty to Crest Hill as a business owner and resident.

Chairman Thomas confirmed for the public record that Mr. Fife had reviewed and agreed to all nine conditions of approval. Mr. Fife confirmed this.
The Conditions of Approval are as follows: The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. A 10-foot-wide public sidewalk and utility easement shall be dedicated along the entire west property line facing Broadway Street, and contiguous parcels under the same ownership shall be consolidated. A Plat of Subdivision shall be prepared by a licensed surveyor. The signed and stamped Plat(s) shall be submitted by the property owner in the required form within 60 days following approval of the Special Use permit and recorded prior to any exterior storage occurring on-site.
2. Curbed turf area, landscaping, and trees shall be provided along Broadway Street frontage as part of the proposed site development per the approved plans. This shall encompass the parkway, subject to IDOT approval, and a minimum of 10 feet inside of the lot frontage.
3. A 5-foot-wide sidewalk shall be installed along Broadway Street frontage. The property owner shall work with the City to coordinate the sidewalk and landscaping improvements with the City Water Main Installation. An IDOT permit shall be obtained for any work within the public right-of-way. Please refer to the IDOT website for more information regarding the IDOT permit requirements.
4. The property owner shall discontinue and seal the existing septic(s) and water well(s) on the property and connect to the City's sewer and water within 6 months following completion of the City's water main installation on the property. This requirement may be extended up to an additional 6 months with approval of the Director of Engineering for weather, technical, or other delays not caused by the property owner. A permit shall be obtained from the Will County Public Health Department, in addition to the City of Crest Hill, to discontinue and seal the existing septic and water wells.

5. The applicant shall apply for a building permit for the proposed exterior improvements within ninety (90) days following the approval of the Special Use permit. This requirement may be extended up to an additional ninety (90) days with approval of the Community Development Director for weather, technical, or other delays not caused by the property owner.
6. All required final engineering plans showing a full topographic survey, proposed geometry and grading, and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted with this project.
7. All required final engineering and building plans showing location/relocation of the proposed fuel tank, landscaping details along the Broadway Street frontage and the east property line, final location of outdoor storage enclosure and dumpster enclosure, and related supporting project information shall be submitted for final review and approval in conjunction with the formal building permit application submitted with this project.
8. Proposed outdoor storage enclosure and dumpster enclosure shall maintain a minimum 10 ft setback from the rear and side property lines.
9. The proposed fuel tank location shall be in compliance with the IFC, NFPA, and other adopted regulations or requirements as directed by the Building Official, Lockport Township Fire Protection District, and State Fire Marshal.

No members of the public came forward to comment.

Chairman Thomas asked for a Motion to Close the Public Hearing.

(#7) Motion by Commissioner Peterson seconded by Commissioner Flynn, to close the Public Hearing on case numbers RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1.
On roll call, the vote was:
AYES: Commissioners Peterson, Flynn, Carroll, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:55 p.m.

Chairman Bill Thomas asked for a motion to approve the three requests of Kurt Fife – Extreme 2017 LLC, seeking changes to the Crest Hill Zoning Ordinance and Code of Ordinances for his contractor-based business known as Reasonable Tree Experts, located at 1618–1626 North Broadway Street, Crest Hill, based on conformance to the nine conditions referenced in the September 10, 2026, Plan Commission Staff Report.

(#8) Motion by Commissioner Peterson seconded by Commissioner Stanton, to recommend to the City Council the conditional Approval of the petitions Preliminary and Final Plat of Subdivision, RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Flynn, Chairman Thomas.
NAYES: None.

ABSENT: Commissioners Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Plan Commission unanimously recommends City Council's conditional approval of the Preliminary and Final Plat of Subdivision; the Rezoning of 1618–1620 North Broadway Street from B-2 to B-3; the Special Use for a contractor-based business known as Reasonable Tree Experts; and the Variation from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to decrease the required front yard setback for a drive aisle, subject to the project being implemented in substantial conformance with the nine (9) conditions for approval and application documents referenced in the September 10, 2026, Plan Commission Staff Report, for Petition Case # RZ-26-2-9-1, Case # SU-26-8-9-1, and Case # V-26-7-9-1.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the September 28, 2026, Workshop and the October 5, 2026, City Council meeting for final consideration.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

STAFF UPDATES:
Community Development Director Dan Ritter provided the following updates:
Comprehensive Plan Update: The first draft of the comprehensive plan update was received from the consultant (Houseal Lavigne) and will undergo internal staff review. Public engagement activities, including a community open house and Plan Commission review sessions, are anticipated in late September and October, with a formal recommendation and City Council adoption to follow.
Seasons of Crest Hill: A groundbreaking ceremony scheduled for September 9th was rained out and is expected to be rescheduled for October. Construction is underway, with the developer having obtained permits and begun on-site work. The development will bring high-end apartments with a road network, open space, clubhouse, and pool to Crest Hill.
Quick Trip / Former Village Hall Demolition: The electrical disconnection of the former City Hall building was completed, clearing the way for a demolition permit to be obtained. The developer's goal is to demolish the former city hall before the end of September. Staff noted plans to salvage bricks or other sentimental materials from the structure prior to demolition.
Sign Code: The updated signage code was adopted by the City Council and is now in effect, covering ground signs, wall signs, and temporary signs. Director Ritter recognized City Planner Atefa Ghaznawi for her substantial work on the update and noted that further code modernization efforts would continue.
Crest Hill Commons (City Center Park): Zoning for the Crest Hill Commons adjacent to City Hall was approved by the City Council, and the Phase 1 work has been bid out. Phase 1 will include playground installation, walkways, entrance features, retaining walls, and a parking lot. Stakes are

already visible on site. The space is expected to become usable during 2027, with completion of full buildout anticipated in subsequent phases.

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

(#9) Motion by Commissioner Peterson seconded by Commissioner Carroll, to adjourn the September 10, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:04 p.m.

As approved this 8th day of October, 2026.
As presented X
As amended _____

Bill Thomas
BILL THOMAS, COMMISSION CHAIRMAN

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE FOR A FUELING STATION AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE AND CODE OF ORDINANCES WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 2350 PLAINFIELD ROAD IN CREST HILL, ILLINOIS (APPLICATION OF AHMED MOSIN, OF 2350 PROPERTY LLC)

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the "Code") authorizes the corporate authorities to vary the application of its local zoning requirements "in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;" and

WHEREAS, the Code states that special use and variation requests shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City has enacted procedures, requirements, and standards for Special Use in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

WHEREAS, the City of Crest Hill ("City") has enacted procedures, requirements, and standards for Variations from its zoning requirements in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

WHEREAS, Ahmed Mosin, of 2350 Property LLC (the "Applicant") is the owner of the real property located at 2350 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-101-035-0000, which is legally described in Exhibit 1 of the attached Exhibit A (the "Property"); and

WHEREAS, the Applicant has filed an application requesting approval of a Special Use permit for a fueling station business, and six (6) Variations from the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances (the "Application); and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on September 10, 2026 and October 8, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested Special Use and Variations outlined in Exhibit 2 of attached Exhibit A at its October 8, 2026, meeting:

A. The Special Use, and Variations are in harmony with the general purpose and intent of the Zoning Ordinance; and

B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

C. The plight of the Applicant is due to unique circumstances and thus strict enforcement of the Crest Hill Zoning Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

D. The Property cannot yield a reasonable return for the proposed commercial uses if permitted to be used only under the conditions allowed by the Zoning Ordinance; and

E. The Special Use and Variations, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission's recommendation to approve the Special Use and Variations listed in Exhibit 2 of attached Exhibit A was made subject to the project being implemented in substantial conformance with the nine (9) conditions for approval and the application documents referenced in the October 8, 2026, Community Development Department Staff Report attached hereto as Exhibit 3 of attached Exhibit A (the "Staff Report"); and

WHEREAS, the City Council has examined the October 8, 2026, Findings and Decision of the Plan Commission 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 interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the nine (9) conditions for approval and application documents as referenced in the Staff Report; and

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 adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

SECTION 3: The Special Use and requested Variations listed in Exhibit 2 of the attached Exhibit A are hereby granted and approved subject to the project being implemented in substantial conformance with the following nine (9) conditions for approval and application documents as referenced in the October 8, 2026, Community Development Staff Report for Plan Commission Case #SU-26-10-9-3, and Case #V-26-8-9-2:

1. The project shall obtain a permit and start work within six (6) months of City Council approval.
2. The fence adjacent to the residential homes shall be replaced with a solid 8-foot fence. All future maintenance of the fence shall be the responsibility of the gas station property and shall be maintained to keep a consistent appearance across the fence with matching materials and colors.
3. None of the existing landscape buffer shall be removed as part of the project.
4. There shall be no outside storage of goods.
5. No separate diesel fueling pumps shall be permitted or advertised to large semi-trucks.
6. Overgrowth foliage along the buffer near the property's exit at Sycamore Street shall be trimmed back and maintained to ensure proper and safe visibility when entering and exiting.
7. Stop signs and solid stop bars meeting MUTCD requirements shall be placed at the exits in proper locations before entering the public right-of-way. These shall be shown on the final engineering plans prior to final permit approval.
8. Any landscape removed or damaged by AT&T or other utilities shall be replaced with comparable landscape buffering within the designated buffer area.
9. Dumpster location shall be revised to be further north where there is an open landscape area, if feasible.

SECTION 4: This Ordinance shall become effective only upon the Applicant executing and submitting to the City the Unconditional Agreement and Consent attached hereto as Exhibit 4 of the attached Exhibit A, within 60 days of the passage of this Ordinance. If the Unconditional Agreement and Consent is not executed within 60 days, this Ordinance shall have no force and effect and shall be subject to repeal by the City Council without further notice or hearing due to the Applicant.

SECTION 5: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property, and further to annotate the amended Special Use permit granted hereby on the Crest Hill Official Zoning Map.

SECTION 6: This Ordinance shall take effect upon its passage according to law.

PASSED THIS 2ND DAY OF NOVEMBER, 2026

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

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 2ND DAY OF NOVEMBER, 2026.

_____
Raymond R Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A

FINDINGS AND DECISION OF THE PLAN COMMISSION AS TO CASE NO. SU-26-10-9-3, AND CASE NO. V-26-8-9-2 APPLICATION OF AHMED MOSIN, OF 2350 PROPERTY LLC, FOR A SPECIAL USE PERMIT FOR A FUELING STATION AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE AND CODE OF ORDINANCES ON PROPERTY LOCATED AT 2350 PLAINFIELD ROAD IN THE CITY OF CREST HILL, ILLINOIS

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and in opposition to the application at the regularly scheduled meetings held on September 10, 2026, and October 8, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Ahmed Mosin, of 2350 Property LLC, is the owner of the real property located at 2350 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-101-035-0000;

B. That the Application seeks approval of a Special Use permit for a Fueling Station business, and Variations from the Crest Hill Zoning Ordinance and Code of Ordinances for the property described in the application, commonly known as 2350 Plainfield Road in Crest Hill, Illinois (the "Property"), with PIN 11-04-31-101-035-0000, which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. That the Application seeks approval of Variations from the Crest Hill Zoning Ordinance and Code of Ordinances to reduce building, parking, sign, and landscape setbacks and other landscape waivers for a fueling station business;

D. That the Property is zoned B-2;

E. That the Application was properly submitted and notice of the Application and the public hearing were properly made;

F. That no interested parties filed their written appearance herein;

G. That the public hearing was opened and called to order on September 10, 2026 and continued on October 8, 2026, and the applicant presented evidence and arguments in support of its application at said meetings;

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

I. That the proposed Special Use permit for a Fueling Station business, and requested Variations request as considered under section 12.7 of the Zoning Ordinance, meet the six (6) standards for Special Use under section 12.7-6, and the three (3) standards for the granting of a Variation under Section

12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8) of the Zoning Ordinance;

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

1. That the approval of the application of Ahmed Mosin, of 2350 Property LLC, for a Special Use permit for a fueling station business, and Variations as listed in attached Exhibit A-2 for the Property located at 2350 Plainfield Road in Crest Hill, Illinois with PIN 11-04-31-101-035-0000 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 permit for a fueling station business, and the Variations request be granted subject to the project being implemented in substantial conformance with the following nine (9) conditions for approval and application documents referenced in the October 8, 2026, Community Development Staff Report for this request, as follows:

1. The project shall obtain a permit and start work within six (6) months of City Council approval.
2. The fence adjacent to the residential homes shall be replaced with a solid 8-foot fence. All future maintenance of the fence shall be the responsibility of the gas station property and shall be maintained to keep a consistent appearance across the fence with matching materials and colors.
3. None of the existing landscape buffer shall be removed as part of the project.
4. There shall be no outside storage of goods.
5. No separate diesel fueling pumps shall be permitted or advertised to large semi-trucks.
6. Overgrowth foliage along the buffer near the property's exit at Sycamore Street shall be trimmed back and maintained to ensure proper and safe visibility when entering and exiting.
7. Stop signs and solid stop bars meeting MUTCD requirements shall be placed at the exits in proper locations before entering the public right-of-way. These shall be shown on the final engineering plans prior to final permit approval.
8. Any landscape removed or damaged by AT&T or other utilities shall be replaced with comparable landscape buffering within the designated buffer area.
9. Dumpster location shall be revised to be further north where there is an open landscape area, if feasible.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 8th Day of October, 2026, upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	___X___	_____	_____	_____
Commissioner Ken Carroll	___X___	_____	_____	_____
Commissioner Cheryl Slabozeski	___X___	_____	_____	_____
Commissioner Marty Flynn	_____	_____	___X___	_____
Commissioner Jeff Peterson	___X___	_____	_____	_____
Commissioner John Stanton	___X___	_____	_____	_____

Approved:

_____

Bill Thomas, Chairman

Attest:

_____

Christine Vershay-Hall, City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 2350 PLAINFIELD ROAD, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-31-101-035-0000

LEGAL DESCRIPTION:

LOTS 344, 345, 346, 347, AND 348 IN RICHLAND, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST, (EXCEPT THAT PART TAKEN FOR THE ROAD WIDENING PER 86ED12 AND EXCEPTING THAT PART TAKEN FOR ROAD WIDENING PER R2003-075262), EAST OF THE THIRD PRINICPAL MERIDIAN IN WILL COUNTY, ILLINOIS.

EXHIBIT A-2

2350 PLAINFIELD ROAD - LIST OF REQUESTED VARIATIONS

1. Crest Hill Zoning Ordinance Table 2: Zoning Districts and Standards, Nonresidential Districts for:
    a. A reduced minimum lot size to .79-acre instead of 1 acre.
    b. A reduced minimum front yard setback to 12 feet instead of 30 feet.
    c. A reduced minimum corner side yard setback to be 5.47 feet instead of 30 feet.
2. A Variation from Section 11.5 of the Zoning Ordinance to allow a front yard landscape setback for parking and drive aisles of 0 feet.
3. A Variation from Section 11.6 of the Zoning Ordinance to allow for an increased driveway width to remain at 41.14 feet instead of the maximum of 40 feet and no internal parking lot landscape islands.
4. A Variation from Section 15.12 of the Crest Hill Code of Ordinances to reduce the minimum ground sign setback to 4-6 feet instead of the minimum of 10 feet. *The setback reduction variation was clarified at public hearing to be from any property line to ensure options for the best visibility, not just the location as shown on the plans*.

EXHIBIT A-3

October 8, 2026 Community Development Department Staff Report

EXHIBIT A-4

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois **("City")**:

WHEREAS, AHMED MOSIN, OF 2350 PROPERTY LLC, is the owner of the real property located at 2350 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-101-035-0000 (the "Subject Property") and has applied for and been granted a Special Use permit for a Fueling Station business, and certain Variations from the City of Crest Hill Zoning Ordinance and Code of Ordinances; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on November 2, 2026, ("the **Ordinance**"), approved a Special Use permit for a Fueling Station business, and certain Variations from the City of Crest Hill Zoning Ordinance and Code of Ordinances, subject to nine (9) conditions; and

WHEREAS, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until AHMED MOSIN, OF 2350 PROPERTY LLC, has executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, AHMED MOSIN, OF 2350 PROPERTY LLC, does hereby agree, warrant, and covenant as follows:

1. That he is the legal owner of the Subject Property.

2. That he hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.

3. That he acknowledges that all required public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation or repeal of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that he will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the City will provide the Owner with written notice of the City's intent to repeal or revoke the Ordinance.

4. That he acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use permit and Variations or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure him against damage or injury of any kind at any time.

5. That he hereby agrees to release, defend, indemnify, and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against

them in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

OWNER: AHMED MOSIN, OF 2350 PROPERTY LLC

By: _____

Its: _____

SUBSCRIBED and **SWORN** to before me

this _____day of _____, 2026.

_____

Notary Public

To: Plan Commission

From: Daniel Ritter, AICP, Community Development Director

Date: October 8, 2026

Re: 2350 Plainfield Road, Shell Gas Station and C-Store Redevelopment - Special Use for a Fueling Station (Case #SU-26-10-9-3); Variations from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers (Case #V-26-8-9-2)

Project Details

Project:	Shell Gas Station Redevelopment, 2350 Plainfield Road - Special Use and Variations
Applicant:	Ahmed Mosin, of 2350 Property LLC
Requests:	Approvals from the City of Crest Hill Zoning Ordinance for a Special Use for a Fueling Station; Variations Request from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers
Location:	2350 Plainfield Road (the "Subject Property")

Site Details

Lot Size:	Approximately.79 acres
Existing Zoning:	B-2, General Business District, Legal Non-Conforming Use
Existing Improvements:	Approx. 2,177 SF existing convenience store (Crest Hill Grab & Go) with six fueling pumps and canopy accessed by two driveways

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Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, Passenger Vehicle Fueling	Local Commercial	B-2
North	Commercial, Single-Family Home	Local Commercial/ Residential	B-1, R-1
South	Commercial, Vacant Land, Single-Family Home	Local Commercial	B-1, B-2, R-1B
East	Vacant Land and Single-Family Home	Unincorporated, Heavy Industrial	B-1, R-1
West	Commercial	Local Commercial	B-1

Exhibits

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2026-6-25
2. Exhibit D – Legal Description
3. Exhibit E – Project Narrative 2026-08-04
4. Exhibit F – Existing Site Plan and Proposed Survey, Floor Plan, Landscaping & Elevations 2026-08-04
5. Exhibit G – Existing and Proposed Site Geometrics and Preliminary Engineering
6. Exhibit H – Proposed Photometric Plans 2026-07-28

Application Background and Project Summary

Ahmed Mosin, of 2350 Property LLC (the Applicant), is the owner of the Subject Property located at 2350 Plainfield Road, Crest Hill. The Applicant purchased the property in May 2026 and has continued to operate the existing legal non-conforming gas station and convenience store ("c-store"). They are now looking to redevelop the site with a new/modern c-store building with a quick service restaurant and improved landscaping, signage, and overall circulation. The new building will be larger in size and include an internal small "to-go" food tenant. The public access points will remain the same on both Plainfield Road (IDOT) and Sycamore Street (Crest Hill). The ground sign will comply with the multi-tenant sign requirements of the new zoning ordinance except for the reduced setback.

The site and use already exist as a fueling station and c-store, which was constructed around 1996. However, due to the proposal to substantially reconstruct and change the non-conforming site, it requires a special use. Due to the age and size of the site, it is very difficult to meet all of the current zoning code standards and setbacks. However, the Applicant has tried to meet and improve the site where possible to bring it into closer compliance with the current codes where feasible. The gas station and c-store are proposed to be open 24/7. There are no dedicated truck fueling or diesel pumps proposed. The overall canopy, pump, and underground tank layout is proposed to remain the same as it is today.

Figure 1: Location Map of 2350 Plainfield Road (the Subject Property)



Proposed Improvements

- **New C-Store:**
  - Demolish the existing ~2,200 sq. ft. convenience store building and construct a new 3,895 sq. ft. modern c-store building with an internal to-go food tenant.
  - Utilize modern masonry materials, including brick and stone veneer.
  - The building will be located closer to the public right-of-way and further from the neighboring residential homes.
  - Mechanical equipment will be located on the roof and screened by a parapet.
- **Exterior Site Improvements:**
  - Reconstruct the pavement area and remove paved areas present in the Plainfield Road IDOT right-of-way as well as unneeded pavement areas near the buffer.
  - Arrange a new parking lot and drive aisle layout while keeping pump and tank locations where they currently are situated.
  - Install landscaping in the front and improve the landscaping buffer at the rear(northeast) side of the property.
  - New wall signage and ground signage in compliance with new sign code, except one variation for a reduced setback.
  - New lighting improvements to ensure the site is lit, with no off-site glare.
  - Install public sidewalks along Plainfield Road and Sycamore Drive rights-of-way.
  - Canopy columns and dumpster enclosure exterior materials to match the new c-store building masonry materials.

Figure 2: Proposed Site Plan for Redevelopment of 2350 Plainfield Road (Shell)

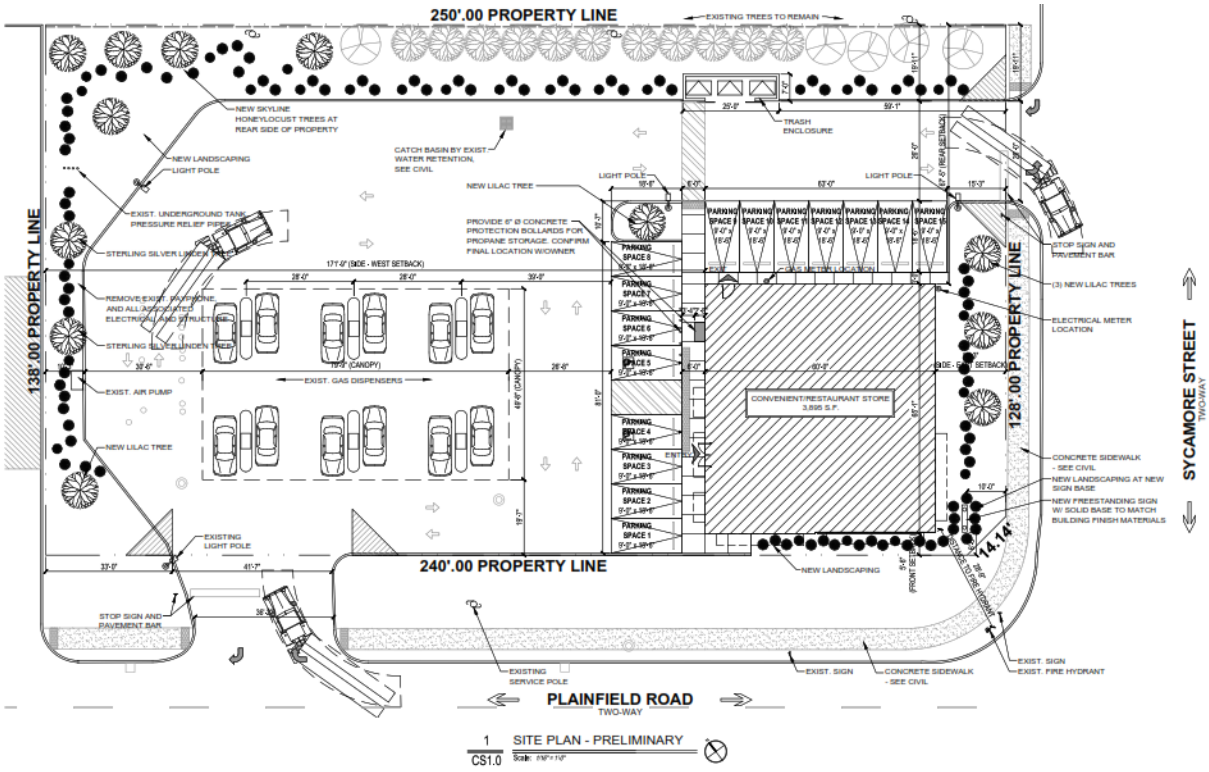


Figure 3: Proposed Rendering for Redevelopment of 2350 Plainfield Road (Shell)



Summary of Requested Petitions

The Applicant is seeking approval of the following petitions:

(i) Special Use permit for a fueling station with a convenience store
(ii) Variations from Table 2: Zoning Districts and Standards, Nonresidential Districts for:
  a. A reduced minimum lot size to .79-acre instead of 1 acre.
  b. A reduced minimum front yard setback to 12 feet instead of 30 feet.
  c. A reduced minimum corner side yard setback to be 5.47 feet instead of 30 feet.
(iii) A Variation from Section 11.5 of the Zoning Ordinance to allow a front yard landscape setback for parking and drive aisles of 0 feet.
(iv) A Variation from Section 11.6 of the Zoning Ordinance to allow for an increased driveway width to remain at 41.14 feet instead of the maximum of 40 feet and no internal parking lot landscape islands.
(v) A Variation from Section 15.12 of the Crest Hill Code of Ordinances to reduce the minimum ground sign setback to 4-6 feet instead of the minimum of 10 feet.

Staff Analysis

Staff reviewed the proposed redevelopment with respect to the applicable provisions of the Crest Hill Zoning Ordinance and the existing conditions of the Subject Property. The proposed use is generally consistent with the existing character of the Plainfield Road commercial corridor, which contains a variety of automotive, service, and commercial uses. The gas station has operated on the property since 1995 and is considered a legal nonconforming use under the current Zoning Ordinance. Due to the existing site configuration, established access points, and infrastructure associated with the fueling operation, continued use of the property as a fueling station is a reasonable and practical redevelopment scenario.

The proposed project represents a substantial improvement to the existing site. The redevelopment will replace the existing aging building and site improvements with an updated facility that will comply with current City requirements to the greatest extent practicable. The proposal includes improvements to landscaping, lighting, parking, trash enclosure, and site screening. No outdoor storage is proposed, and trash receptacles will be located within a masonry enclosure. The existing fence adjacent to the residential properties will be replaced with a new 8-foot solid fence, and additional landscaping will be installed in currently bare areas.

Consideration has been given to the relationship between the commercial property and the residential properties located to the northwest. The site plan reduces the overall amount of paved area while increasing the separation between the proposed building and the rear property line. The building is proposed to be located approximately 67.5 feet from the rear property line, compared to approximately 50 feet under the existing configuration. Additional landscaping and screening will further enhance the buffer between the commercial operation and adjacent residential properties. These improvements are intended to reduce the visual and operational impacts of the site while maintaining the circulation necessary for customers, employees, fuel delivery trucks, and emergency vehicles.

The facility currently operates 24 hours per day, and the proposed redevelopment will maintain the existing hours of operation. The proposal also includes an interior pickup food tenant space within the building. No new outdoor commercial activity or outdoor storage is proposed. The established driveways providing access to Plainfield Road will remain. Existing paved areas within the IDOT Plainfield Road right-of-way will be addressed as part of the site improvements, as applicable. Any required improvements within the right-of-way or to site access will be subject to the requirements of IDOT and the City. The proposed internal circulation has been designed to accommodate passenger vehicles, fuel delivery trucks, and emergency access while maintaining safe and efficient movement throughout the site.

Variations

Several variations are requested due to the size and configuration of the Subject Property. The property is smaller than the minimum lot area contemplated for a new fueling station under the current Zoning Ordinance. As a result, strict application of the current dimensional requirements substantially limits the ability to redevelop or improve the property while maintaining the existing fueling use and necessary vehicle circulation.

The requested building, parking, and signage setback variations are intended, in part, to allow the building to be positioned farther from the adjacent residential properties while maintaining adequate internal drive aisles and circulation. Although certain proposed setbacks are less than the current minimum requirements, the site retains additional separation through existing and proposed parkway areas. Staff has also considered visibility at the intersections and site access

points and finds that the proposed configuration provides adequate visibility for vehicles entering and exiting the property.

The requested driveway-width variation allows the established driveway configuration to remain. The proposed driveway dimensions and radii are intended to accommodate normal customer traffic, fuel delivery vehicles, and emergency vehicles. The driveway configuration will also remain subject to applicable IDOT requirements.

Overall Finding
Overall, Staff finds that the proposed redevelopment represents an opportunity to substantially improve an existing legal nonconforming fueling station while maintaining a use that is established and compatible with the surrounding commercial corridor. The proposal makes reasonable efforts to accommodate current zoning requirements within the physical limitations of the property and, where strict compliance is not feasible, incorporates alternative improvements that address the intent of those requirements.

Of particular significance is the increased separation between the proposed building and the adjacent residential properties, reduction in paved area, enhanced landscaping and screening, updated lighting, improved site circulation, and compliance with current site-improvement standards. These improvements are expected to reduce the existing visual and site-related impacts on the surrounding properties while allowing the established commercial use to continue. Adding a substantial number of parking stalls will also give customers the ability to park, rather than park along the existing drive aisles when visiting the convenience store.

Based on the proposed site improvements, the established nature of the use, the surrounding commercial development pattern, and the measures proposed to minimize impacts on the adjacent residential properties, Staff finds the proposed Special Use and associated variations to be generally compatible with the surrounding area and supportive of the continued reinvestment and economic activity along the Plainfield Road commercial corridor.

September 10, 2026 – Plan Commission Public Hearing
At the September 10th meeting, two residents spoke of their concerns prior to the continuation of the item. These concerns were passed along to the Applicant, who has agreed to several conditions and changes to their plans. Notably, they will be revising the buffer to ensure the fence is replaced with an eight (8) foot tall fence and that any landscaping removed by utility companies shall be replaced in a comparable size and location. Additionally, to improve visibility and safety, the foliage will be trimmed back near the roadway to improve visibility; stop bars and stop signs will be placed, and repairs will be made to both exits (Plainfield Road and Sycamore Street). Several conditions were added or amended to address these items and ensure they are completed with the final project.

One item they will need more time to review is the location of the dumpster enclosure. They are open to moving it to the open space near the northwest corner where it is furthest from the residents. However, they do need to work with their engineer to ensure it doesn't cause other site issues, so they will work to move it if there are no issues. The Applicant did review the hours and noted that the extended hours are needed to keep the project viable. Often, they are busy early and late, and closing for just a few hours does not make financial sense. Additionally, having the property actively staffed and monitored during those hours can deter issues, as opposed to attracting them. They have offered to work with police or post signs if there are any issues with loud noise, loitering, or other nuisances. The Applicant will be present to address any other

concerns or issues and is open to making necessary adjustments to ensure it operates as improved property compared to how it has operated in the past.

Special Use Approval Standards and Findings

Section 12.7-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a special use only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings may be modified or changed as the Plan Commission deems fit and based upon any specific findings from the public hearing before their adoption.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
   The proposed redevelopment will not be detrimental to public health, safety, or general welfare. The site will be improved to meet current City requirements for landscaping, lighting, parking, screening, and circulation. The proposed layout will maintain safe access for customers, fuel delivery vehicles, and emergency vehicles while improving separation and screening from the adjacent residential properties. Removing pavement from the right-of-way and adding public sidewalks will also benefit public safety short and long-term.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
   The proposed redevelopment will not be injurious to surrounding properties or their use and enjoyment. The site improvements, including increased building separation, additional landscaping and screening, improved lighting, and reduced paved area, will improve the relationship between the commercial use and adjacent residential properties. The updated and well-maintained site is also expected to support the continued value and stability of properties in the surrounding area.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
   The proposed special use will not impede the normal and orderly development of surrounding properties and complies with the city's long-range plan objectives for redevelopment of aging commercial corridors. The fueling station is an established use along the Plainfield Road commercial corridor, and the proposed redevelopment will maintain the existing commercial character of the area while improving the site's appearance, landscaping, screening, and overall condition.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
   Adequate utilities, access, drainage, and other necessary facilities are available to serve the proposed redevelopment. The existing access points will remain, with improvements made as necessary to meet City and IDOT requirements. The site will also be reviewed for compliance with applicable drainage, utility, building, and infrastructure requirements as part of the redevelopment process.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Adequate ingress and egress are provided through the existing access points to Plainfield Road. The proposed site layout provides sufficient drive aisles and circulation for customers, employees, fuel delivery trucks, and emergency vehicles. Any necessary improvements to access or circulation will be completed in accordance with City and IDOT requirements to minimize impacts on traffic flow.

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.
The proposed special use will comply with the applicable provisions of the Zoning Ordinance and other City regulations to the greatest extent practicable. The requested variations address specific site constraints related to the existing lot size and configuration. All other applicable requirements, including landscaping, lighting, parking, screening, and site improvements, will be incorporated into the redevelopment and improve upon the existing conditions of the established use.

Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings may be modified or changed as the Plan Commission deems fit and based upon any specific findings from the public hearing before their adoption.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
   The property has an existing legal nonconforming fueling station use and is constrained by its existing lot size and configuration. Strict application of the current zoning requirements significantly limits the ability to redevelop the property while maintaining the established use and providing adequate circulation. The requested variations allow the property to be reasonably redeveloped and improved while maintaining viable commercial use. The requested relief is necessary to allow the property to achieve its intended use as a commercial development that is consistent with the City's long-term planning objectives.

2. That the plight of the owner is due to unique circumstances.
   The need for the variations is due to the unique size, configuration, and existing development of the property. The site was subdivided in 1929 and developed as a fueling station before the current zoning requirements. The site contains established access, infrastructure, and site constraints that limit the ability to meet all current modern dimensional development standards. The requested variations allow the property to be redeveloped while improving the existing conditions to the greatest extent feasible.

3. That the variation, if granted, will not alter the essential character of the locality.
   The requested variations will not alter the essential character of the area. The property will continue to operate as a commercial fueling station consistent with the established character of the Plainfield Road commercial corridor. The proposed redevelopment will improve the appearance, landscaping, lighting, screening, and overall condition of the site while maintaining and improving its compatibility with surrounding properties.

In addition, Section 12.6-2 of the Zoning Ordinance further suggests that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A have been established by the evidence presented during the public hearing process and further support the approval of the Applicant’s requests.

Conditions of Approval

The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. The project shall obtain a permit and start work within 6 months of City Council approval.
2. The fence adjacent to the residential homes shall be replaced with a solid 8-foot fence. All future maintenance of the fence shall be the responsibility of the gas station property and shall be maintained to keep a consistent appearance across the fence with matching materials and colors.
3. None of the existing landscape buffer shall be removed as part of the project.
4. There shall be no outside storage of goods.
5. No separate diesel fueling pumps shall be permitted or advertised to large semi-trucks.
6. Overgrowth foliage along the buffer near the property's exit at Sycamore Street shall be trimmed back and maintained to ensure proper and safe visibility when entering and exiting.
7. Stop signs and solid stop bars meeting MUTCD requirements shall be placed at the exits in proper locations before entering the public right-of-way. These shall be shown on the final engineering plans prior to final permit approval.
8. Any landscape removed or damaged by AT&T or other utilities shall be replaced with comparable landscape buffering within the designated buffer area.
9. Dumpster location shall be revised to be further north where there is an open landscape area, if feasible.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommends the following motion to provide a recommendation to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommends that any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

The Plan Commission recommends City Council conditional approval of a Special Use for an Fueling Station with a Convenience Store; and Variations requested from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers, subject to the project being implemented in substantial conformance with the nine (9) conditions for approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for petitions Case #SU-26-10-9-3, and Case #V-26-8-9-2.

EXHIBIT A

Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*

2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*

3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*

4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*

5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*

6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*

7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*

8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

EXHIBIT B

Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*

EXHIBIT C

Application for Development – 2350 Plainfield Rd (2 pages)

City of Crest Hill Development Handbook Appendix C

Crest Hill
CITY OF NEIGHBORS

Application for Development

For Office Use Only: **Case Number:**

Project Name: 2350 Plainfield

Owner: Ahmed Mohsin

Street address: [redacted]

City, St., Zip: [redacted]

Phone: [redacted]

Email: [redacted]

Correspondence To: Bill Kokalias

Street address: [redacted]

City, St., Zip: [redacted]

Phone: [redacted]

Email: [redacted]

Property Address:

Street address: 2350 Plainfield Rd.

City, St., Zip: Crest Hill, IL 60403

PIN:

Property Information:

Lot Width: 240.00 FT

Lot Depth: 138.00 FT

Total Area: 34,450 SQ FT

*Submit an electronic version of the legal description only in a Word document to: buildingdepartment@cityofcresthill.com

Existing Zoning: B-2 GENERAL BUSINESS DISTRICT

Existing Land Use: BUSINESS - GAS STATION

Requested Zoning: NO CHANGE

Proposed Land Use: NO CHANGE BUSINESS - GAS STATION

Adjoining Properties Zoning and Uses:

North of Property: R-1 SINGLE FAMILY RESIDENCE DISTRICT

South of Property: B-2 GENERAL BUSINESS DISTRICT

East of Property: B-1 LIMITED BUSINESS DISTRICT

West of Property: B-1 LIMITED BUSINESS DISTRICT

Purpose Statement (intended use and approval sought): Seeking approval to construct and operate a new gasoline service station with a convenience store and associated site improvements in accordance with applicable zoning and development regulations. Existing fueling canopy to remain

City of Crest Hill Development Handbook Appendix C

Development Request: Please check all that apply and describe:

[ ] Rezoning: N/A

[ ] Special Use: Special Use application - Gas Station

[ ] Variance: Building set-backs

[ ] Planned Unit Development: N/A

[ ] Annexation: N/A

[ ] Plat: N/A

[ ] Other: N/A

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

[ ] Civil Engineer: Eric Foytik Phone: (630) 271 - 0770

Company: Morris Engineering Inc. Email: engineering@ecivil.com Aurimas@ecivil.com

[ ] Contractor: TBD Phone: TBD

Company: TBD Email: TBD

[ ] Architect: Bill Kokalias Phone: (312) 750 - 1333

Company: AXIOS Architects Email: bill@axiosarchitects.com lance@axiosarchitects.com

[ ] Builder: TBD Phone: TBD

Company: TBD Email: TBD

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

[redacted] 6/25/26

Signature of the Applicant Date

e not the owner of record, please provide the owner's signature.

[redacted] 6/25/26

Signature of the Owner Dat

EXHIBIT D

Legal Description – 2350 Plainfield Rd

Common Address: 2350 Plainfield Road, Crest Hill, IL 60403
PIN: 04-31-101-035-0000
Acres: .79-acres

Legal Description:
LOTS 344, 345, 346, 347, AND 348 IN RICHLAND, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1926, IN PLAT BOOK 16, PAGE 60, AS DOCUMENT 392933, EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREE ENTERED SEPTEMBER 22, 1986, IN CASE 86ED12, IN WILL COUNTY, ILLINOIS.

Axios Architects & Consultants Ltd
801 W. Adams St.• Suite 205 • Chicago • Illinois • 60607
Tel. 312.750.1333

August 4, 2026

RE: Plan Review #1 – Shell Gas Station/C-Store Redevelopment
2350 Plainfield Road, Crest Hill

Sent via Email Only
Daniel Ritter, AICP
DRitter@cityofcresthill.com
Community Development Director
Village of Crest Hill

Project Narrative

Business name: 2350 Food and Fuel DBA Supreme Station
Brands: Wetzel's Pretzels (Take-out Only)

The subject property located at 2350 Plainfield Road., contains approximately 34,450 SF. Or 0.79 acres more or less. It is improved with an existing operating six (6) pump gas station and accessory retail building. Vehicle access to the site is provided via one (1) existing driveways on Plainfield Rd., and one (1) existing driveway on Sycamore St.

The property has been utilized as a gasoline service station with an accessory convenience retail use. The proposed is intended to modernize the site, enhance the site through new architecture, improved landscaping and more efficient site layout,

The applicant is proposing to remove the existing retail building and construct a new one-story retail convenience store at the front of the lot. The proposed retail store will operate accessory to the gas station. The new store will contain approximately 3,895 SF of total floor area (see Floor Plans for reference).

The proposed renovation provides fifteen (15) off-street parking spaces and landscaping elements throughout the site. Please note the plans call for existing landscaping to remain, and the two (2) existing driveways for vehicle ingress and egress to remain at same locations. The gas station will operate 24 hours a day, seven (7) days a week. The future restaurant for take-out only will operate from 9:00 am to 7:00 pm. The facility will operate with 2-4 employees per shift, except for the night shift which has only 1 employee. It is anticipated to have a total of 6-10 employees.

The proposed redevelopment represents an investment in the property that will modernize an existing commercial site, improve its visual character, and continue providing convenient retail and fueling services to the surrounding community while maintaining the property's' longstanding commercial use.

Please feel free to contact me at (312) 750-1333 should you required any additional information to complete your review of the proposed redevelopment.

Sincerely,

Bill Kokalias
President

2350 PLAINFIELD ROAD

CREST HILL ILLINOIS

ZONING DATA

Address:	2350 PLAINFIELD RD.
Zoning District:	B-2 GENERAL BUSINESS DISTRICT
Proposed Zoning District:	NO CHANGE
Lot Dimensions:	138.00' x 250.00'
Lot Area:	34,450 SQ.FT.
Maximum Lot Coverage 85%:	29, 282 SQ.FT. (Max)
Proposed Building Area:	3,895 SQ.FT.
Building Height:	45 FT (Max.)
Required Yards:	
Front Yard Setback:	30'-0"
Side Yard Setback (West):	10'-0"
Side Yard Setback (East):	10'-0"
Rear Yard Setback:	40'-0" (ABUTTING RESIDENTIAL)
Proposed Yards:	
Front Yard Setback:	5'-6"
Side Yard Setback (West):	171'-9"
Side Yard Setback (East):	18'-3"
Rear Yard Setback:	67'-5" (ABUTTING RESIDENTIAL)
Required Parking:	
(2) Spaces/Pump Island (6) Islands	12 Parking Spaces
(1) Space/Service Stall	Not Applicable
(1) Space/200 sqft - 'C' store	15 Parking Spaces
Provided Parking:	27 Parking Spaces (Including Pump Islands)

APPLICABLE CODES

CITY OF CREST HILL ZONING ORDINANCE

2015 INTERNATIONAL BUILDING CODE

2020 NATIONAL ELECTRIC CODE

2014 ILLINOIS STATE PLUMBING CODE

2021 INTERNATIONAL ENERGY CODE

SHEET INDEX

ARCHITECTURAL

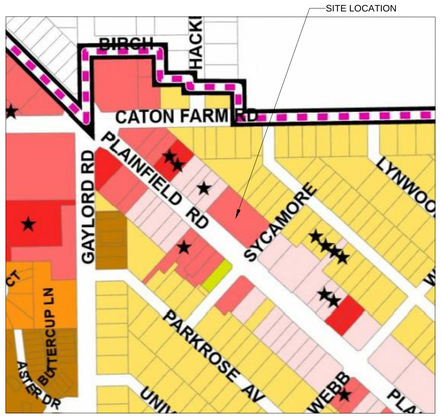
CS1.0 COVER SHEET & SITE PLAN
CS1.1 PLAT OF SURVEY - FOR REFERENCE
A1.0 PRELIMINARY FLOOR PLAN
A2.0 PRELIMINARY BUILDING ELEVATIONS
A2.1 PRELIMINARY BUILDING ELEVATIONS
A2.2 MATERIAL BOARD & RENDERINGS

SITE LIGHTING

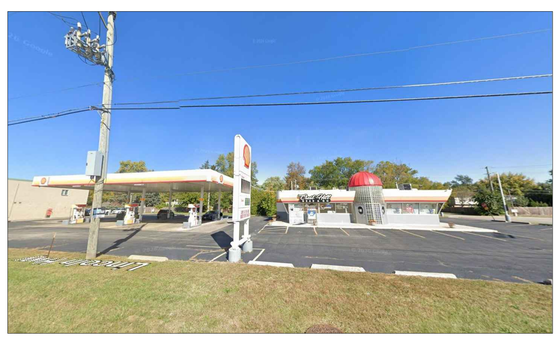
M SITE PHOTOMETRIC PLAN

CIVIL

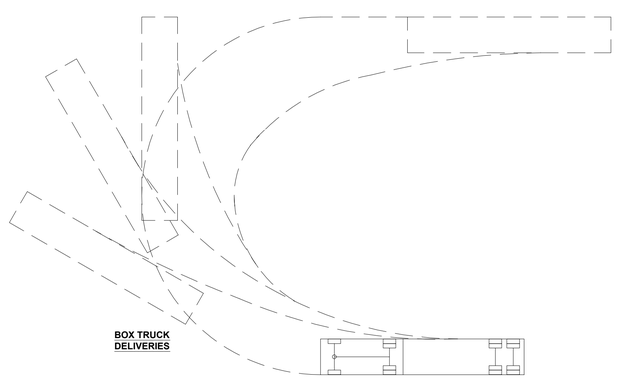
C1-14 CIVIL DRAWINGS SET

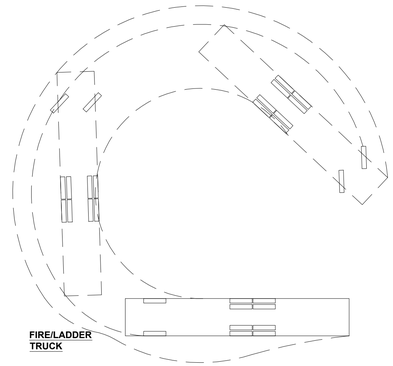


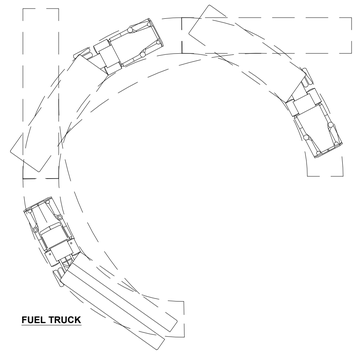
3 CS1.0 ZONING MAP
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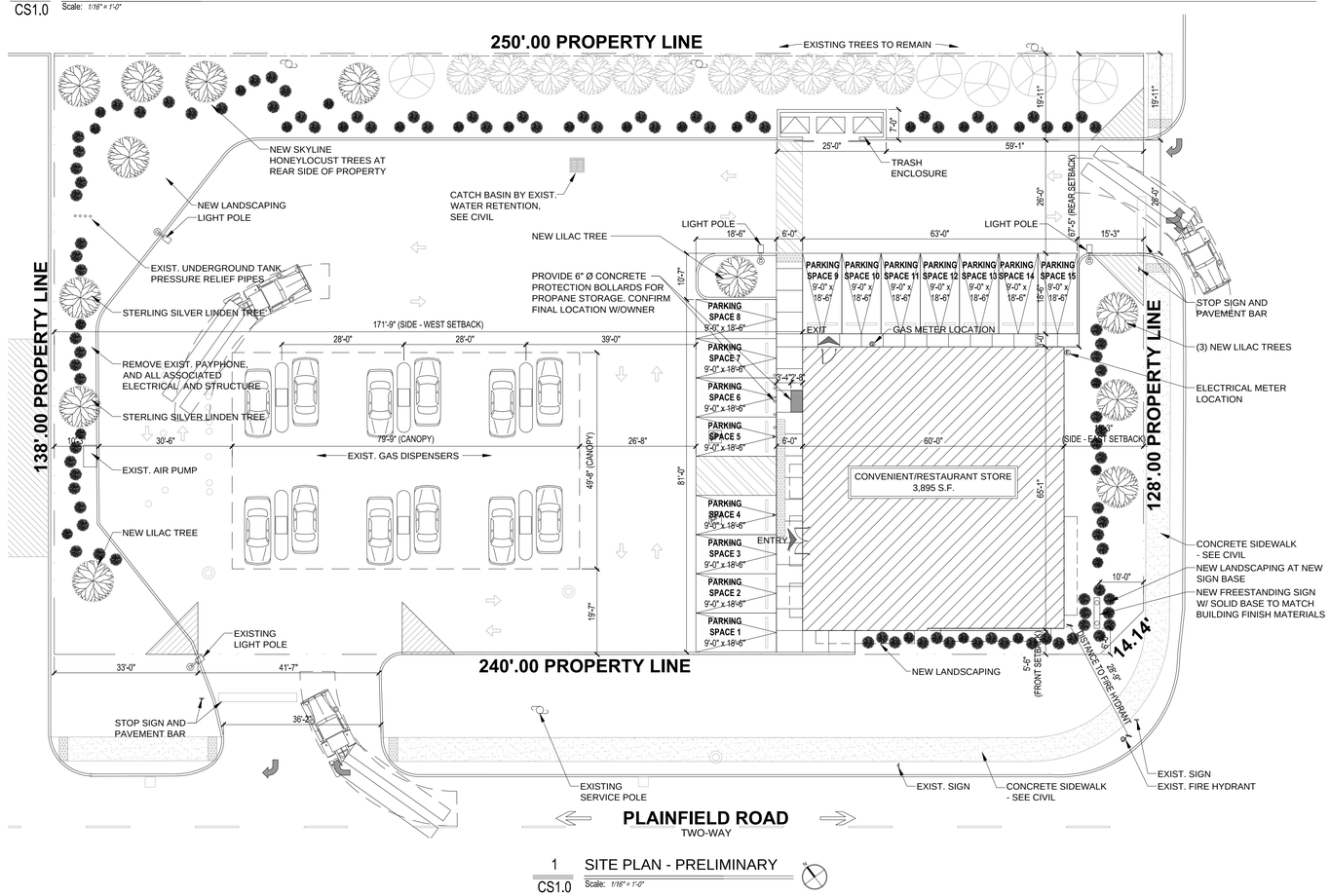
2 CS1.0 EXISTING PHOTO
Scale: *N.T.S.*







4 CS1.0 TRUCK TURNING TEMPLATES - FOR REFERENCE ONLY
Scale: *1/16" = 1'-0"*



1 CS1.0 SITE PLAN - PRELIMINARY
Scale: *1/16" = 1'-0"*

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OWNER RELEASE:

I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

CONSULTANT: _____ DATE: _____

CONSULTANT: _____ DATE: _____

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPENCIES OR CONFLICTS.

#	DATE	DESCRIPTION
	07-20-2026	PLAN COMMISSION
	08-04-2026	PLAN COMMISSION REVIEW 1

PROJECT:

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

AXIOS
ARCHITECTS AND CONSULTANTS
License No. 184004911 Exp. 04/30/27
801 W. ADAMS ST
SUITE205
CHICAGO, IL 60607
PHONE 312.750.1333

BILL G. KOKALIAS ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 04-30-2027

PROJECT NUMBER:	BGK 1080
PROJECT MANAGER:	LS
DRAWN BY:	LS HS

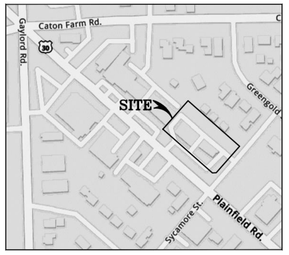
COVER SHEET

SHEET: CS1.0

ALTA/NSPS LAND TITLE SURVEY

OF

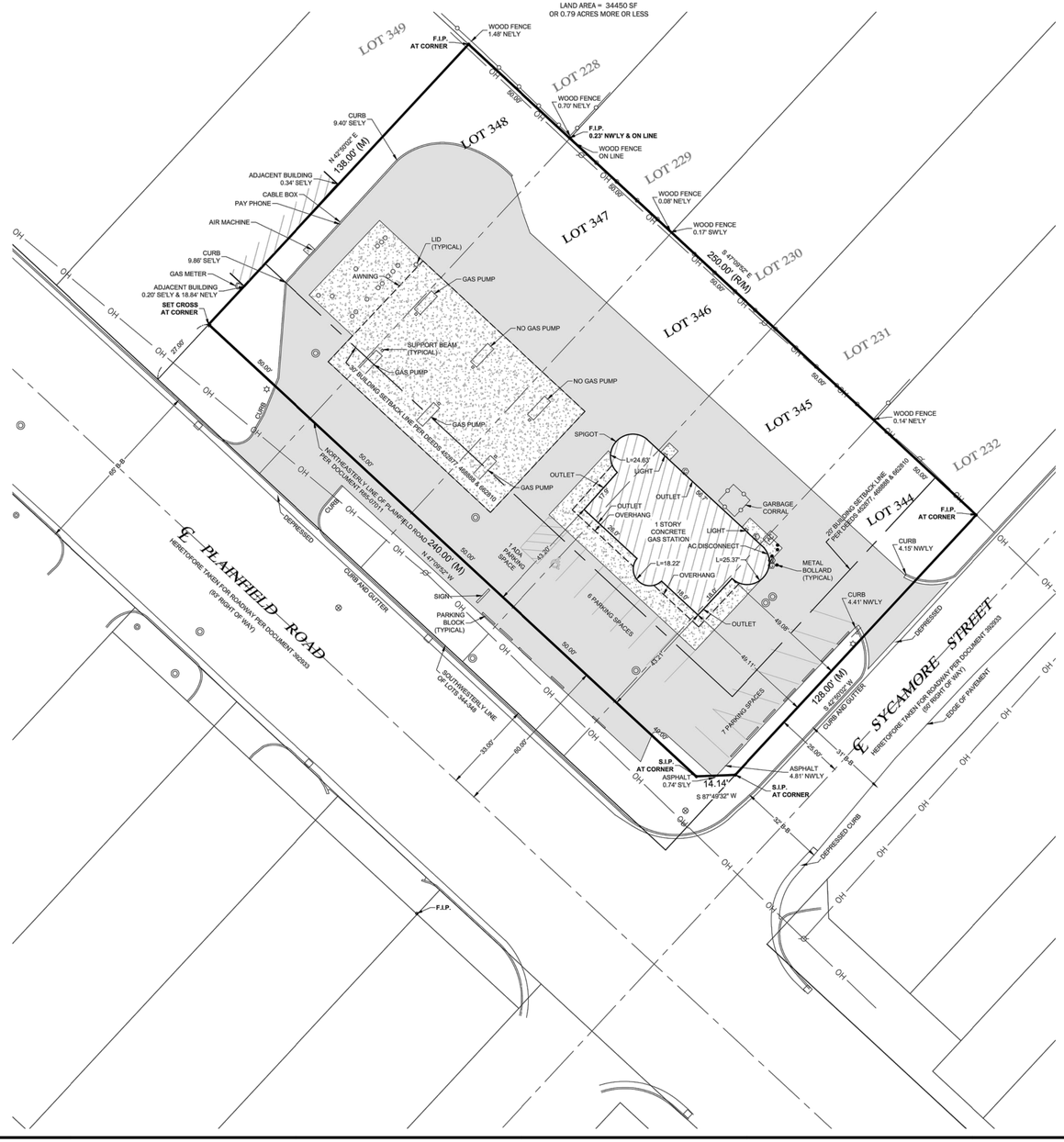
LOTS 344, 345, 346, 347, AND 348 IN RICHLAND, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1926, IN PLAT BOOK 16, PAGE 60, AS DOCUMENT NO. 392933, EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREE ENTERED SEPTEMBER 22, 1986, IN CASE NUMBER 86ED12, IN WILL COUNTY, ILLINOIS.



LOCATION MAP

LEGEND

EXISTING BOUNDARY	MANHOLE
EXISTING EASEMENT	EXIST. CATCH BASIN
EXISTING SETBACK	EXIST. CURB INLET
EXISTING CHAIN LINK FENCE	STORM SEWER
EXISTING WOOD FENCE	SANITARY SEWER
EXISTING METAL FENCE	COMBINED SEWER
EXISTING VINYL FENCE	WATER VALVE
EXISTING BUILDING	BUFFALO BOX (B-BOX)
CENTER LINE	WATER VALVE & VAULT
B.L. BUILDING LINE	FIRE HYDRANT
F.I.P. FOUND IRON PIPE	WATER METER
T/F TOP OF FOUNDATION	WELL
G/F GARAGE FLOOR ELEVATION	WATER LINE
(C) CALCULATED	GAS METER
(R/M) RECORD/MEASURED	GAS VALVE
SF SQUARE FEET	GAS LINE
ASPHALT SURFACE	ELECTRIC METER
BUILDING/STRUCTURE	ELECTRIC PEDESTAL
CONCRETE SURFACE	HANDHOLE
BRICK SURFACE	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	UTILITY POLE
	PHONE PEDESTAL
	PHONE MANHOLE
	UNDERGROUND TELEPHONE
	CABLE TV PEDESTAL
	CABLE HANDHOLE
	CABLE METER
	UNDERGROUND CABLE
	LIGHT POST
	STREET SIGN
	DOWNSPOUT
	BOLLARD



BASIS OF BEARING:
NORTHWESTERLY LINE OF PLAINFIELD ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT.
N 47°09'52" W (ASSUMED)

GENERAL NOTES:

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
5. UNDERGROUND UTILITIES OR DRAIN TILES ARE NOT SHOWN HEREON, EVEN IF ANY EXIST.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTIONS ZONING ORDINANCES AND/OR CODES AS AMENDED.
11. THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN WILL COUNTY, AS SHOWN ON MAP NO. 17197C0134G WITH A REVISED MAP DATE OF 2/15/2019.

THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY., ORDER NUMBER 25NW1701616WF WITH AN EFFECTIVE DATE OF OCTOBER 30, 2025.
NOTES CORRESPONDING TO SCHEDULE "B" PART II SPECIAL EXCEPTIONS:

1. ITEMS 1 THROUGH 17, 19, 20 AND 24 ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.
2. ITEM 18 DEEDS 452877, 468888 & 662810 IS A 30' BUILDING SETBACK LINE AND IS HEREON PLOTTED
3. ITEM 21 DOCUMENT R85-07011 IS A PLAT OF PROPOSED RIGHT OF WAY IN FAVOR OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND IS HEREON SHOWN.
4. ITEM 22 IS AN ENCROACHMENT OF A GAS METER LOCATED MAINLY ON THE PROPERTY. NORTHWESTERLY AND ADJOINING OVER AND ON TO THE LAND. GAS METER AS SHOWN.
5. ITEM 23 IS OVERHEAD ELECTRIC WIRES ALONG THE NORTHERLY AND SOUTHERLY LINES, STORM LINES, INLETS AND CATCH BASINS. STORM SEWER SHOWN AT SURFACE ONLY.

WE WERE NOT ABLE TO OBTAIN COPIES OF COURT CASE DOCUMENT 86ED12. THE NORTHEASTERLY RIGHT OF WAY OF PLAINFIELD ROAD IS SHOWN PER WILL COUNTY TAX ASSESSMENT MAPS.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFY TO:

2350 FUEL INC.
2350 PROPERTY LLC
2350 PLAINFIELD RD. LLC
PLAINFIELD 2023 INC.
CHICAGO TITLE INSURANCE COMPANY
OLD NATIONAL BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 3/16/2026

DATED, THIS 24TH DAY OF 2026, A.D., 2026, AT LISLE, ILLINOIS.

Ronald W. Zarat

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: LAW OFFICE OF NIRAV S. PATEL

RONALD W. ZARAT 3182 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

ALTA/NSPS LAND TITLE SURVEY
2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0299
Fax: (630) 271-0038
Website: www.eckel.com

FIELD CREW:	LS/SS
DRAWN BY:	CJS
CHECKED BY:	RWZ
APPROVED BY:	RWZ
DATE:	3/19/2026
SCALE:	HORIZ 1"=20'
	VERT NONE

SHEET 1 OF 1 SHEETS

PROJ # 23-08-6000

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OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

CONSULTANT: _____ DATE: _____

CONSULTANT: _____ DATE: _____

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPENCIES OR CONFLICTS.

PROJECT:

2350 PLAINFIELD ROAD

CREST HILL, ILLINOIS

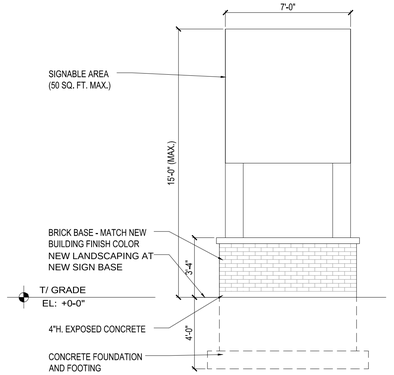
AXIOS
ARCHITECTS AND CONSULTANTS
License No. 184004911 Exp. 04/30/27
801 W. ADAMS ST
SUITE205
CHICAGO, IL 60607
PHONE 312.750.1333

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT
EXPIRES 04-30-2027

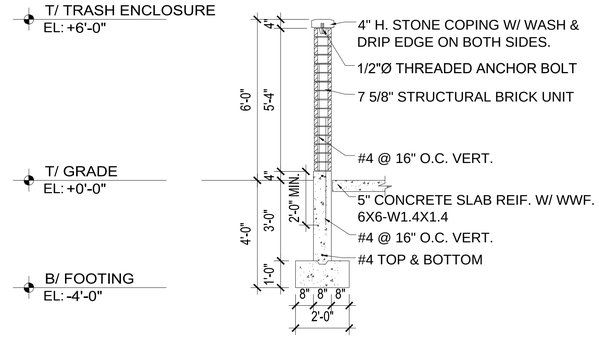
PROJECT NUMBER:	BGK 1080
PROJECT MANAGER:	LS
DRAWN BY:	LS HS

PLAT OF SURVEY
FOR REFERENCE ONLY

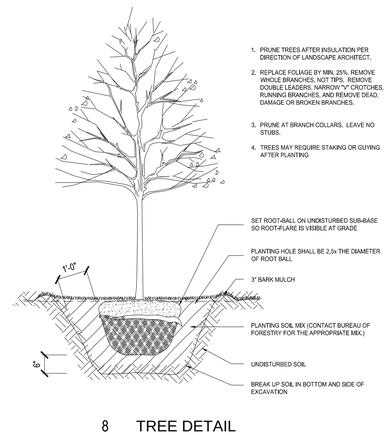
SHEET: CS1.1



10 CS1.2 PRELIMINARY FREESTANDING SIGN
Scale: 3/8" = 1'-0"



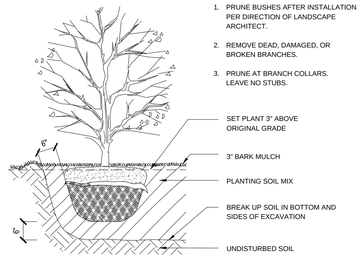
9 CS1.2 TRASH ENCLOSURE SECTION
Scale: 3/8" = 1'-0"



1. PRUNE TREES AFTER INSULATION PER DIRECTION OF LANDSCAPE ARCHITECT.
2. REPLACE FOLIAGE BY MIN. 25%. REMOVE WHOLE BRANCHES, NOT TIPS. REMOVE DOUBLE LEADERS, NARROW "V" CROTCHES, RUNNING BRANCHES, AND REMOVE DEAD, DAMAGE OR BROKEN BRANCHES.
3. PRUNE AT BRANCH COLLARS, LEAVE NO STUBS.
4. TREES MAY REQUIRE STAKING OR GUYING AFTER PLANTING

SET ROOT-BALL ON UNDISTURBED SUB-BASE SO ROOT-FLARE IS VISIBLE AT GRADE
PLANTING HOLE SHALL BE 2.5x THE DIAMETER OF ROOT BALL
3" BARK MULCH
PLANTING SOIL MIX (CONTACT BUREAU OF FORESTRY FOR THE APPROPRIATE MIX.)
UNDISTURBED SOIL
BREAK UP SOIL IN BOTTOM AND SIDE OF EXCAVATION

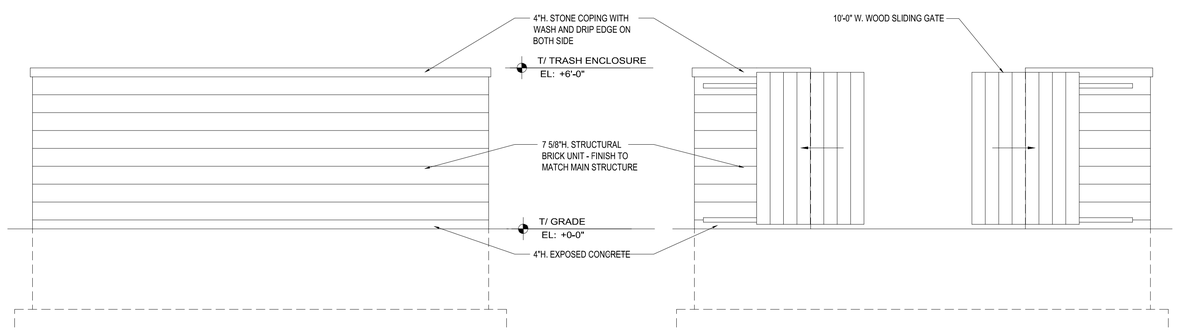
8 CS1.2 TREE DETAIL
Scale: 1/2" = 1'-0"



1. PRUNE BUSHES AFTER INSTALLATION PER DIRECTION OF LANDSCAPE ARCHITECT.
2. REMOVE DEAD, DAMAGED, OR BROKEN BRANCHES.
3. PRUNE AT BRANCH COLLARS. LEAVE NO STUBS.

SET PLANT 3" ABOVE ORIGINAL GRADE
3" BARK MULCH
PLANTING SOIL MIX
BREAK UP SOIL IN BOTTOM AND SIDES OF EXCAVATION
UNDISTURBED SOIL

7 CS1.2 SHRUB DETAIL
Scale: 1/2" = 1'-0"



6 CS1.2 MASONRY TRASH ENCLOSURE NE ELEVATION
Scale: 3/8" = 1'-0"

5 CS1.2 MASONRY TRASH ENCLOSURE SW ELEVATION
Scale: 3/8" = 1'-0"

4 CS1.2 MASONRY TRASH ENCLOSURE NW ELEVATION
Scale: 3/8" = 1'-0"

3 CS1.2 MASONRY TRASH ENCLOSURE SE ELEVATION
Scale: 3/8" = 1'-0"

2 CS1.2 MASONRY TRASH ENCLOSURE FOUNDATION PLAN
Scale: 1/4" = 1'-0"

1 CS1.2 MASONRY TRASH ENCLOSURE PLAN
Scale: 1/4" = 1'-0"

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OWNER RELEASE:
I HAVE REVIEWED THESE DRAWINGS FOR DESIGN INTENT AND HEREBY CERTIFY THAT THEY CONFORM TO ALL RESPECTS TO MY DESIGN CRITERIA AND ARE APPROVED.

BY: _____ DATE: _____

REVIEWED BY:

CONSULTANT: _____ DATE: _____

CONSULTANT: _____ DATE: _____

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPENCIES OR CONFLICTS.

#	DATE	DESCRIPTION
	07-20-2026	PLAN COMMISSION
	08-04-2026	PLAN COMMISSION REVIEW 1

PROJECT:

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

AXIOS
ARCHITECTS AND CONSULTANTS
License No. 184004911 Exp. 04/30/27
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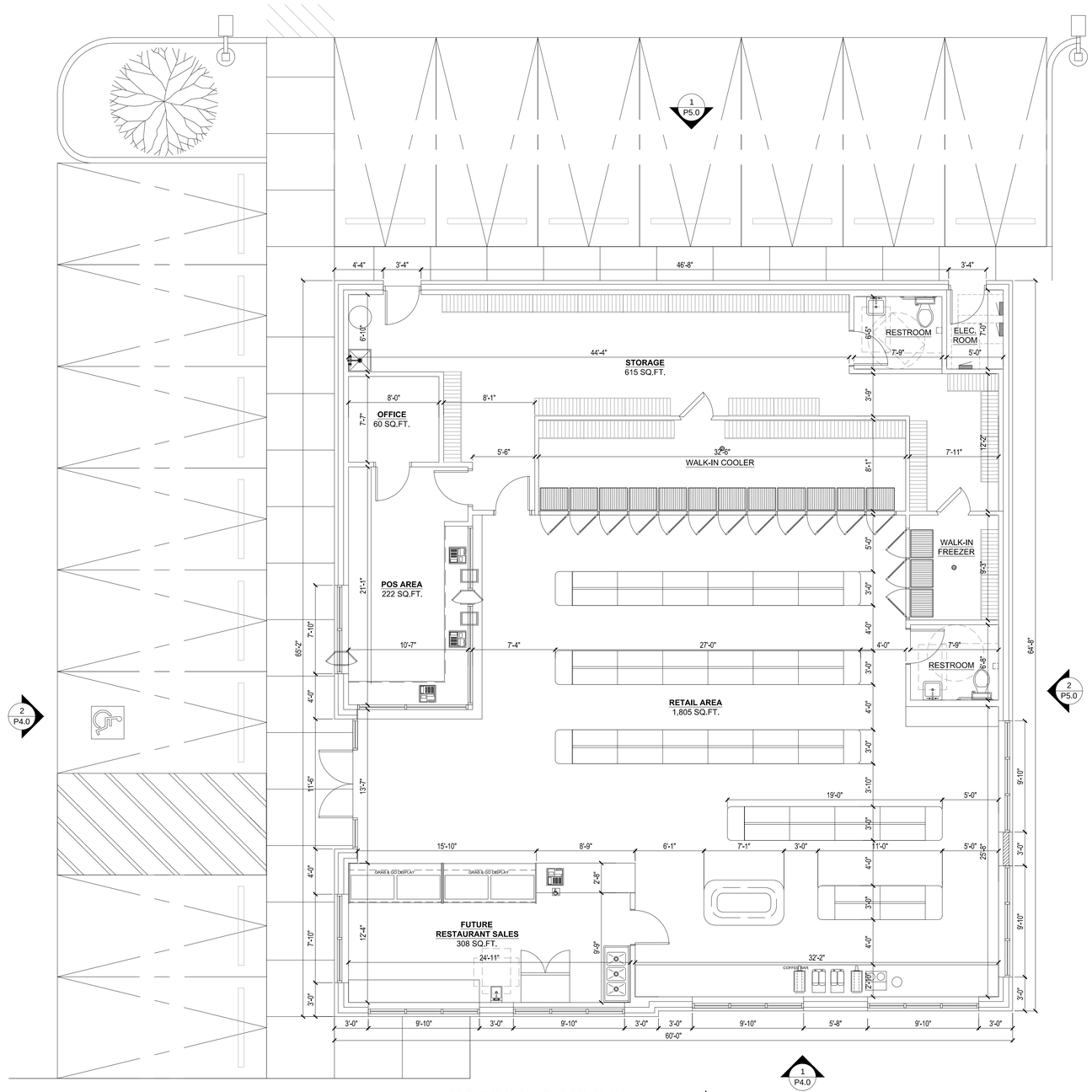
PROJECT NUMBER:	BGK 1080
PROJECT MANAGER:	LS
DRAWN BY:	LS HS

SITE DETAILS

SHEET: CS1.2



2 A1.0 EXISTING CANOPY VIEW - FOR REFERENCE
Scale: 3/16" = 1'-0"



1 A1.0 PRELIMINARY FLOOR PLAN
Scale: 3/16" = 1'-0"
3,895 SQ. FT.

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REVIEWED BY:

CONSULTANT: _____ DATE: _____

CONSULTANT: _____ DATE: _____

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PRELIMINARY FLOOR PLAN

SHEET: A1.0

SIGNAGE CALCULATIONS

LEGEND

OVERALL SIGN SIZE

GROSS SURFACE AREA OF SIGN

PROPOSED SIGNS

a. 104 SQ FT

b. 86 SQ FT

c. 30 SQ FT

SOUTHWEST ELEVATION

ALLOWED SIGNABLE AREA

1,291 SQ FT * 15% = **193.7 SQ FT**

PROPOSED **116 SQ FT** TOTAL

NORTHWEST ELEVATION

ALLOWED SIGNABLE AREA

1,403 SQ FT * 15% = **210.5 SQ FT**

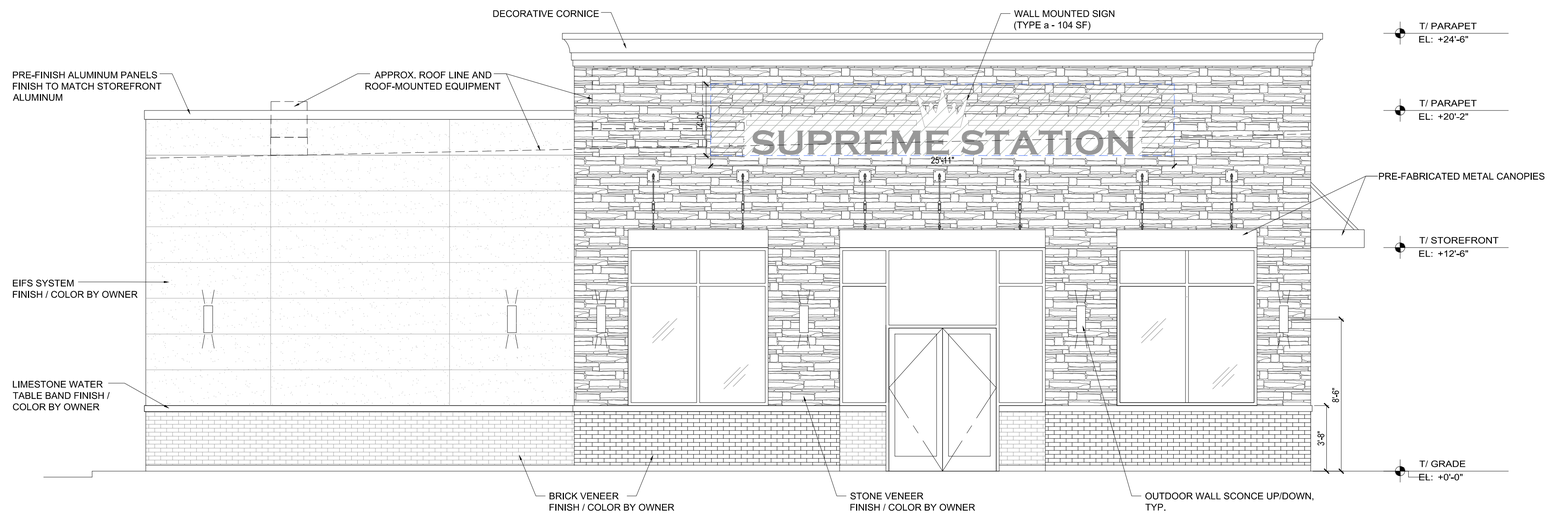
PROPOSED **104 SQ FT** TOTAL

SOUTHEAST ELEVATION

ALLOWED SIGNABLE AREA

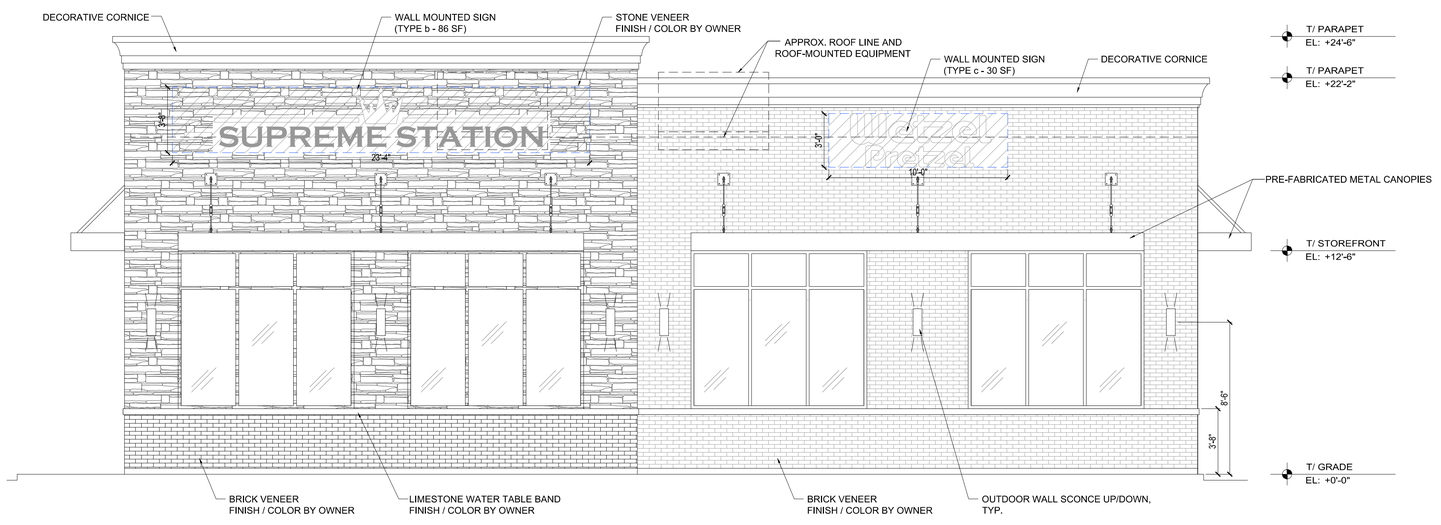
1,304 SQ FT * 15% = **195.6 SQ FT**

PROPOSED **30 SQ FT** TOTAL



2 / P4 NORTHWEST ELEVATION

Scale: *1/4" = 1'-0"*



1 / P4 SOUTHWEST ELEVATION

Scale: *1/4" = 1'-0"*

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CONSULTANT: _____ DATE: _____

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CREST HILL, ILLINOIS

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EXPIRES 04-30-2027

PROJECT NUMBER:	BGK 1080
PROJECT MANAGER:	LS
DRAWN BY:	LS HS

PRELIMINARY BUILDING ELEVATIONS

SHEET: A2.0

SIGNAGE CALCULATIONS

LEGEND

OVERALL SIGN SIZE

GROSS SURFACE AREA OF SIGN

PROPOSED SIGNS

a. 104 SQ FT

b. 86 SQ FT

c. 30 SQ FT

SOUTHWEST ELEVATION

ALLOWED SIGNABLE AREA

1,291 SQ FT * 15% = **193.7 SQ FT**

PROPOSED **116 SQ FT** TOTAL

NORTHWEST ELEVATION

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1,403 SQ FT * 15% = **210.5 SQ FT**

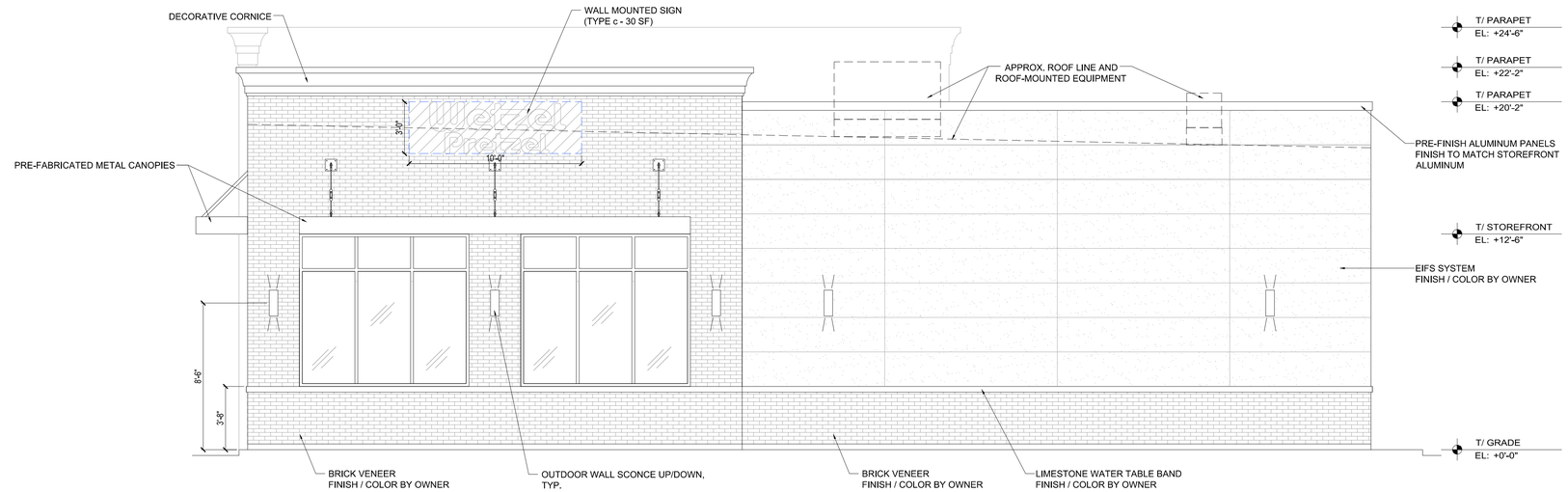
PROPOSED **104 SQ FT** TOTAL

SOUTHEAST ELEVATION

ALLOWED SIGNABLE AREA

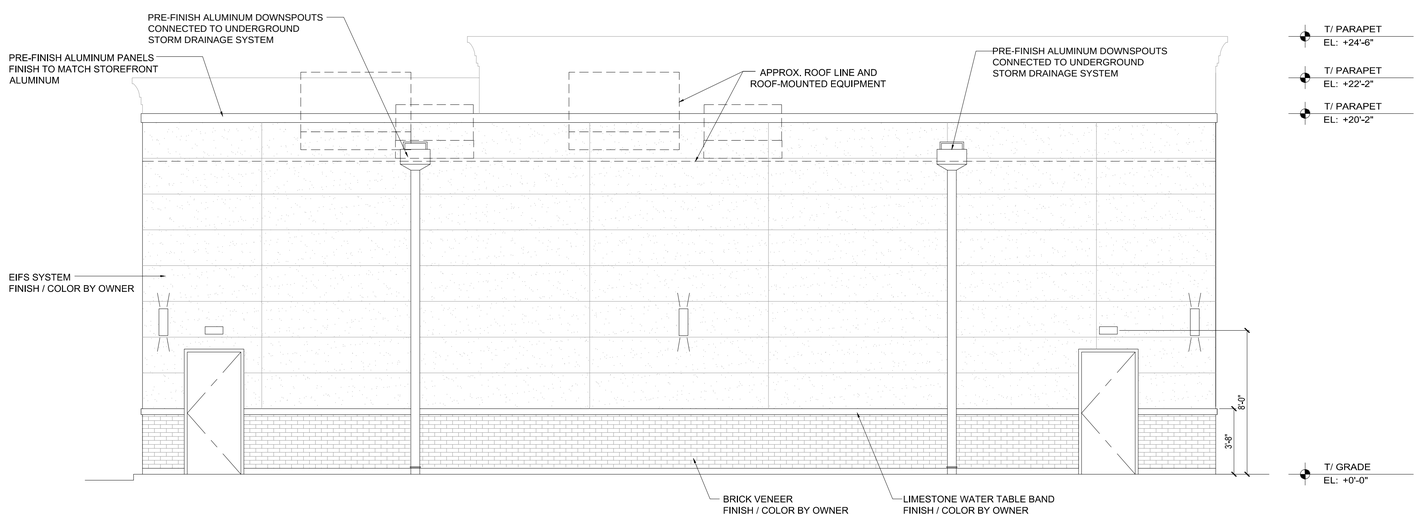
1,304 SQ FT * 15% = **195.6 SQ FT**

PROPOSED **30 SQ FT** TOTAL



2 P5 SOUTHEAST ELEVATION

Scale: *1/4" = 1'-0"*



1 P5 NORTHEAST ELEVATION

Scale: *1/4" = 1'-0"*

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CONSULTANT: _____ DATE: _____

CONSULTANT: _____ DATE: _____

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PROJECT:

2350 PLAINFIELD ROAD

CREST HILL, ILLINOIS

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DRAWN BY:	LS HS

PRELIMINARY BUILDING ELEVATIONS

SHEET: A2.1

2350 PLAINFIELD ROAD

CREST HILL ILLINOIS









STONE VENEER AND SILL

FINISH: BY OWNER
FINISH / COLOR GRAY - BY OWNER



WALL PANELING

COLOR: GRAY FLANNEL BY DRYVIT OR EQ.
TEXTURE: SANDBLAST



METAL - CANOPIES FINISH

COLOR: EXTRA DARK BRONZE



LIMESTONE DETAILS - DECORATIVE

COLOR: VARIEGATED BY INDIANA CUT STONE OR EQ.



LED OUTDOOR WALL SCONCE (UP & DOWN)

COLOR: BLACK - FINAL SELECTION BY OWNER



BRICK VENEER AND SILL

FINISH: SMOOTH SURFACE BRICK

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LICENSED ARCHITECT

EXPIRES 04-30-2027

PROJECT NUMBER:	BGK 1080
PROJECT MANAGER:	LS
DRAWN BY:	LS HS

MATERIAL BOARD & RENDERINGS FOR REFERENCE ONLY

SHEET: A2.2

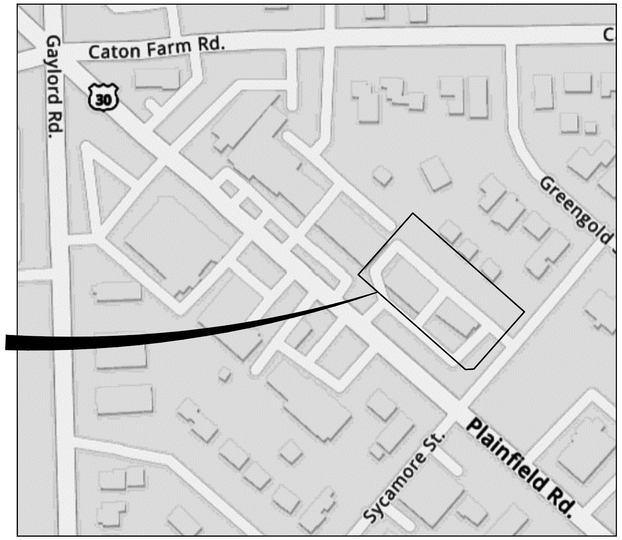
2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

LEGEND

EXISTING		PROPOSED
	MANHOLE	
	CATCH BASIN	
	INLET	
	CLEANOUT	
	FLARED END SECTION	
	WATER VALVE BOX	
	BUFFALO BOX (B.BOX)	
	WATER VALVE & VAULT	
	FIRE HYDRANT	
	WELL	
G	GAS VALVE	GV
	GAS METER	
T	COMMUNICATION CANISTER	T
	COMMUNICATION HANDHOLE	
	COMMUNICATION MANHOLE	
E	ELECTRIC CANISTER	E
	ELECTRIC HANDHOLE	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	TRAFFIC SIGNAL	
	TRAFFIC HANDHOLE	
	TRAFFIC CONTROL BOX	
	UTILITY POLE	
	UTILITY POLE W/ LIGHT	
	STREET LIGHT	
	STREET SIGN	
	BORING LOCATION	
	MAILBOX	
+ 699.5	SPOT ELEVATIONS	+699.74
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	RIGHT OF WAY LINE	
	STORM SEWER LINE	
	SANITARY SEWER LINE	
W	WATERMAIN LINE	W
UG	UNDERGROUND GAS LINE	UG
UT	UNDERGROUND COMM. LINE	UT
UE	UNDERGROUND ELECTRIC	UE
OH	OVERHEAD UTILITY	OH
	FENCE LINE	
	GUARDRAIL LINE	
	CONTOUR LINE	

	DECIDUOUS TREE
	EVERGREEN TREE
	OVERLAND FLOOD ROUTE
	DRAINAGE ROUTE
	DOWNSPOUT
	SILT FENCE LINE
	INLET SILT PROTECTION
	COIR LOG SILT PROTECTION
	DEPRESSED CURB
	SOIL EROSION GEOTEXTILE PROTECTION
	CONCRETE
	BRICK
	ASPHALT
	BUILDING
	GRAVEL
	STONE
DS	DOWNSPOUT
F/F	FINISHED FLOOR
G/F	GARAGE FLOOR
T/F	TOP OF FOUNDATION
BC	BACK OF CURB
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK

PROJECT LOCATION



PROJECT LOCATION MAP

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS AND DEMOLITION PLAN
4. GEOMETRIC PLAN
5. UTILITY PLAN
6. GRADING PLAN
7. SWPPP NOTES
8. SWPPP PLAN
9. DETAILS
10. DETAILS
11. DETAILS
12. DETAILS
13. DETAILS
14. DETAILS

SITE BENCHMARK #1

NORTH FLANGE BOLT ON HYDRANT ON THE NORTH CORNER OF PLAINFIELD ROAD AND SYCAMORE STREET.

NAVD88 ELEVATION = 630.27

SITE BENCHMARK #2

NORTH BOLT ON LIGHT BASE ON THE NORTHERLY SIDE OF PLAINFIELD ROAD APPROXIMATELY 31 FEET SOUTHEAST OF THE WEST PROPERTY CORNER

NAVD88 ELEVATION = 630.49

SOURCE BENCHMARK

DESIGNATION – WILL COUNTY GPS 419
PID – AE2556
STATE/COUNTY – IL/WILL
USGS QUAD – PLAINFIELD (2018)

THE STATION IS 1 FT SOUTHEAST OF THE BACK OF CURB OF COUNTY ROAD 36 (RENWICK ROAD), 40 FT SOUTH OF THE CENTERLINE OF COUNTY ROAD 36 (RENWICK ROAD), 30 FT EAST OF THE CENTERLINE OF GAYLORD ROAD, 25 FT WEST OF A TELEPHONE PEDESTAL AND 18 FT NORTH OF A 'STOP' SIGN.

NAVD88 ELEVATION: 620.97

811 Know what's **below.** **Call** before you dig.

PREPARED FOR

ENTERPRISE CONSTRUCTION GROUP, INC.
PO BOX 791
WORTH, ILLINOIS, 60482

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

I, ERIC FOYTIK, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 4TH DAY OF AUGUST, A.D. 20 26.

ERIC C. FOYTIK 062-068043 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-068043
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2027

	DATE	
1	8/04/2026	PER VILLAGE COMMENTS DATED 7/14/2026
2		
3		
4		
5		
6		

COVER SHEET

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	6/08/2026
SCALE:	HORIZ –
	VERT –

SHEET **1** OF 14 SHEETS

PROJ # 26-PR-1008

8/4/2026 9:42:59 AM
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GENERAL NOTES

1. ALL EARTHWORK, GRADING, UTILITIES, AND STREET IMPROVEMENTS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAY'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AND ALL REVISIONS THERETO.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS IN ACCORDANCE WITH SECTION 107 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

3. SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES AND DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE URBAN COMMITTEE OF THE ASSOCIATION OF ILLINOIS SOIL AND WATER CONSERVATION DISTRICTS' PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS AND ALL REVISIONS THERETO AND IN ACCORDANCE WITH THE DETAILS ON THE PLANS.

4. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL EXCAVATE AROUND UTILITIES TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH OF THE UTILITY COMPANIES BEFORE ANY WORK COMMENCES. ALL UTILITIES SHALL BE STAKED PRIOR TO CONSTRUCTION.

6. THE OWNER WILL FURNISH THE CONTRACTOR WITH LINES, GRADES AND ELEVATIONS NECESSARY TO THE PROPER PROSECUTION AND CONTROL OF THE WORK ONCE.

7. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST SEVENTY-TWO (72) HOURS NOTICE FOR ANY STAKING TO BE DONE. EACH OF THE VARIOUS ITEMS OF WORK COVERED BY THIS CONTRACT WILL BE STAKED ONCE. ADDITIONAL STAKING REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE IN PRESERVING THE STAKES SHALL BE PAID FOR BY THE CONTRACTOR AT THE CURRENT HOURLY RATE.

8. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE CITY OF CREST HILL AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

   TELEPHONE NUMBERS: ENGINEER - (630) 271-0770
   CITY OF CREST HILL - (815) 741-5106

9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SPECIFICATIONS AND SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT THE CONTRACTOR DISCOVERS DURING THE BIDDING PERIOD. SAID DISCREPANCIES WILL BE CLARIFIED BY THE ENGINEER TO THE BEST OF HIS ABILITY PRIOR TO RECEIPT OF BIDS. THE ENGINEER WILL BE UNRECEPTIVE TO CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK ITEMS BECAUSE OF CONTRACTOR'S LACK OF COMPLIANCE WITH THIS REQUIREMENT.

10. THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY LATENT DISCREPANCIES THAT THE CONTRACTOR DISCOVERS DURING THE CONSTRUCTION PROCESS. THE ENGINEER WILL BE UNRECEPTIVE TO CLAIMS FOR ADDITIONAL COMPENSATION FOR WORK PERFORMED TO CORRECT A LATENT CONDITION NOT BROUGHT TO THE ATTENTION OF THE ENGINEER.

11. THE CONTRACTOR RESPONSIBLE FOR DRAINAGE IMPROVEMENTS (UNDERGROUND STRUCTURES AND CONDUITS) SHALL DISPOSE OF ALL SURPLUS EXCAVATED MATERIAL FROM TRENCHES OR STRUCTURE EXCAVATIONS AND SHALL DEPOSIT SAID SURPLUS MATERIALS ON THE SITE IN ACCORDANCE WITH THE GRADING PLAN OR AS DIRECTED BY THE ENGINEER.

12. THE CONTRACTOR SHALL NOT PLACE ANY EXCAVATED MATERIAL UPON ANY TOPSOIL. THE TOPSOIL SHALL BE REMOVED FROM ALL AREAS TO BE FILLED AND SHALL BE STOCKPILED IN AREAS AS DIRECTED BY THE ENGINEER.

13. THE CONTRACTOR SHALL NOT DISCHARGE INTO STREAMS, PONDS, WETLANDS OR ITS TRIBUTARIES ANY MOTOR OIL, TRANSMISSION FLUID, LUBRICANTS OR ANY OTHER PETROLEUM DISTILLATES, ANY PETROLEUM DISTILLATES DISCHARGED ON THE GROUND SURFACE SHALL BE PROMPTLY AND PROPERLY REMOVED PRIOR TO THE RESUMPTION OF ANY WORK ON THE PROJECT.

14. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING FIELD TILES. ANY FIELD TILES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS SOLE EXPENSE. INVESTIGATION SHALL BE MADE TO INSURE THAT FIELD TILES DO NOT CONVEY OFF SITE WATER. TILES THAT CONVEY OFF SITE WATER SHALL BE REROUTED THROUGH THE SITE. TILES THAT DO NOT CONVEY OFF SITE WATER SHALL BE ABANDONED IN AN APPROPRIATE MANNER APPROVED BY THE COUNTY ENGINEER. FIELD TILES WITHIN A RIGHT-OF-WAY SHALL BE REMOVED AND BACKFILLED WITH CA-6 COMPACTED IN EIGHT INCH LIFTS TO THE BOTTOM OF THE ROADWAY BASE. EXISTING FIELD TILES SHALL BE REMOVED BY SLIT TRENCHING.

15. THE CONTRACTOR RESPONSIBLE FOR DRAINAGE IMPROVEMENTS SHALL BE RESPONSIBLE TO PLACE ALL FIRE HYDRANTS,FRAMES AND LIDS OR GRATES, AND ALL GRATES FOR MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS AT THE ELEVATIONS SHOWN AND SPECIFIED ON THE PLANS. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR SAID ADJUSTMENT AND THE COST OF SAID ADJUSTMENT SHALL BE INCLUDED IN THE UNIT PRICE FOR THE VARIOUS DRAINAGE STRUCTURES MENTIONED ABOVE.

16. ALL MANHOLES SHALL HAVE CONCRETE INVERTS CONFORMING TO THE SHAPE OF THE PIPE. CONCRETE INVERTS SHALL BE PLACED IN THE FIELD AND THE COST OF CONCRETE INVERTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS INLETS AND MANHOLES.

17. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE UNTIL FINAL ACCEPTANCE BY THE OWNER OR COUNTY.

18. THE CONTRACTOR SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, SHALL ON A DAILY BASIS CLEAN THE PAVEMENT OF SUCH DIRT AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.

19. THE CONTRACTOR SHALL PROVIDE PIPE BEDDING IN ACCORDANCE WITH THE DETAIL ON THE PLANS. THE COST OF THE BEDDING SHALL BE INCLUDED IN THE UNIT PRICE PER LINEAL FOOT OF THE VARIOUS SIZES OF STORM SEWER. NO ADDITIONAL COMPENSATION WILL BE MADE FOR PIPE BEDDING.

20. THE CONTRACTOR SHALL PLACE TOPSOIL AT A 4" MINIMUM DEPTH AND SEED OR SOD ALL AREAS DESIGNATED BY THE ENGINEER.

21. THE CONTRACTOR SHALL EXAMINE THE DRAINAGE PATTERNS SHOWN ON THE PLANS AND MAKE CERTAIN THAT ALL OVERFLOW POINT ELEVATIONS AND CROSS SECTIONS ARE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THOSE SHOWN ON THE PLANS.

22. ALL CONSTRUCTION SHALL CONFORM WITH THE PERMIT PLANS AND REVISIONS THERETO APPROVED BY THE VILLAGE OF LYNWOOD.

23. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK IN THE RIGHT OF WAY OR EASEMENTS TO LOCATE UTILITIES, AND CONTACT THE OWNER'S REPRESENTATIVE SHOULD PUBLIC UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

24. ALL WORK HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, THE MUNICIPALITY, AND ALL PERTINENT LAWS, DIRECTIVES, ORDINANCES AND THE LIKE SHALL BE CONSIDERED TO BE A PART OF THESE SPECIFICATIONS.

25. THE APPROXIMATE LOCATION OF KNOWN PUBLIC UTILITIES ARE SHOWN ON THE PLANS. HOWEVER, THE ENGINEER DOES NOT GUARANTEE ITS ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH OF THE UTILITY COMPANIES BEFORE ANY WORK COMMENCES.

26. ALL PROPOSED ELEVATIONS SHOWN ARE RELATIVE TO U.S.G.S. DATUM.

DEMOLITION

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WITH THE CITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF SANITARY SEWER AND WATER UTILITIES AS NECESSARY AND TO PROVIDE STORM WATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED AND PLACED INTO OPERATION.

3. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A DAILY PROGRAM OF DUST CONTROL AND SHALL SUBMIT AND OBTAIN CITY APPROVAL OF DUST CONTROL PROCEDURES PRIOR TO DEMOLITION OF ANY STRUCTURES. MODIFICATION OF DUST CONTROL PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY AS REQUESTED. CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS OR COSTS ASSOCIATED WITH DUST CONTROL.

4. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION AND ABANDONMENT OF ALL UTILITY SERVICES INCLUDING WATER, SEWER, GAS, ELECTRIC, CABLE TV, AND TELEPHONE.

5. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS AND MISCELLANEOUS DEBRIS) TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

6. ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

7. ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATERMAINS AND APPURTENANCES WITHIN THE AREA OF THE PROPOSED BUILDING AND OUTSIDE THE BUILDING INDICATED TO BE ABANDONED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL OTHER PIPES SHALL BE SEALED WITH BRICK AND MORTAR AND LEFT IN PLACE.

8. ANY EXISTING SEPTIC TANKS AND GREASE TRAPS TO BE ABANDONED SHALL HAVE ALL LIQUIDS AND SOLIDS REMOVED AND DISPOSED OF BY A COMMERCIAL HAULER; AND THE TANK AND TRAPS SHALL THEN BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

9. ANY EXISTING WELLS TO BE ABANDONED SHALL BE EXCAVATED, EXPOSED AND SEALED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 920.120 OF THE ILLINOIS WATER WELL CONSTRUCTION CODE, DEPARTMENT OF PUBLIC HEALTH LATEST EDITION AND ALL APPLICABLE LOCAL RULES AND REGULATIONS.

10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT OR WALK OR WITHIN 24" THEREOF SHALL BE FILLED WITH CLEAN LOW VOID SELECT MATERIAL CONSISTING OF STONE, GRAVEL OR SAND COMPACTED TO 95% OF STANDARD PROCTOR.

11. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.

12. ANY ASBESTOS MATERIAL FOUND WITHIN EXISTING STRUCTURES SHALL BE REMOVED AND DISPOSED OF OFFSITE BY THE CONTRACTOR IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL REGULATIONS.

13. ALL EXISTING FIELD DRAINAGE TILE OR STORM SEWERS ENCOUNTERED OR DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM.

EXCAVATION

1. ALL SITE CLEARING, EXCAVATION, GRADING, COMPACTION, SUBGRADE PREPARATION, BASE COURSE, SURFACE COURSE, PCC CURB AND GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

2. EARTHWORK UNDER THIS CONTRACT SHALL INCLUDE THE FOLLOWING:

   A. REMOVAL OF EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS FROM THE SITE.

   B. PROTECTION OF CERTAIN TREES AS DIRECTED BY THE OWNER'S REPRESENTATIVE WITH APPROVED FENCING.

   C. STRIPPING OF ALL TOPSOIL AND OTHER UNSUITABLE MATERIALS FROM BUILDING AND/OR PAVEMENT AREAS AND REMOVAL FROM SITE OF ALL EXCESS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES. THE COST OF ALL WORK NECESSARY TO MEET THESE REQUIREMENTS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO SEPARATE PAYMENT WILL BE MADE.

4. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF PROPER COMPACTION CANNOT BE OBTAINED SO THAT THE OWNER'S REPRESENTATIVE MAY DETERMINE WHAT REMEDIAL MEASURES MAY BE NEEDED FOR PARKING LOTS, DRIVEWAYS AND SIDEWALKS.

5. EXISTING SEWER AND WATERMAIN TRENCHES UNDER DRIVEWAYS IN PARKWAYS SHALL BE EXCAVATED TO THE TOP OF PIPE AND BACKFILLED WITH COMPACTED TRENCH BACKFILL OR CONCRETE SLURRY.

6. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING GROUND WATER DURING PARKING LOT EXCAVATION. IF IN THE OPINION OF THE OWNER'S REPRESENTATIVE OR THE CITY THIS CONDITION NECESSITATES THE INSTALLATION OF PERFORATED DRAIN TILE BEDDED IN WASHED GRAVEL OR OPEN STORM SEWER JOINTS WRAPPED WITH FABRIC, THE CONTRACTOR SHALL INSTALL SAME AS AN EXTRA.

WATERMAIN AND SANITARY SEWER NOTES

1. ALL SANITARY SEWER AND WATERMAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. ENGLISH UNITS SHALL BE USED.

2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD THE LOCATIONS OF ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME. THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER, MORRIS ENGINEERING, INC., THE CITY OF CREST HILL AND THEIR AGENTS AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.

3. THE CONTRACTOR SHALL BEWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL EXCAVATE AROUND UTILITIES TO DETERMINE LOCATIONS AND ELEVATIONS OF ALL POTENTIALLY CONFLICTING UTILITIES BEFORE BEGINNING CONSTRUCTION.

4. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SYSTEM. ALL LOCATIONS OF ENCOUNTERED FIELD DRAINAGE TILE SHALL BE PROPERLY INDICATED ON THE RECORD SET OF DRAWINGS.

5. THE CONTRACTOR RESPONSIBLE FOR SANITARY AND WATERMAIN IMPROVEMENTS (UNDERGROUND STRUCTURES AND CONDUITS) SHALL DISPOSE OF ALL SURPLUS EXCAVATED MATERIAL FROM TRENCHES OR STRUCTURE EXCAVATIONS AND SHALL DEPOSIT SAID SURPLUS MATERIALS ON THE SITE IN ACCORDANCE WITH THE GRADING PLAN OR AS DIRECTED BY THE ENGINEER.

6. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

7. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT SHALL BE ADJUSTED (UP TO 8" TOTAL ADJUSTMENT) OR RECONSTRUCTED BY THE CONTRACTOR. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

8. SANITARY SEWERS AND WATERMAIN SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER AND SHALL BE RUN IN STRAIGHT ALIGNMENT BETWEEN STRUCTURES UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.

9. ALL WATERMAIN SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 CONFORMING TO AWWA C-150 WITH PUSH-ON OR MECHANICAL JOINTS.

10. VALVE VAULT FRAMES AND LIDS SHALL BE NEENAH R1772-C OR APPROVED EQUAL WITH LIDS IMPRINTED "WATER".

11. POLYETHYLENE FILM WRAP FOR WATERMAIN IN ACCORDANCE WITH AWWA C-105-82 SHALL BE PLACED OVER ALL WATER MAIN SUCH THAT THE WATER MAIN SHALL NOT BE IN DIRECT CONTACT WITH THE TRENCH SOIL. THIS ITEM WILL BE INCIDENTAL TO THE WATERMAIN.
    -OR-
    POLYETHYLENE FILM WRAP FOR WATERMAIN IN ACCORDANCE WITH AWWA C-105-82 SHALL BE PLACED OVER ALL WATER MAIN SUCH THAT THE WATER MAIN SHALL NOT BE IN DIRECT CONTACT WITH THE TRENCH SOIL. THIS ITEM WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAL FOOT.

12. ALL WATER MAINS SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH STANDARDS AND PROCEDURES MEETING THE APPROVAL OF THE CITY OF CREST HILL. THE COST OF TESTING AND DISINFECTION SHALL BE INCLUDED IN THE COST OF WATERMAIN INSTALLATION.

13. WATERMAIN DISINFECTIONS SHALL BE PERFORMED BY FLUSHING, THEN CHLORINATING AT A RATE OF 50 PPM TO INSURE A RESIDUAL OF 25 PPM AFTER 24 HOURS. THEN AFTER A SECOND FLUSHING A MINUMUM OF TWO WATER SAMPLES ON TWO CONSECUTIVE DAYS 24 HOURS APART SHALL BE TAKEN TO AN APPROVED TESTING SERVICE.

14. THE CONTRACTOR SHALL PROVIDE A SAMPLING TAP IF REQUIRED AT NO EXTRA COST.

15. FIRE HYDRANTS SHALL BE OF THE TYPE SHOWN ON THE WATER DETAIL SHEET OF THE PLANS.

16. WATER SERVICES SHALL INCLUDE THE NECESSARY LENGTH OF TYPE "K" COPPER WATER TUBE OF THE SIZE SHOWN ON THE PLANS, CORPORATION STOP, CURB STOP, AND SERVICE BOX, AS REQUIRED BY THE CITY OF CREST HILL, AND ALL NECESSARY LABOR, TOOLS, EQUIPMENT, EXCAVATION & BACKFILL FOR A COMPLETE INSTALLATION AS SHOWN ON THE PLANS. TRENCH BACKFILL WILL BE PAID FOR SEPARATELY, WHEN REQUIRED.
    -OR-
    ALL WATER SERVICE LINES SHALL BE CLASS "K" COPPER OR DUCTILE IRON PIPE (CLASS 52) AWWA-C600 WITH "PUSH ON" JOINTS, CEMENT LINED IN ACCORDANCE WITH ASA A21.04.

17. TERMINATION STUBS OF PROPOSED WATERMAIN ARE TO BE PROPERLY CAPPED USING PLUGS COMPATABLE WITH THE SPECIFIED PIPE MATERIAL. EACH PLUG SHALL HAVE CONCRETE ENCASEMENT AND A 2x2 PAINTED BLUE PLACED VERTICALLY TO MARK THE PLUG LOCATION.

18. CONNECTIONS TO EXISTING SANITARY SEWER AND WATER SYSTEMS SHALL BE PAID AT THE CONTRACT UNIT PRICE.
    -OR-
    CONNECTIONS TO EXISTING SANITARY SEWER AND WATER SYSTEMS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

19. THE OWNER SHALL OBTAIN A PERMIT FROM THE CONCERNED GOVERNMENT AGENCY TO CONNECT TO THE WATER SYSTEM, AND PAY ANY FEES REQUIRED OF SUCH AGENCY.

20. SANITARY MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1772-A OR APPROVED EQUAL, WITH LIDS IMPRINTED "SANITARY" AND WITH RECESSED PICK HOLES.

21. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.

22. SANITARY SEWER TESTING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. SANITARY SEWERS SHALL BE AIR TESTED AND DEFLECTION TESTED.
    -OR-
    ALL SANITARY SEWERS SHALL PASS INFILTRATION AND/OR EXFILTRATION TESTS. THE LIMIT OF INFILTRATION OR EXFILTRATION SHALL BE 200 GALLONS PER DAY PER INCH DIAMETER PER MILE OF PIPE.

23. ALL SANITARY SEWER SHALL BE CONSTRUCTED WITH COARSE GRAVEL, 1/4 TO 3/4 INCH IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE SEWER, BUT NOT LESS THAN 4 INCHES BELOW THE BOTTOM OF THE PIPE AND NOT LESS THAN 6 INCHES ABOVE THE TOP OF THE PIPE. BEDDING SHALL BE CLASS II, ASTM D2321.

24. THE COST OF PIPE BEDDING SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE OF THE SANITARY SEWER ITEMS.

25. GRANULAR CRADLE CONFORMING TO THE DETAIL SHOWN ON THE DETAIL SHEET OF THE PLANS SHALL BE PLACED IN ANY UTILITY TRENCH OVER WHICH ANOTHER UTILITY PASSES.

26. COMPACTED GRANULAR TRENCH BACKFILL SHALL BE USED IN ALL LOCATIONS WHERE THE PROPOSED UNDERGROUND UTILITY IS TO BE CONSTRUCTED UNDER OR WITHIN TWO (2) FEET OF PERMANENT TYPE PAVEMENTS, DRIVEWAYS, OR SIDEWALKS OR IN LOCATIONS AS DIRECTED BY THE ENGINEER. TRENCH BACKFILL SHALL BE EXTENDED TWO (2) FEET ON EACH SIDE OF THE PERMANENT TYPE SURFACE.

27. TRENCH BACKFILL WILL BE PAID FOR IN ACCORDANCE WITH IDOT'S LATEST EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

28. SANITARY SEWER STRUCTURES SHALL BE ASSEMBLED AND ADJUSTED USING BUTYL MASTIC MATERIAL AS SHOWN ON THE PLANS AND MEETING THE APPROVAL OF THE CITY OF CREST HILL.

29. ADJUSTMENT OF NEW FRAMES OF ALL MANHOLES OR VALVE VAULTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS SET IN PREFORMED BUTYL MASTIC RUB-R-NEK OR APPROVED EQUAL, AND NO MORE THAN 6" OF ADJUSTING RINGS WILL BE PERMITTED.

30. ALL NEW SANITARY SEWERS SHALL HAVE WYES FOR PROPOSED BUILDING SERVICES. ALL CONNECTIONS TO EXISTING SANITARY SEWERS NOT HAVING WYES SHALL BE MADE WITH A "SHEWER TAP" FOR BUILDING SERVICES AND WITH A MANHOLE FOR SEWER EXTENSIONS. ALL TAPS SHALL INCLUDE A PROPERLY INSTALLED HUB WYE SADDLE.

31. THE SANITARY SEWER SERVICE OR MAIN SHALL BE REINFORCED CONCRETE PIPE (RCP) WITH MINIMUM STANDARD DIMENSIONS RATIO (SDR) OF 26 AND CONFORM WITH ASTM SPECIFICATION D-3034 AND SHALL BE CONSTRUCTED WITH JOINTS MEETING ASTM D-3212.
    -OR-
    ALL SANITARY SERVICE LINES SHALL BE DUCTILE IRON PIPE CLASS 52 OR PVC ASTM D2241, SDR 21 WITH ASTM D3139 JOINTS, EXCEPT AS NOTED.
    -OR-
    THE SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC) WITH MINIMUM STANDARD DIMENSIONS RATIO (SDR) OF 26 AND CONFORM WITH ASTM SPECIFICATION D-3034 AND SHALL BE CONSTRUCTED WITH JOINTS MEETING ASTM D-3212.

32. ALL PVC PIPE SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH SECTION 31-1.11C(4) OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

33. AT THE COMPLETION OF THIS PROJECT ONE SET OF RECORD PLANS IS TO BE SUBMITTED TO THE ENGINEER SHOWING THE LOCATION OF ALL OF THE SERVICES, PIPES, STRUCTURES, GRADING AND UTILITIES.

34. ALL SERVICES SHALL BE MARKED AT THE PROPERTY LINE USING A 2x2 PAINTED BLUE FOR WATER AND GREEN FOR SANITARY.

35. ALL FLOOR DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER.

PROTECTION OF WATER MAIN & WATER MAIN SERVICE LINES

WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS AS FOLLOWS:

a) WATER MAINS:

1) HORIZONTAL SEPARATION:

A) WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.

B) WATER MAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:

i) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;

ii) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND

iii) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

C) BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 41 OF THE STANDARD SPECIFICATION FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS LATEST EDITION, WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2) VERTICAL SEPARATION:

A) A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

B) BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, REINFORCED CONCRETE PRESSURE PIPE (AWWA C303), OR PVC PIPE MEETING REQUIREMENTS OF SECTION 41 OF THE STANDARD SPECIFICATION FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS LATEST EDITION, WHEN:

i) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (1) ABOVE; OR

ii) THE WATER MAIN PASSED UNDER A SEWER OR DRAIN.

C) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.

D) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

b) WATER SERVICE LINES:

1) THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER SERVICES LINES AND ALL STORM SEWERS, SANITARY SEWERS, COMBINED SEWERS OR ANY DRAIN OR SEWER SERVICE CONNECTION SHALL BE THE SAME AS WATER MAIN SEPARATION DESCRIBED IN (1) ABOVE.

2) WATER PIPE DESCRIBED IN (1) ABOVE SHALL BE USED FOR SEWER SERVICE LINES WHEN MINIMUM HORIZONTAL AND VERTICAL SEPARATION CANNOT BE MAINTAINED.

c) SPECIAL CONDITIONS - ALTERNATE SOLUTIONS SHALL BE PRESENTED TO THE AGENCY WHEN EXTREME TOPOGRAPHICAL, GEOLOGICAL OR EXISTING STRUCTURAL CONDITIONS MAKE STRICT COMPLIANCE WITH (1) AND (2) ABOVE TECHNICALLY AND ECONOMICALLY IMPRACTICAL. ALTERNATE SOLUTIONS WILL BE APPROVED PROVIDED WATERTIGHT CONSTRUCTION STRUCTURALLY EQUIVALENT TO APPROVED WATER MAIN MATERIAL IS PROPOSED.

d) WATER MAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELD AND SEEPAGE BEDS BY A MINIMUM OF 25 FEET.

e) WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.

	DATE	
1	8/04/2026	PER VILLAGE COMMENTS DATED 7/14/2026
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GENERAL NOTES

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

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FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ –
VERT –

SHEET 2 OF 14 SHEETS

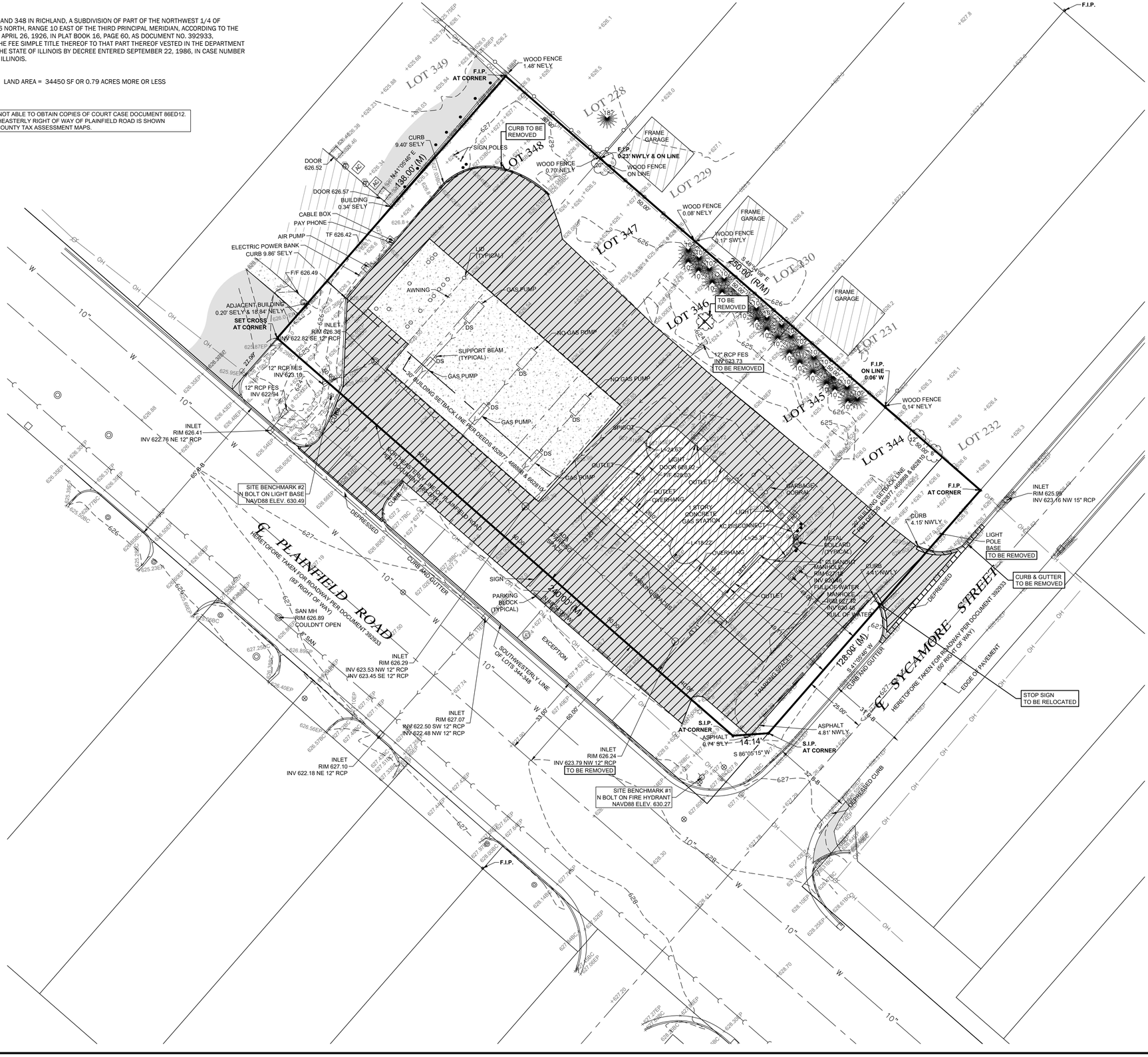
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LOTS 344, 345, 346, 347, AND 348 IN RICHLAND, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1926, IN PLAT BOOK 16, PAGE 60, AS DOCUMENT NO. 392933, EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREE ENTERED SEPTEMBER 22, 1986, IN CASE NUMBER 86ED12, IN WILL COUNTY, ILLINOIS.

LAND AREA = 34450 SF OR 0.79 ACRES MORE OR LESS

WE WERE NOT ABLE TO OBTAIN COPIES OF COURT CASE DOCUMENT 86ED12. THE NORTHEASTERLY RIGHT OF WAY OF PLAINFIELD ROAD IS SHOWN PER WILL COUNTY TAX ASSESSMENT MAPS.



DATE	
1 8/04/2026	PER VILLAGE COMMENTS DATED 7/14/2026
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EXISTING CONDITIONS AND DEMOLITION PLAN

2350 PLAINFIELD ROAD
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MEI — MORRIS ENGINEERING, INC. — BETTER INFRASTRUCTURE. BETTER ENVIRONMENT. BETTER LIFE!

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SHEET **3** OF 14 SHEETS

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LEGEND

- CONCRETE
- HEAVY-DUTY PAVEMENT
- LIGHT-DUTY PAVEMENT

	DATE	
1	8/04/2026	PER VILLAGE COMMENTS DATED 7/14/2026
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GEOMETRIC PLAN

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

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SHEET **4** OF 14 SHEETS

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SAN MANHOLE
RIM 626.09
INV 610.94

SIGN POLES

INLET
TY. A, 2' DIA.
RIM 626.20
INV 624.45

12" RCP
90 LF @ 0.50%

FRAME
GARAGE

FRAME
GARAGE

CABLE BOX
PAY PHONE
AIR PUMP
ELECTRIC POWER BANK
CURB 9.86' SE'LY

CATCH BASIN
OVER EXIST PIPE
TY. A, 4' DIA.
RIM 625.90
INV 624.00 NW
INV 624.00 SE
INV 623.73± SW

12" RCP
73 LF @ 0.50%

INLET
RIM 626.36
INV 622.82 SE 12" RCP

12" RCP FES
INV 623.10

12" RCP FES
INV 622.94

INLET
TY. A, 2' DIA.
RIM 626.25
INV 624.37

INLET
RIM 626.41
INV 622.76 NE 12" RCP

8" PVC
44 LF @ 1% SLOPE MIN.

8" PVC
50 LF @ 1% SLOPE MIN.

INLET
RIM 625.95
INV 623.16 NW 15" RCP

℄ PLAINFIELD ROAD

℄ SYCAMORE STREET

ELECTRICAL
ROOM

SAN MH
RIM 626.89
COULDN'T OPEN

8" SAN

INLET
RIM 626.29
INV 623.53 NW 12" RCP

INLET
RIM 627.07
INV 622.50 SW 12" RCP
INV 622.48 NW 12" RCP

6" VALVE
IN VALVE BOX

INSPECTION MH
RIM 628.10
INV 623.10

6" DIP
WATER SERVICE

INLET
RIM 627.10
INV 622.18 NE 12" RCP

6" PVC SDR 26
1% MIN SLOPE
SANITARY SERVICE

CROSSING
B/WATER 621.70
T/SAN 620.00

408'

SAN MH
RIM 628.96
INV 618.13

20' 10' 0 20'

	DATE	
1	8/04/2026	PER VILLAGE COMMENTS DATED 7/14/2026
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UTILITY PLAN

2350 PLAINFIELD ROAD
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SHEET
5
OF 14 SHEETS

PROJ # 26-PR-1008

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20' 10' 0 20'

	DATE	
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GRADING PLAN

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

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SHEET **6** OF 14 SHEETS

PROJ # 26-PR-1008

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. IL The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP) The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP shall also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of a fueling facility. The construction activities for the site improvements will include: mass grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, at a minimum.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence. sample follows:

1) Install perimeter sediment control measures
a) Selective vegetation removal for silt fence installation
b) Silt fence installation
c) Construction fencing around areas not to be disturbed
d) stabilized construction entrance
2) Clear and grub (as necessary)
3) Strip topsoil, stockpile topsoil and grade site
4) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
5) Install storm sewer, sanitary sewer, watermain and associated inlet and outlet protection
6) Install roadway and parking pavement
7) Permanently stabilize detention basins with seed and erosion control blanket
8) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 0.79 acres. Construction activity will disturb approximately 0.79 acres of the site.

D. 1.) An estimated runoff coefficient of the site after construction activities are completed is ____.
2.) Existing data describing the soil or quality of any discharge from the site is included in _____

E. Refer to sheets for a site plan indicating:
1) drainage patterns;
2) approximate slopes anticipated before and after major grading activities;
3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
4) areas of soil disturbance;
5) the location of major structural and nonstructural controls;
6) the location of areas where stabilization practices are expected to occur;
7) surface waters (including wetlands); and,
8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are) DuPAGE RIVER.
2) The name of the ultimate receiving water is DES PLAINES RIVER.
3) The extent of wetland acreage at the site is -- acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2002. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- City of Crest Hill
- Will County
- IEPA

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours of the end of a 0.5-inch (or greater) rain event, or snowfall equivalent.

Unless otherwise indicated, all vegetative and structural erosion control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation ans determined by the Engineer or Primary Contact.

2) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding
- erosion control blanket

Site=specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Except as provided in paragraphs (a) and (b) below, stabilization measures shall be initiated as soon as practicable on portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity on that portion of the site has temporarily or permanently ceased.

(a) Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceased is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

(b) Where construction activity will resume on a portion of the site within 14 days from when activities ceased, (e.g., the total time period that construction activity is temporarily ceased is less than 14 days) then stabilization measures do not have to be initiated on that portion of site by the 7th day after construction activity temporarily ceased.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- storm sewer
- existing detention basin

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes shall be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 75% capacity is reached . Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle storage and maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.,) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contract, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFG Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than thirty days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement or deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: when temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fences: Silt fences should be inspected regularly for undercutting where the fence meet the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Each inspection should include the following components.

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pullutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee shall notify the appropriate agency field operations section office by email at: epc.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted for violation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a sspatement detailing any environmental impact, which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements), of the ILR10 NPDES Permit.

F. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Water used to wash vehicles where detergents are not used;
- Water used to control dust;
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents are not used;
- Irrigation ditches;
- Uncontaminated ground water; and,
- Foundation or footing drains where flows are not contaminated with process materials such as solvents;
- Landscape irrigation drainages;
- Uncontaminated air conditioning condensate.

Pollution prevention measures should be implemented for non-storm water components of the discharge.

NOTE: ALL SEDIMENT TRAPS ARE DESIGNED FOR A 1 YEAR - 24 HOUR STORM EVENT.

EROSION CONTROL NOTES

- All access to and from the construction site is to be restricted to the construction entrance.
- All temporary and permanent erosion and sediment control practices must be maintained and repaired as needed to assure effective performance of their intended function.
- Major amendments of the site development or erosion and sedimentation control plans shall be submitted to the Department of Community Development to be approved in the same manner as the original plans.
- Any sediment reaching a public or private road shall be removed by shoveling or street cleaning (not flushing) before the end of each workday and transported to a controlled sediment disposal.
- All temporary erosion and sediment control measures shall be disposed of within 30 days after the final site stabilization is achieved with permanent soil stabilization measures.
- Disturbed areas shall be stabilized with temporary or permanent measures within 7 calendar days following the end of active disturbance or redisturbance.
- If dewatering devices are used, discharge locations shall be protected from erosion. All pumped discharges shall be routed through appropriately designed sediment traps or basins.

SOIL PROTECTION CHART

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	*									B		
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	*											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYGRASS 30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT i UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: 2350 PLAINFIELD ROAD, CREST HILL, ILLINOIS

PERMIT #: _____

_____ DATE

_____ CONTRACTOR SIGNATURE

_____ TELEPHONE NUMBER

_____ PRINTED NAME AND TITLE

_____ NAME OF CONTRACTING FIRM

_____ STREET ADDRESS

_____ CITY, STATE, ZIP CODE

TRADE/ RESPONSIBILITIES:_____

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

Stormwater Team

Name and/or position and contact	Responsibilities	I have read the CGP and Understand the Applicable Requirements
Ahmed Mohsin Owner (708)407-1866	Weekly Inspections to ensure/maintain erosion controls are in place	
Aurimas Spucys Morris Engineering (630) 271-0770	Inspections as necessary to ensure/maintain erosion controls are in place	

DATE	
1	8/04/2026 PER VILLAGE COMMENTS DATED 7/14/2026
2	
3	
4	
5	
6	

SWPPP NOTES

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ –
VERT –

SHEET 7 OF 14 SHEETS

PROJ # 26-PR-1008

DATE	
1	8/04/2026 PER VILLAGE COMMENTS DATED 7/14/2026
2	
3	
4	
5	
6	

SWPPP PLAN

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

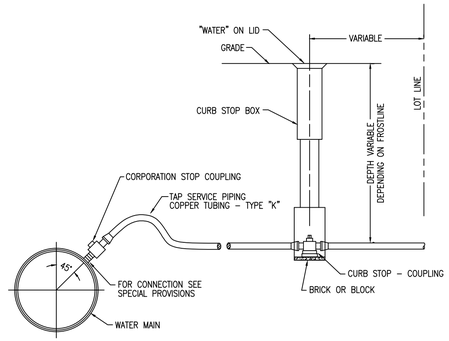
MEI — BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	6/08/2026
SCALE:	HORIZ 1"=20'
	VERT –

SHEET **8** OF 14 SHEETS

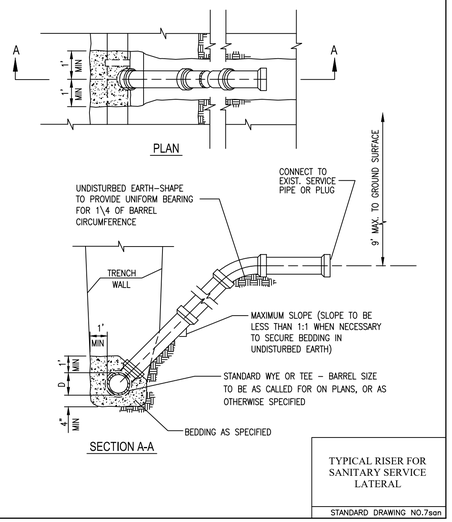
PROJ # 26-PR-1008

8/4/2026 9:42:59 AM
C:\Users\csoukup\Desktop\Projects\26-PR-1008 - 2350 Plainfield Rd. Crest Hill\Engineering\Rev-01\26-PR-1008_SITE_2026-08-04.dwg



TYPICAL TAP SERVICE PIPING (COPPER)

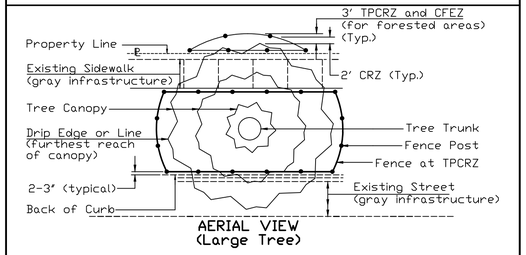
STANDARD DRAWING NO.17

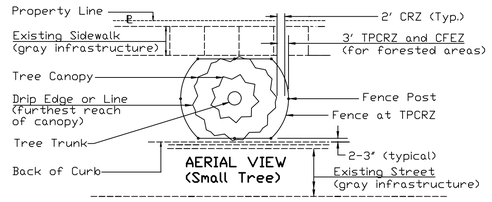


TYPICAL RISER FOR SANITARY SERVICE LATERAL

STANDARD DRAWING NO.7san

TREE PROTECTION - FENCING (Highly Urbanized Areas)



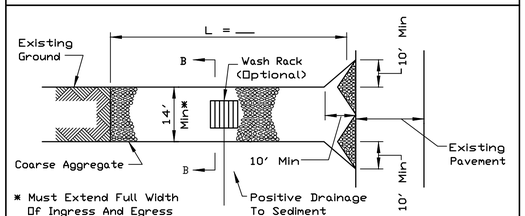


Notes:

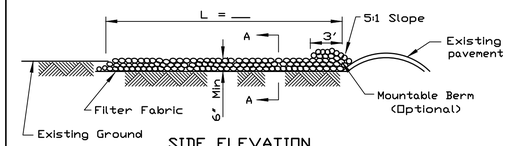
1. Call J.U.L.I.E. (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the ISA trunk diameter method or whichever is greater.
3. On sides of the tree not constricted by gray infrastructure, the fence shall be located 1 foot from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ). The Critical Forest Edge Zone (CFEZ), for forested areas, shall also be located at the TPCRZ.

REFERENCE		STANDARD DWG. NO.
Project		IUM-690-B
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

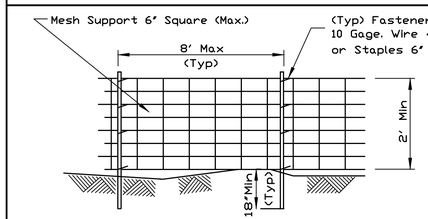


SIDE ELEVATION

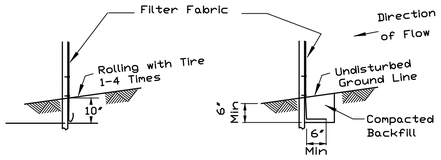
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

SILT FENCE WITH WIRE SUPPORT PLAN



ELEVATION



FABRIC ANCHOR DETAIL

STATIC SLICE INSTALLATION TRENCH INSTALLATION

NOTES:
1. Silt Fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Silt fence shall be placed on the flattest area available.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A(W)
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 3-16-2012
Approved ____ Date ____		

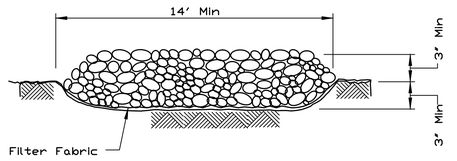
TREE PROTECTION - FENCING (Highly Urbanized Areas)

Notes: (cont.)

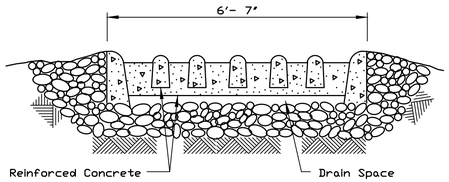
4. On sides of the tree where there is gray infrastructure conflict the fence shall be 3 to 4 inches from the structure. Where the structure is a sidewalk and the CRZ goes beyond the sidewalk to the adjoining greenspace, the Tree Protection Fencing shall continue to the CRZ without impeding the flow of the traffic of the sidewalk.
5. Fence Posts shall be either 6' steel posts @ 1.33Lbs./Ft. or 2" x 2" nominal wood posts.
6. A chain link fence with Construction Specification Chain Link Fence IUM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. Metal posts shall be placed 6' on center (OC) and fencing is securely anchored to the ground.
7. Outside the TPCRZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and woodchip mulch with a 3" to 5" depth. Other methods may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

REFERENCE		STANDARD DWG. NO.
Project		IUM-690-B
Designed ____ Date ____		SHEET 2 OF 2
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN

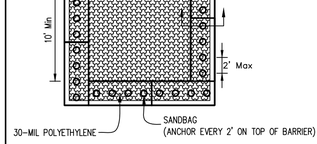


SECTION A-A

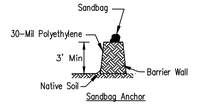


SECTION B-B

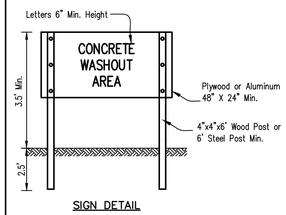
REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-630
Designed ____ Date ____		SHEET 2 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

DATE						
1	8/04/2026	PER VILLAGE COMMENTS DATED 7/14/2026				
2						
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5						
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DETAIL SHEET

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Designed ____ Date ____
Drawn B. JOHNSON 8/08
Checked ____
Approved ____

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

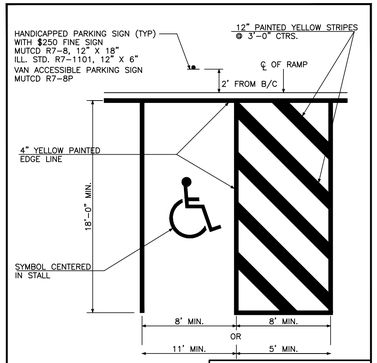
MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ –
VERT –

SHEET **9** OF 14 SHEETS

PROJ # 26-PR-1008

8/4/2026 9:42:59 AM
C:\Users\cjcuk\up\Desktop\Projects\26-PR-1008 - 2350 Plainfield Rd., Crest Hill\Engineering\Rev-01\26-PR-1008_SITE_2026-08-04.dwg



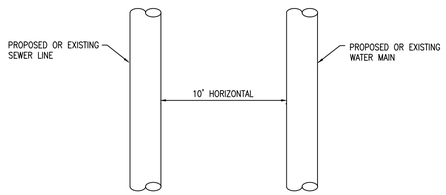
VAN ACCESSIBLE HANDICAP PARKING STALL DETAIL

R7-8P

VAN ACCESSIBLE

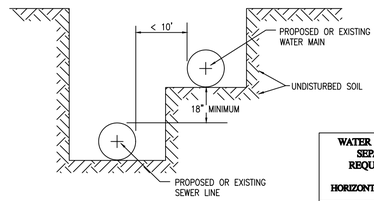
TO BE MOUNTED BELOW R7-8

WHEN PROPOSED SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED. SEE ARTICLE 41-2.01A (1)



PLAN VIEW

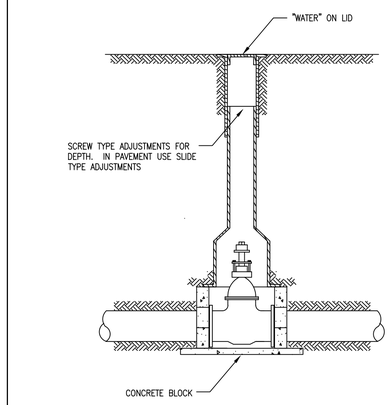
WHEN PROPOSED SEWER (OR WATER) IS LOCATED LESS THAN 10 FEET FROM EXISTING WATER (OR SEWER), DETAILS BELOW SHALL APPLY. SEE ARTICLE 41-2.01B (2)



WATER AND SEWER SEPARATION REQUIREMENTS

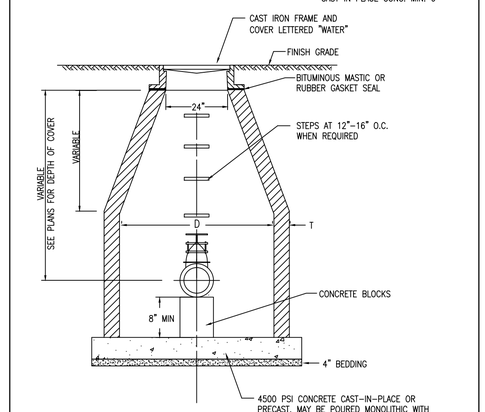
HORIZONTAL SEPARATION

STANDARD DRAWING NO.18



TYPICAL VALVE BOX INSTALLATION

STANDARD DRAWING NO.14

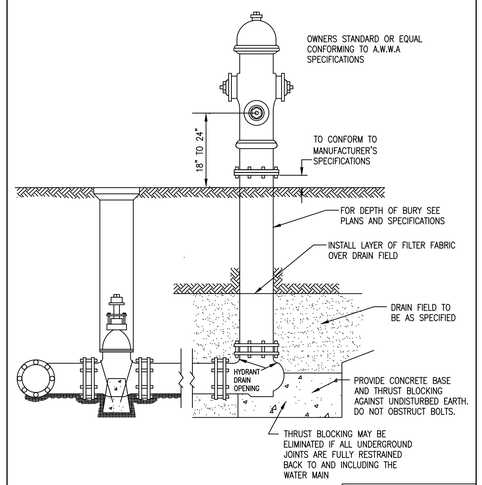


NOTE: VALVE VAULT DIA. SHALL BE 48" FOR 8" AND SMALLER VALVES AND 60" FOR 10" AND LARGER VALVES.

D = DIAMETER OF MANHOLE

TYPICAL VALVE VAULT DETAIL

STANDARD DRAWING NO.13



NOTE: CONCRETE BASE AND BLOCKING MATERIAL SHALL NOT BLOCK NOR OBSTRUCT HYDRANT DRAIN AS SHOWN IN AWWA MANUAL M 17

TYPICAL HYDRANT INSTALLATION

STANDARD DRAWING NO.11

DATE	
1 8/04/2026	PER VILLAGE COMMENTS DATED 7/14/2026
2	
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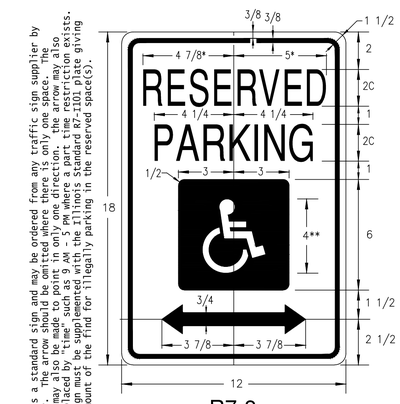
DETAIL SHEET

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Section 400.ILLUSTRATION C "Parking" Sign

HANDICAPPED PARKING SIGN

Effective January 1, 1985, Public Act 83-1316 amended Sec. 11-301 of "The Illinois Vehicle Code" to require Handicapped Parking Signs (for parking lots subject to "The Illinois Vehicle Code") to comply with R 7-8 sign shown below (U.S. Department of Transportation Standard). Existing signs may remain, but their useful lives shall not be extended by other means than normal maintenance.



R7-8

DIMENSIONS (INCHES)

Note: This is a standard sign and may be ordered from any traffic sign supplier by number. The arrow should be omitted where there is only one space. The arrow may also be made to point in only one direction. the arrow may also be replaced by "time" such as 9 AM - 5 PM where a part time restriction exists. The sign must be supplemented with the Illinois Standard R7-1101 plate giving the amount of the fine for illegally parking in the reserved space(s).

COLORS

LEGEND AND BORDER—PANTONE 340C
WHITE SYMBOL ON PANATONE 286 BACKGROUND
BACKGROUND—WHITE

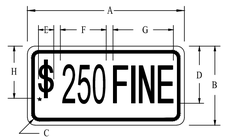
* REDUCE SPACING 80%

Rev. 12/95

Section 400.ILLUSTRATION D "$100 Fine" Sign

Reproduced with permission from the American National Standards Institute.

ILLINOIS STANDARD R7-I101



COLOR: LEGEND AND BORDER — GREEN NON-REFLECTORIZED (PANTONE 340C)

BACKGROUND — WHITE REFLECTORIZED

SIGN SIZE	DIMENSIONS							
	A	B	C	D	E	F	G	H
12 x 6	12.0	6.0	1.5	4.5	1.19	4.0	4.0	4.0

SIGN SIZE	SERIES LINES	MAR-GIN	BOR-DER	BLK STD.
	1			
12 x 6	3A	0.37	0.37	B5-126

All Dimensions in Inches
To be used with R7-8
"$"=Series 3A "s"

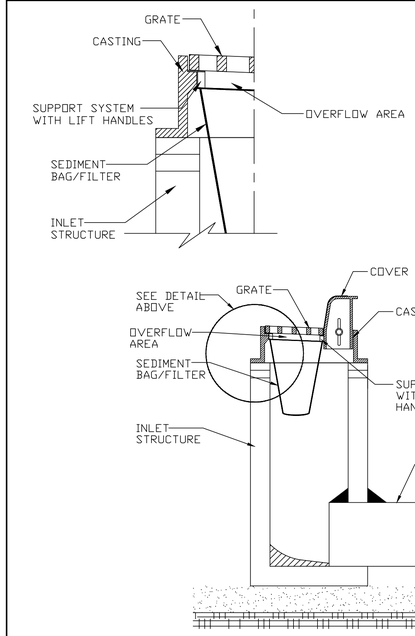
Where a fine in excess of $100 is established by an Municipality By Ordinance in accordance with the statutes, the actual amount of the fine should be shown.

This plate may be mounted directly below the R7-8 sign or combined with that sign on a single 12-inch by 24-inch panel.

Note: For a fine of $200, use F=4.0 and G=4.0 (reduce letter to letter spacing as necessary to fit).

Rev. 10/95

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



REFERENCE
Project
Designed Date
Checked Date
Approved Date

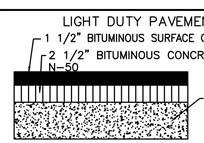
STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-11-11

STANDARD DETAIL FOR SIDEWALK

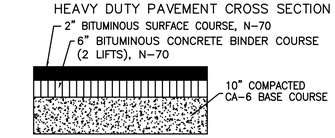
INSTALL #4 REINFORCING BARS (DOWELS), 12" LONG, EMBEDDED 6", AT ALL CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALKS. (TYP. FOR 3) BARS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM EACH OTHER AND FROM EDGES OF WALK.

NOTES:
1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" PORTLAND CEMENT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS
2. PREFORMED EXPANSION JOINTS (3/4" THICK) SHALL BE CONSTRUCTED IN SIDEWALK EVERY 100 FEET AND AT ALL ABUTTING DRIVEWAYS AND CURB AND GUTTER.
3. TOOLED CONTRACTION JOINTS SHALL BE CONSTRUCTED IN SIDEWALK EVERY FIVE FEET.
4. SIDEWALK SHALL HAVE 1/4" PER FOOT CROSS-SLOPE.
5. SIDEWALKS SHALL BE TESTED PER VILLAGE CODE
6. SIDEWALK SHALL CONFORM TO IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

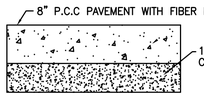
LIGHT DUTY PAVEMENT CROSS SECTION



HEAVY DUTY PAVEMENT CROSS SECTION



CONCRETE PAVEMENT CROSS SECTION



NOTES:
1. ALL CONCRETE PAVEMENT SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" PORTLAND CEMENT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
2. CONCRETE SHALL BE A 6 BAG MIXTURE.
3. EXPANSION AND CONTRACTION JOINTS SHALL NOT EXCEED SPACING REQUIREMENTS PROVIDED IN IDOT STANDARD SPECIFICATIONS.

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

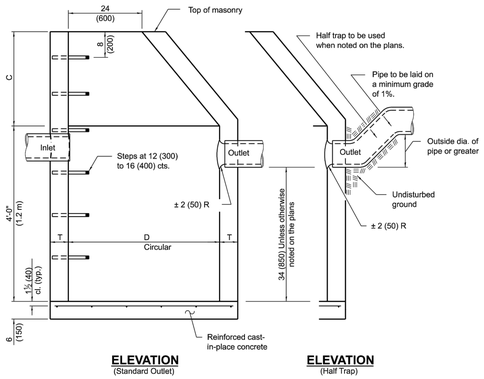
BETTER INFRASTRUCTURE. BETTER ENVIRONMENTS. BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	6/08/2026
SCALE:	HORIZ –
	VERT –

SHEET **10** OF 14 SHEETS

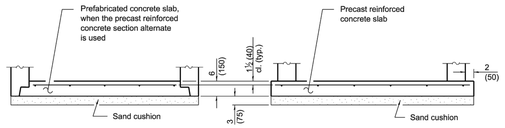
PROJ # 26-PR-1008

8/4/2026 9:42:59 AM
C:\Users\cjoukuri\Desktop\Projects\26-PR-1008 - 2350 Plainfield Rd., Crest Hill\Engineering\Rev-01\26-PR-1008_SITE_2026-08-04.dwg



ELEVATION
(Standard Outlet)

ELEVATION
(Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

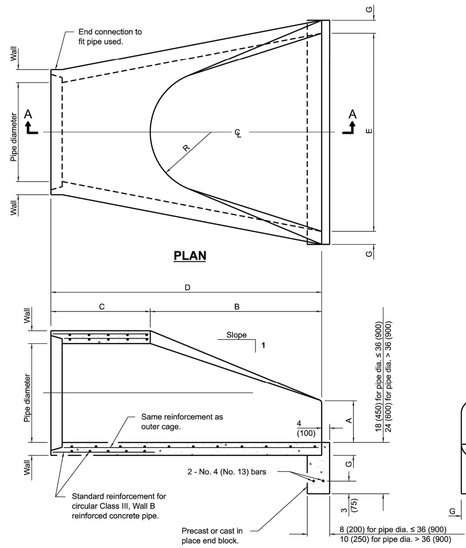
All dimensions are in inches (millimeters) unless otherwise shown.

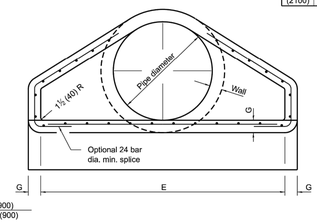
Illinois Department of Transportation
APPROVED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 5-1-07

DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note.
	Detail rein. in slabs. Revised general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02





PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0⅛" (1.241 m)	6'-0⅛" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2½ (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2½ (57)	11 (280)	1:2.4
18 (450)	990 (450)	2½ (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2¾ (70)	9 (229)	35 (889)	38 (965)	6'-1" (1.854 m)	3'-6" (1.067 m)	2¾ (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9½ (241)	3'-7½" (1.105 m)	30 (762)	6'-1½" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3¼ (83)	10½ (267)	4'-0" (1.219 m)	25½ (648)	6'-1½" (1.867 m)	4'-6" (1.372 m)	3¼ (83)	14½ (368)	1:2.4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-6" (1.375 m)	19¾ (502)	6'-1½" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3¾ (95)	13½ (343)	4'-10½" (1.486 m)	39¼ (997)	8'-1⅞" (2.483 m)	5'-6" (1.676 m)	3¾ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" (1.6 m)	34⅝ (883)	8'-1⅞" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	35 (889)	8'-2" (2.489 m)	6'-6" (1.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	26 (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-5" (1.651 m)	35 (889)	8'-4" (2.54 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" (1.524 m)	39 (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	27 (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	21 (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-6" (2.286 m)	21 (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6½" (2.299 m)	21 (533)	9'-3½" (2.832 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

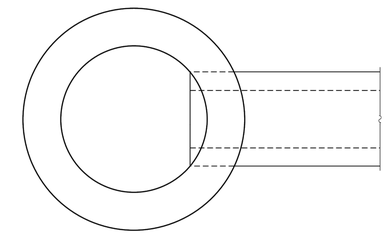
All dimensions are in inches (millimeters) unless otherwise shown.

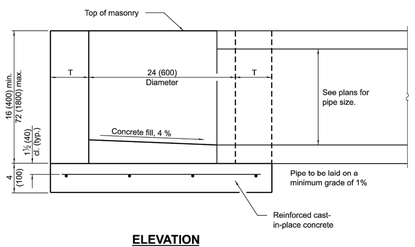
Illinois Department of Transportation
APPROVED January 1, 2011
ENGINEER OF BRIDGES AND STRUCTURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 5-1-07

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed 'inner' to 'outer' cage. ref.
1-1-09	Switched units to English (metric).

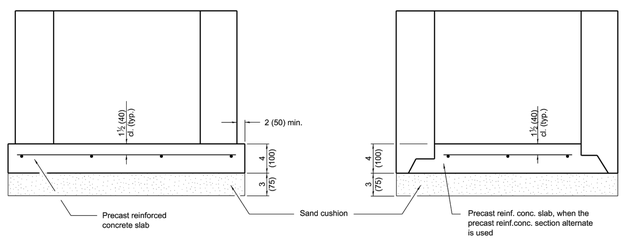
PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03





ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

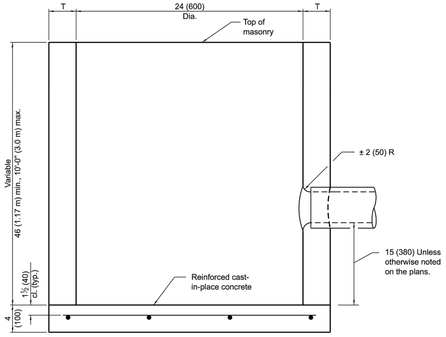
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2014
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 5-1-07 GB18B

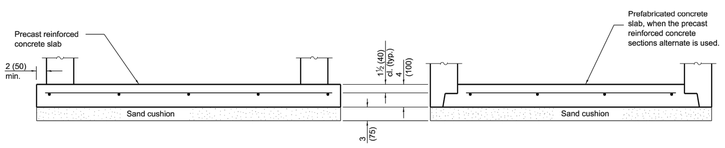
DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to hight. Added general notes.

INLET - TYPE A

STANDARD 602301-04



ALTERNATE MATERIALS FOR WALLS	T (min)
Precast Reinforced Concrete Section	3 (75)
Concrete Masonry Unit	5 (125)
Cast-in-Place Concrete	6 (150)
Brick Masonry	8 (200)



GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.27 sq. in./ft. (570 sq. mm/m) in both directions with a maximum spacing of 9 (230).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 5-1-07 GB18B

DATE	REVISIONS
1-1-11	Detailed rein. in slabs. Added max limit to height. Added general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE C

STANDARD 602011-02

DATE	
1	8/04/2026
2	
3	
4	
5	
6	

PER VILLAGE COMMENTS DATED 7/14/2026

DETAIL SHEET

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

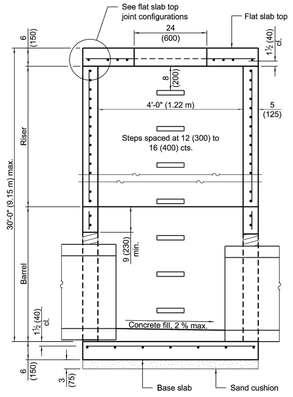
Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ –
VERT –

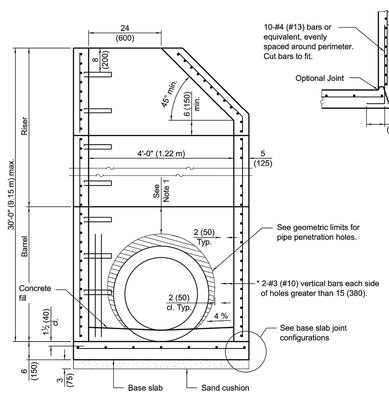
SHEET
11
OF 14 SHEETS

PROJ # 26-PR-1008

8/4/2026 9:42:59 AM
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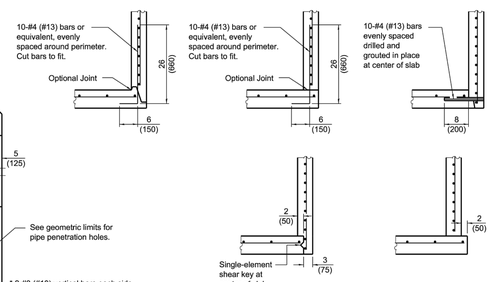


SECTION PARALLEL TO PIPE
(Without conical top riser)

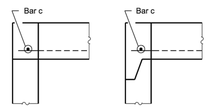


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

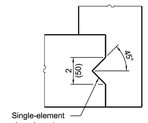
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

All dimensions are in inches (millimeters) unless otherwise noted.

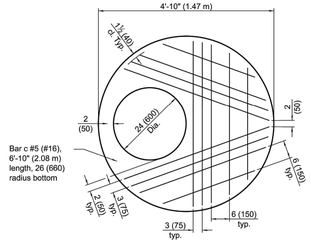
DATE	REVISIONS
1-1-21	Revised Note 1 and lift hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

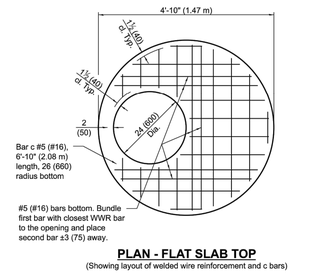
(Sheet 1 of 2)

STANDARD 602401-07

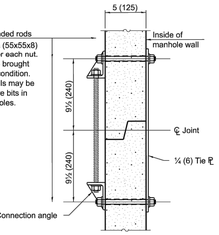
Illinois Department of Transportation
APPROVED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-07



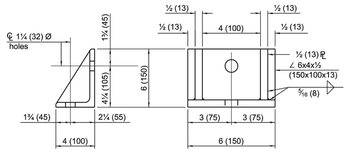
PLAN - FLAT SLAB TOP
(Showing layout of reinforcement bars and c bars)



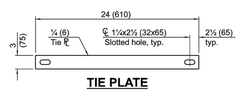
PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



JOINT SPLICE



CONNECTION ANGLE



TIE PLATE

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar		
	A_s(min.)	Spacing (max.)	A_s(min.)	Spacing (max.)	Bar Size
Bottom Mat	** 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s(min.)	Spacing (max.)
Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

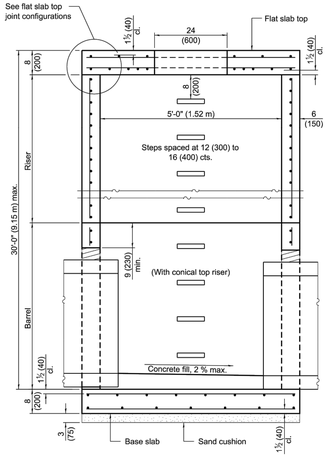
BASE SLAB REINFORCEMENT

Location	Total Height	WWR or Rebar (each direction)	
		A_s(min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)

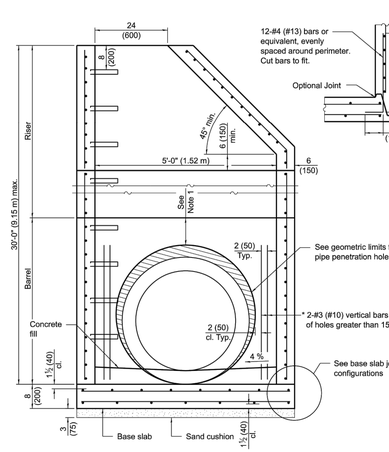
PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

(Sheet 2 of 2)

STANDARD 602401-07

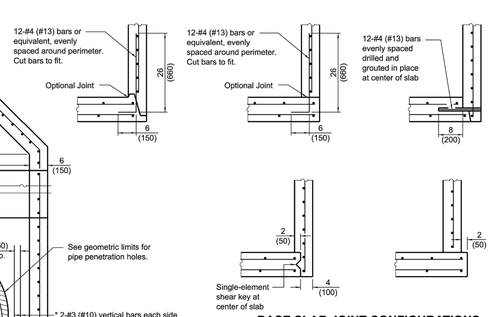


SECTION PARALLEL TO PIPE
(Without conical top riser)

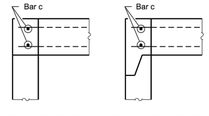


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 32 (810).

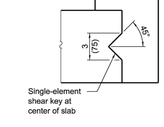
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

All dimensions are in inches (millimeters) unless otherwise noted.

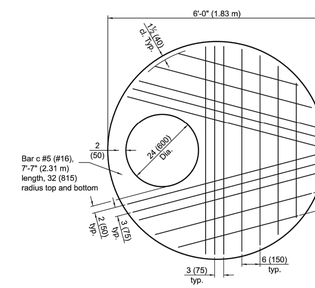
DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 5' (1.52 m) DIAMETER

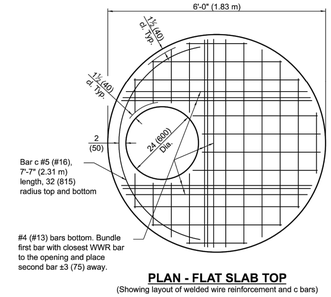
(Sheet 1 of 2)

STANDARD 602402-03

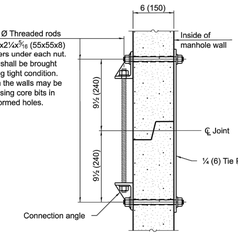
Illinois Department of Transportation
APPROVED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-07



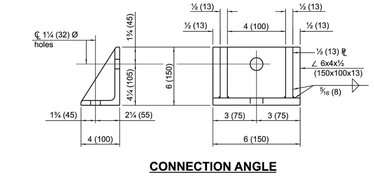
PLAN - FLAT SLAB TOP
(Showing layout of bottom reinforcement bars and c bars)



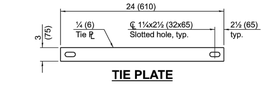
PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



JOINT SPLICE



CONNECTION ANGLE



TIE PLATE

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar (each direction except as noted)		
	A_s(min.)	Spacing (max.)	A_s(min.)	Spacing (max.)	Bar Size
Top Mat	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	#3 or #4 (#10) (#13)
Bottom Mat	** 0.40 sq. in./ft. (847 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#4 (#13)

** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s(min.)	Spacing (max.)
Riser	Circumferential	0.15 sq. in./ft. (318 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.15 sq. in./ft. (318 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

Location	Total Height	WWR or Rebar (each direction)	
		A_s(min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6.10 m)	0.28 sq. in./ft. (593 sq. mm/m)	8 (200)
Bottom Mat	All	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)

PRECAST MANHOLE TYPE A 5' (1.52 m) DIAMETER

(Sheet 2 of 2)

STANDARD 602402-03

DATE	
1	8/04/2026
2	
3	
4	
5	
6	

PER VILLAGE COMMENTS DATED 7/14/2026

DETAIL SHEET

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

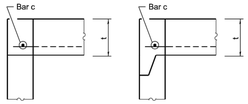
Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.eciviil.com

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ –
VERT –

SHEET **12** OF 14 SHEETS

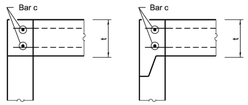
PROJ # 26-PR-1008

8/4/2026 9:42:59 AM
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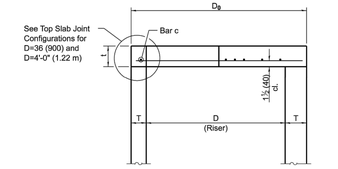
FLAT SLAB TOP JOINT CONFIGURATIONS FOR D = 36 (900) AND D = 4'-0" (1.22 m)

(Shown at access hole)

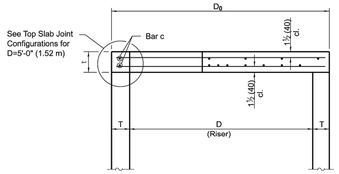


FLAT SLAB TOP JOINT CONFIGURATIONS D = 5'-0" (1.52 m)

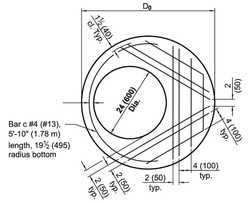
(Shown at access hole)



SECTION THRU FLAT SLAB TOP FOR D = 36 (900) AND D = 4'-0" (1.22 m)

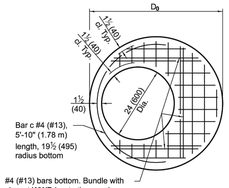


SECTION THRU FLAT SLAB TOP FOR D = 5'-0" (1.52 m)



PLAN - FLAT SLAB TOP FOR D = 36 (900)

(Showing layout of reinforcement bars and c bars)



PLAN - FLAT SLAB TOP FOR D = 36 (900)

(Showing layout of welded wire reinforcement and c bars)

GENERAL NOTES

The flat slab top may be used in lieu of the tapered tops shown on Standards 602001, 602016, or 602306 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

All dimensions are in inches (millimeters) unless otherwise shown.

TABLE

D	T	$D_θ$ (min.)	t
36 (900)	See applicable Standards	D + 2T	6 (150)
4'-0" (1.2 m)			6 (150)
5'-0" (1.5 m)			8 (200)

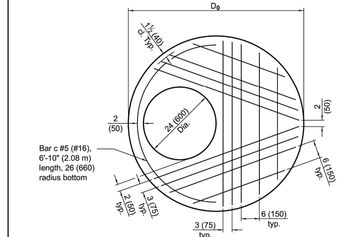
Illinois Department of Transportation
APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/IDB 1-1-21 GB/BB

DATE	REVISIONS
1-1-19	Expanded / refined reinforcement
	options.
1-1-18	Revised for compliance with LRFD.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP

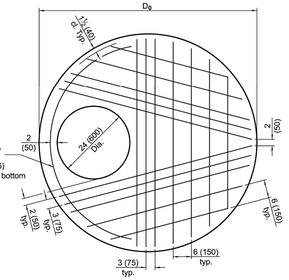
(Sheet 1 of 2)

STANDARD 602601-06



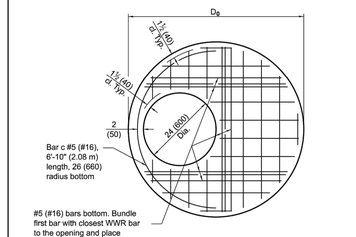
PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)

(Showing layout of reinforcement bars and c bars)



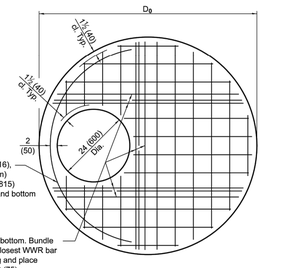
PLAN - FLAT SLAB TOP FOR D = 5'-0" (1.52 m)

(Showing layout of bottom reinforcement bars and c bars)



PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)

(Showing layout of welded wire reinforcement and c bars)



PLAN - FLAT SLAB TOP FOR D = 5'-0" (1.52 m)

(Showing layout of welded wire reinforcement and c bars)

FLAT SLAB TOP REINFORCEMENT FOR D = 36 (900)

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	* 0.60 sq. in./ft. (1270 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#4 (#13)

FLAT SLAB TOP REINFORCEMENT FOR D = 4'-0" (1.22 m)

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	* 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

FLAT SLAB TOP REINFORCEMENT FOR D = 5'-0" (1.52 m)

Location	WWR (each direction)		Rebar (each direction except as noted)		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Top Mat	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	0.11 sq. in./ft. (233 sq. mm/m)	18 (450)	#3 or #4 (#10) (#13)
Bottom Mat	* 0.40 sq. in./ft. (847 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#4 (#13)

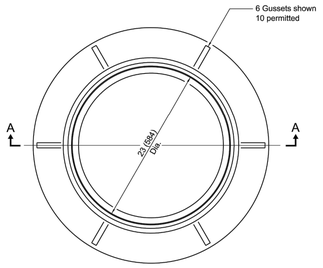
* Only one layer of WWR permitted to avoid congestion.

Illinois Department of Transportation
APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/IDB 1-1-21 GB/BB

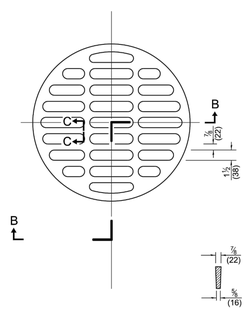
PRECAST REINFORCED CONCRETE FLAT SLAB TOP

(Sheet 2 of 2)

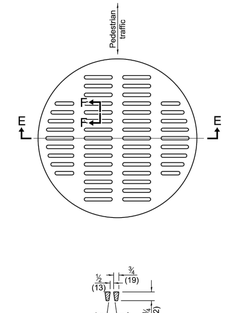
STANDARD 602601-06



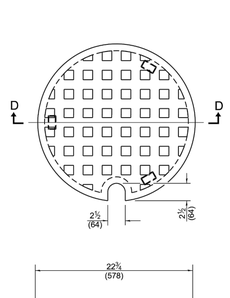
CAST FRAME



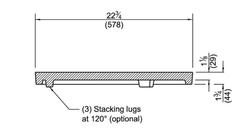
SECTION C-C



SECTION F-F

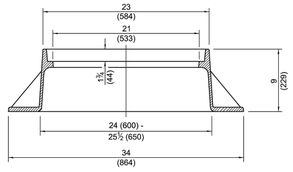


SECTION D-D



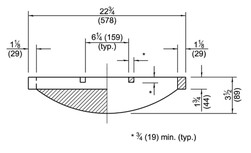
CAST CLOSED LID

Gray Iron Lid



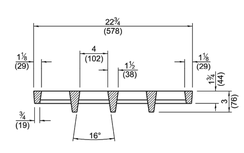
SECTION A-A

Gray Iron



SECTION B-B

CAST OPEN LID



SECTION E-E

ADA COMPLIANT CAST OPEN LID

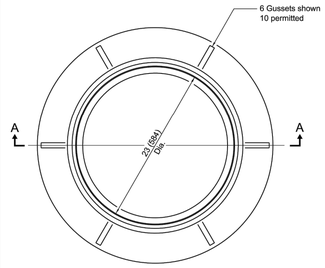
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-20	Revised dimension in Section B-B
	of cast open lid.
1-1-15	Revised dimensioning of frame.
	Added ADA compliant open lid.

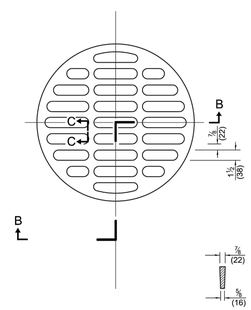
FRAME AND LIDS TYPE 1

STANDARD 604001-05

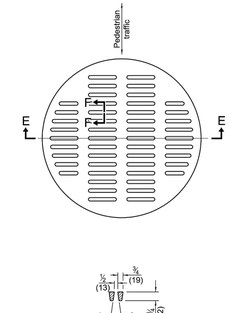
Illinois Department of Transportation
APPROVED January 1, 2020
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2020
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/IDB 1-1-20 GB/BB



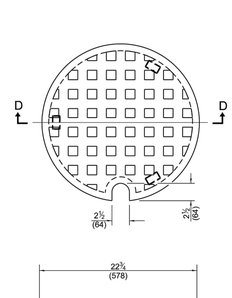
CAST FRAME



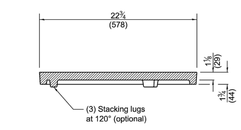
SECTION C-C



SECTION F-F

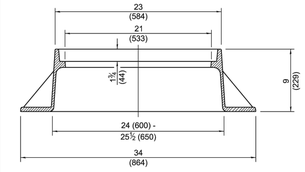


SECTION D-D



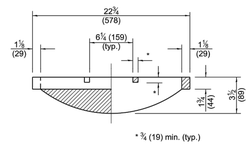
CAST CLOSED LID

Gray Iron Lid



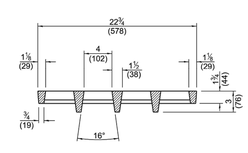
SECTION A-A

Gray Iron



SECTION B-B

CAST OPEN LID



SECTION E-E

ADA COMPLIANT CAST OPEN LID

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-20	Revised dimension in Section B-B
	of cast open lid.
1-1-15	Revised dimensioning of frame.
	Added ADA compliant open lid.

FRAME AND LIDS TYPE 1

STANDARD 604001-05

Illinois Department of Transportation
APPROVED January 1, 2020
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2020
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/IDB 1-1-20 GB/BB

DATE	REVISIONS
1	8/04/2026 PER VILLAGE COMMENTS DATED 7/14/2026
2	
3	
4	
5	
6	

DETAIL SHEET

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
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Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

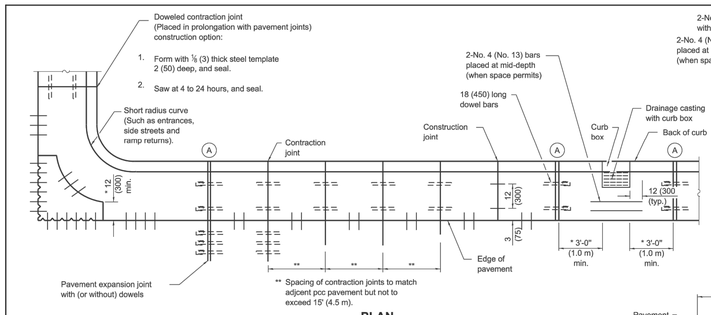
MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ –
VERT –

SHEET **13** OF 14 SHEETS

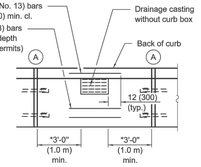
PROJ # 26-PR-1008

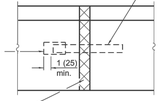
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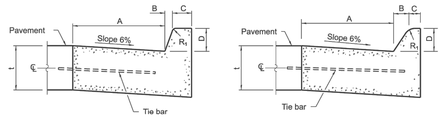
PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

* This dimension shall be adjusted to align with joint on the adjacent pavement





DETAIL Ⓐ
EXPANSION JOINT



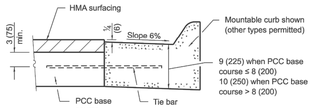
BARRIER CURB

MOUNTABLE CURB

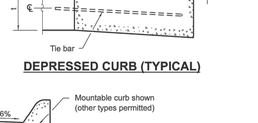
TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	
B-6.06 *	6	1	6	6	1	
(B-15.15)	(150)	(25)	(150)	(150)	(25)	
B-6.12	12	1	6	6	1	
(B-15.3)	(300)	(25)	(150)	(150)	(25)	
B-6.18	18	1	6	6	1	
(B-15.45)	(450)	(25)	(150)	(150)	(25)	
B-6.24	24	1	6	6	1	
(B-15.60)	(600)	(25)	(150)	(150)	(25)	
B-9.12	12	2	3	9	1	
(B-22.30)	(300)	(50)	(125)	(225)	(25)	
B-9.18	18	2	5	9	1	
(B-22.45)	(450)	(50)	(125)	(225)	(25)	
B-9.24	24	2	5	9	1	
(B-22.60)	(600)	(50)	(125)	(225)	(25)	

* For corner islands only.

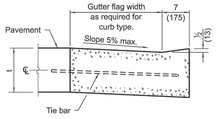
TABLE OF DIMENSIONS MOUNTABLE CURB							
TYPE	A	B	C	D	R_1	R_3	
M-2.06	6	2	4	2	3	2	
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)	
M-2.12	12	2	4	2	3	2	
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)	
M-2.24	24	2	4	2	3	2	
(M-5.60)	(600)	(50)	(100)	(50)	(75)	(50)	
M-4.06	6	4	3	4	3	NA	
(M-10.15)	(150)	(100)	(75)	(100)	(75)		
M-4.12	12	4	3	4	3	NA	
(M-10.30)	(300)	(100)	(75)	(100)	(75)		
M-4.18	18	4	3	4	3	NA	
(M-10.45)	(450)	(100)	(75)	(100)	(75)		
M-4.24	24	4	3	4	3	NA	
(M-10.60)	(600)	(100)	(75)	(100)	(75)		
M-6.06	6	6	2	6	2	NA	
(M-15.15)	(150)	(150)	(50)	(150)	(50)		
M-6.12	12	6	2	6	2	NA	
(M-15.30)	(300)	(150)	(50)	(150)	(50)		
M-6.18	18	6	2	6	2	NA	
(M-15.45)	(450)	(150)	(50)	(150)	(50)		
M-6.24	24	6	2	6	2	NA	
(M-15.60)	(600)	(150)	(50)	(150)	(50)		



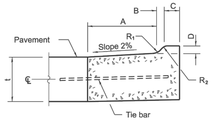
ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



M-2.06 (M-5.15), M-2.12 (M-5.30), and M-2.24 (M-5.60)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

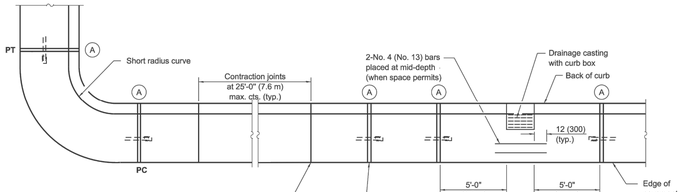
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-26	Added M-2.24 (M-5.60) to
	Mountable Curb Table
1-1-22	Revised contract joint spacing
	adjacent to pcc pavement.

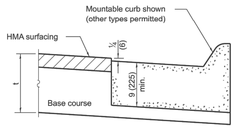
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-09

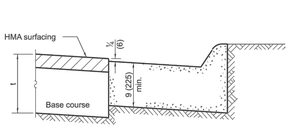
Illinois Department of Transportation
APPROVED January 1, 2026
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-07



PLAN



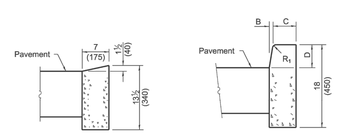
ON DISTURBED SUBGRADE



ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

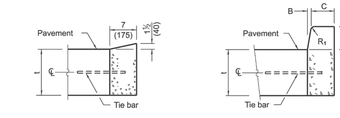
Illinois Department of Transportation
APPROVED January 1, 2026
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2026
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-07



DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

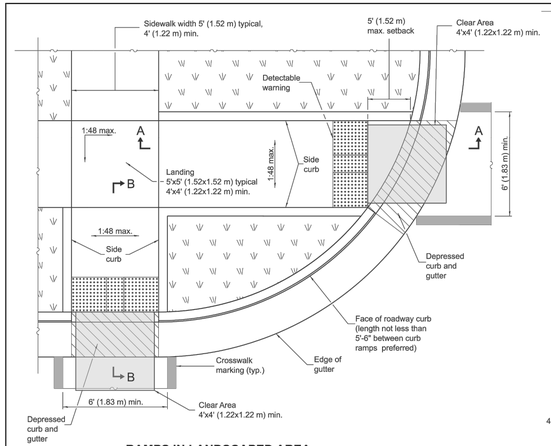
BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

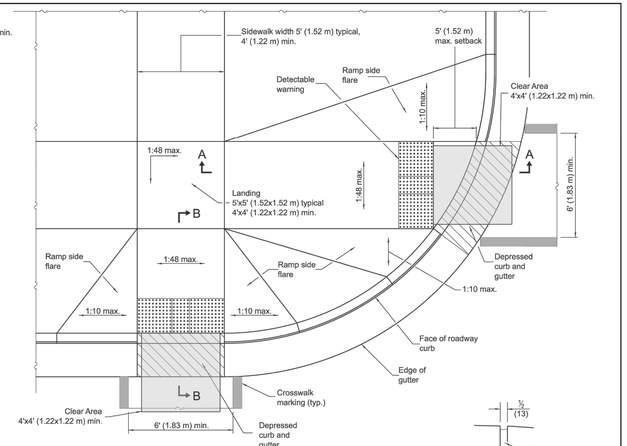
CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-09

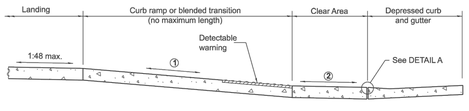


RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'



RAMPS IN PAVED AREA
SETBACK ≤ 5'

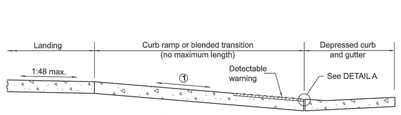
DETAIL A



SECTION A-A

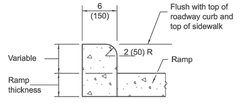
① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

② Clear Area shall be located outside the travel lane inclusive of any bicycle lanes. The running slope shall be 1:20 max and the cross slope shall be:
- Signalized/Uncontrolled Intersection - 1:20
- Yield/Stop Controlled Intersection - 1:48
- Midblock - grade of the road



SECTION B-B

① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.



SIDE CURB DETAIL

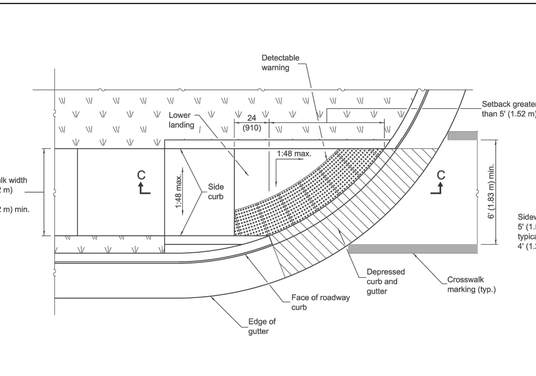
See Sheet 2 for GENERAL NOTES.

DATE	REVISIONS
1-1-25	Indicated "Clear Area" Location and
	updated cross-slopes.
1-1-19	Removed "15-foot rule", added
	"Blended transitions" and placement
	tolerances for detectable warnings.

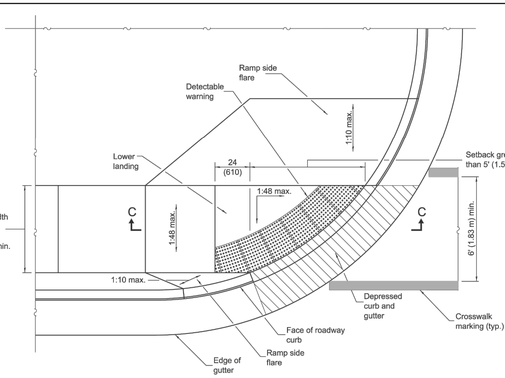
PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)

STANDARD 424001-12

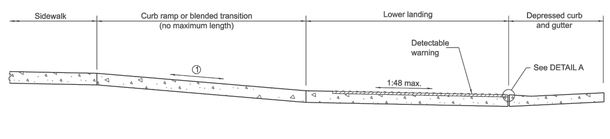
Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-21



RAMP IN LANDSCAPED AREA
SETBACK > 5'



RAMP IN PAVED AREA
SETBACK > 5'



SECTION C-C

① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:48 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)

STANDARD 424001-12

DATE	DESCRIPTION
1	8/04/2026 PER VILLAGE COMMENTS DATED 7/14/2026
2	
3	
4	
5	
6	

DETAIL SHEET

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

MEI BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ –
VERT –

SHEET **14** OF 14 SHEETS

PROJ # 26-PR-1008

8/4/2026 9:42:59 AM
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City Council Work Session Memo

Crest Hill, IL

Meeting Date:	October 26, 2026
Submitter:	Daniel Ritter, Community Development Director
Department:	Community Development
Agenda Item:	Commercial Property Improvement Grant for Front/Entrance Landscaping at Merichka's Restaurant, 604 Theodore St.

Background:

The City of Crest Hill previously maintained a Façade Improvement Grant Program that was funded and available to commercial property owners for several years. However, the program had limited utilization, with only one successful application during the eight years preceding the program's revision. The most recent approved project was for a wall sign at Soprano's Pizza & Catering, which was approved in February 2026 and completed; however, the business subsequently closed in October 2026.

Recognizing the opportunity to encourage broader and more meaningful reinvestment in existing commercial properties, the City Council adopted a revised Commercial Property Improvement Grant Program in July 2026. The revised program expanded eligible improvements beyond traditional façade and signage projects to include permanent landscaping and site improvements, as well as additional permanent building and site improvements. The intent of these changes was to make the program more useful to existing businesses and property owners while ensuring that grant-funded improvements provide a lasting benefit to the commercial property and surrounding area, rather than improvements that primarily benefit a single business operation. The overall goal of the Commercial Property Improvement Grant Program is to stimulate high-quality exterior improvements to existing commercial properties that enhance the appearance of the community, encourage private investment, and support the continued success and reinvestment of local businesses.

Proposal:

Merichka's Restaurant (https://merichkas.com/) is one of Crest Hill's most recognizable and longstanding businesses. The family-owned and operated restaurant has been in business since 1933 and is the longest continuously operating sit-down restaurant in Will County. Merichka's is well known throughout the region for its steak poor boys, onion rings, house salad dressing, steaks, homemade dishes, and classic supper-club atmosphere. As one of the City's most established businesses and a prominent commercial property along Theodore Street, continued investment in the property provides a benefit beyond the individual business. Improvements to the site contribute to the appearance of one of Crest Hill's heavily traveled commercial corridors and help support the long-term viability of an important local business.

City Council Work Session
October 26, 2026
Merichka's – Commercial Property Improvement Grant

The current grant request is for landscaping improvements primarily focused on the property's most visible frontage along Theodore Street and the primary west entrance to the restaurant. The existing landscaping areas have become dated and deteriorated over time. The proposed improvements will provide a refreshed appearance while also improving the long-term maintenance and functionality of the planting areas. The project includes updated planting beds with high-quality perennials and shrubs that provide a more modern appearance, require less maintenance, and create renewed visual interest along the property's frontage and primary entrance.

Given the visibility and location of the property, the improvements will provide an immediate enhancement to the appearance of the Theodore Street commercial corridor and the entrance to a highly visited and recognizable Crest Hill establishment.

The applicant has requested a waiver from the typical requirement to obtain multiple bids for grant-funded work. The proposed landscaping work would be designed, supplied, and installed by The Fields on Caton Farm, a local Crest Hill business with experience completing landscaping improvements throughout the community. The Fields also provides the City's street tree installation services and is planning additional tree improvements adjacent to the property. Utilizing the same local contractor provides an opportunity to coordinate the landscaping work and ensure a cohesive improvement to the site and surrounding area. Staff believes the proposed waiver is reasonable given the relatively limited scope and cost of the project, the use of a qualified local contractor, the contractor's existing experience working with the City, and the immediate need to complete the landscaping work while weather conditions remain favorable.

The applicant has indicated that additional exterior improvements may be pursued through the Commercial Property Improvement Grant Program in the future, including potential façade improvements. That work is currently being evaluated, and the applicant is in the process of developing the scope and obtaining bids.

The total proposed contract for the landscaping improvements is $5,624.56. Based on the reimbursement of up to 50% of the eligible costs, the total of $2,812.28 is requested. This amount would be reimbursed following completion of the work and all other requirements outlined in the grant program.

Financial/Budget Info	
Budgeted FY26	$12,750.00
Currently Used FY26	$1,098.91
Requested Grant Total	$2,812.28
Remaining Budget FY26	$8,838.81

Recommendation:

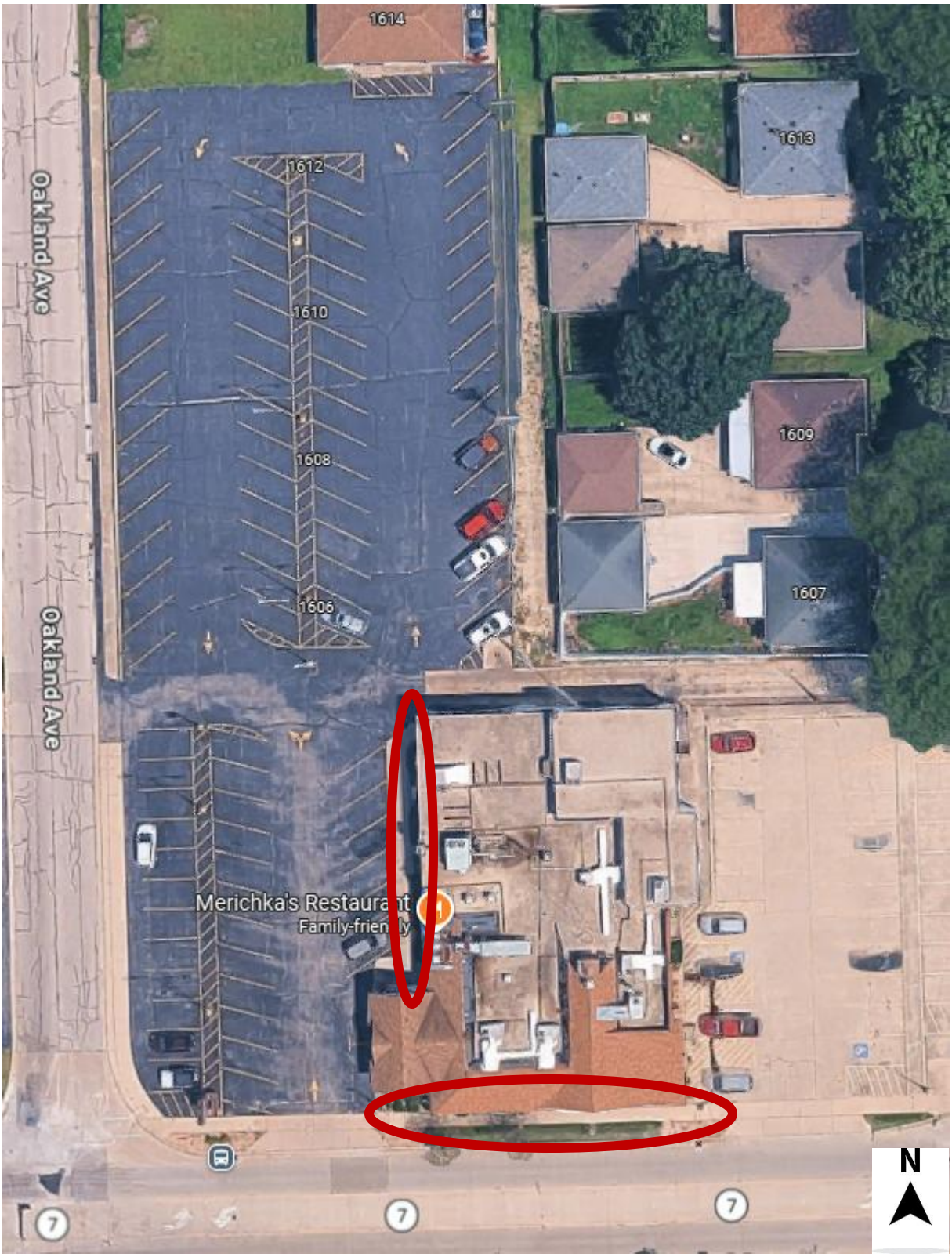
Staff supports the Commercial Property Improvement Grant request for Merichka's Restaurant. The proposed improvements are consistent with the purpose of the revised grant program by encouraging private investment in an existing commercial property and improving the appearance of a highly visible site along Theodore Street. The project also represents an opportunity to reinvest in one of Crest Hill's longest-standing and most recognizable businesses. While the proposed landscaping improvements are relatively modest in scope, they will provide a noticeable improvement to the property's frontage and entrance and establish a foundation for additional private investment in the property.

Recommended Council Action:

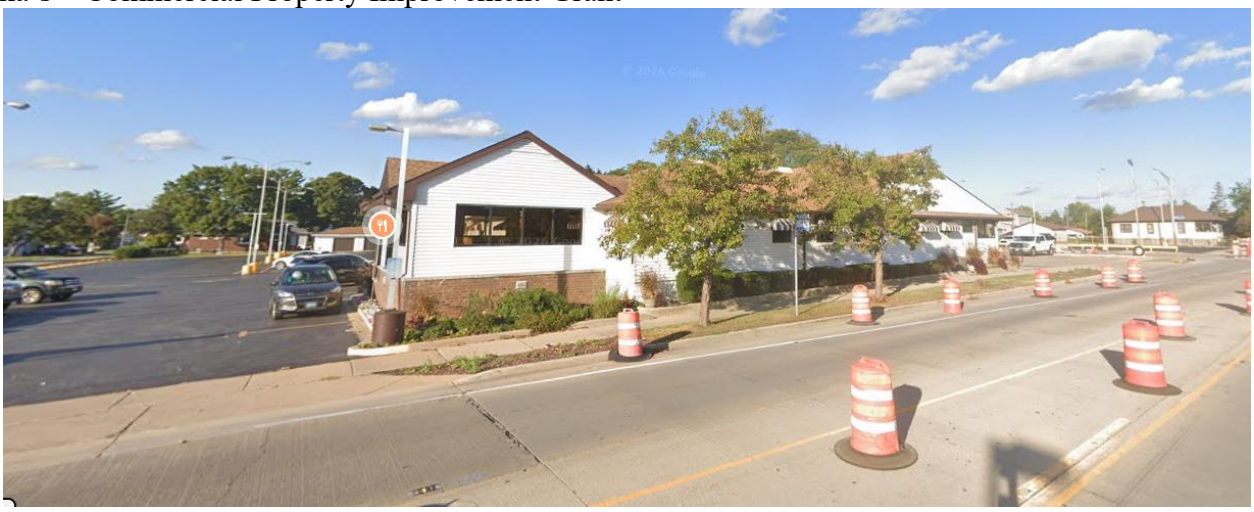
Discuss the proposed Commercial Improvement Grant application for landscaping improvements at Merichka's Restaurant, 604 Theodore Street, in an amount not to exceed $2,812.28, and move the item to the November 2, 2026, Regular Meeting Agenda for final consideration.

Attachments: Aerial Map, Application and Narrative, Proposed Contract – The Fields

Exhibit 1 – Proposed Site and Landscape Areas



City Council Work Session
October 26, 2026
Merichka's – Commercial Property Improvement Grant





Community Development Department
20600 City Center Blvd, Crest Hill, IL 60403
(815) 741-5106
www.CityofCrestHill.com

Commercial Property Improvement Grant Application Form

Project Info

Project Name: Tree / Shrubbery Replacement

Amount: $ will get quote from "The Fields"

Project Address: 604 Theodore St.

Applicant Information (Primary Contact)

Full name: Zdravich Joe A.
Last First M.I.

Company: Merichka's Restaurant

Address: 604 Theodor St.
Street address Apt/Unit #

Phone: (815) 723-9371

Crest Hill IL 60403
City State Zip Code

Email: Merichkas@gmail.com

Architect/Designer Information

Full name: Ford Lupe
Last First M.I.

Company: the Fields

Address: 1850 Caton Farm Rd
Street address Apt/Unit #

Phone: (815) 744-7844

Crest Hill IL 60403
City State Zip Code

Email: LFord@fields nursery.com

Have any of the proposed improvements started or been completed? Yes ☐ No ☑

Is the property currently occupied by a business(es)? Yes ☒ No ☐

If yes, please provide name(s): Merichka's Rest.

Please describe the eligible improvement type: Landscape update

Narrative: Describe Business, Property, and Proposed Project

Please provide a separate narrative describing the request and project in detail. Please address how it complies with the various Grant Program goals and considerations, as well as details about the business and property ownership. Please address the need for the grant and how it will support the overall project.

Required Submittals

- ☐ Grant Application
- ☐ Grant and Project Detailed Narrative
- ☐ Project Budget and Detailed Scope of Work
- ☐ Three Competitive Bids by Licensed/Professional Contractors (except Signs)
- ☐ Elevations and/or Plans
- ☐ Samples of Proposed Materials
- ☐ Written Consent from the Property Owner (or Designated Legal Representative)
- ☐ Verification of Good Financial Standing with the City, State, and other Governments, including the Most Recent Property Tax Bill

Acknowledgement and Signature

Execution of this application constitutes a grant agreement and creates specific obligations on the part of the applicant(s) and property owner(s), and I hereby affirm that I have reviewed and understand the Administrative Rules governing the grant program and have reviewed all related documents outlining the program's expectations, requirements, and processes. I hereby affirm that I have the legal capacity to authorize the filing of this application and that, to the best of my knowledge and belief, the information stated in this application and in all supporting documentation is true and accurate. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. I hereby agree that I personally guarantee any refund required pursuant to failure to strictly adhere to the Administrative Rules and the Grant Program parameters. I permit City Representatives to make all reasonable inspections and investigations of the property during the process period of the application. As the business and/or property owner, I hereby certify that this application and the use of any provided Grant proceeds shall be in accordance with all applicable ordinances, codes, and the Grant Program's Administrative Rules. I understand an application for a grant does not constitute any rights to a Grant or specific timing, and that the City Council maintains full discretion to approve, deny, amend, or defer specific Grant requests.

Applicant Signature: _____ Date: 10/2/26

Prop, Owner Signature: Mary Kay George Date: 10-2-26

Merichka's Grant Request Narrative

Our restaurant is looking to update our front entrance and the Theodore St. side of our building with some new landscaping. Two of our parkway trees were hit by cars and destroyed; we are looking to get those replaced. Also, some of our bushes near our front entrance are extremely old, so we plan on having them pulled and replaced. As well as the rectangular area near the entry of our main parking lot. We plan on using The Field's Nursery for this work.

The Fields On Caton Farm, Inc.
1850 Caton Farm Road
Crest Hill, IL 60403
fieldsnursery.com
(815) 744-7841

PROPOSAL

Number	E522
Date	9/16/2026

Bill To

Merishkas Restaurant

Terms	Project
50% Deposit / Upon Completion	West Side Landscape

Description	Quantity/Hours	Price/Rate	Tax1	Amount
Boxwood 'Green Velvet' 18"	12	$95.00	✔	$1,140.00
Grass miscanthus #3	8	$32.00	✔	$256.00
Hydrangea 'Quickfire' 36"	2	$135.00	✔	$270.00
Allium 'Millenium' #1	12	$15.50	✔	$186.00
Soil Amendments / C.Y.	2	$65.00	✔	$130.00
Decorative Gravel 'American Heritage' Small / Ton	6	$175.00	✔	$1,050.00
Labor- Remove and Dispose of Existing Plants and Gravel, Planting, Installation of New Decorative Gravel and Soil Amendments	1	$2,350.00		$2,350.00

Amount Paid	$0.00
Amount Due	$5,624.56

Sub Total	$5,382.00
Tax 8.00% on $3,032.00	$242.56
Total	$5,624.56

Agenda Memo

Crest Hill, IL

Meeting Date:	October 26, 2026
Submitter:	Glenn Gehrke
Department:	Finance
Agenda Item:	Utility Billing – Migration to change from Bi-Monthly Billing to Monthly Billing

Summary: Per the direction of City Council, Staff is gathering the necessary information to migrate from Bi-Monthly Billing to Monthly Billing. Part of this process includes adjustments to our ERP system,

Processes to be reviewed include, but are not limited to:

1. Creation of appropriate Cycles for Current Billings and Past Due Billings. As Stateville is on a separate cycle for their billings, staff will verify this billing process as well, however, no changes are expected.
2. Due to the changes of Cycles, Staff will also determine and recommend to Council changes needed for current ordinances regarding the timeliness of producing and sending bills (13.24.050-13.24.055).
3. Further discussions to include Public Works to ensure timeliness of shut-offs and turn-ons can be performed in a timely manner.

Caselle. Staff have reached out to our provider and received a quote for the cost of service to implement changes and begin the migration process. The attached quote includes a rate of $200/hour with a minimum of 2 hours, and an estimated cost of $4,000-$6,000.

Recommended Council Action: Staff is recommending the approval of the attached quote to move forward with the Utility Billing migration.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: $0.00

Cost: $4,000-$6,000

Attachments: UB - Monthly Billing Migration 2026.10.26 - Caselle Quote
UB - Monthly Billing Migration 2026.10.26 - Crest Hill Current Ordinances
UB - Monthly Billing Migration 2026.10.26 - Local Communities' Due Date Periods

Professional Services - Custom Request Form

Commitment to Community

Use Caselle's Professional Services document to request specialized help.

Instructions: Print the form, sign it, fax it to Caselle at (801)850-5001, and or email back to contact.

Site: Crest Hill, City of - IL **Name of Job:** Cycle Change

Version: 2026.08 Database: UM0

Date Created: 10/20/26 Date Completed: _____

Part 1: Project Information

Client Contact: Glenn Gehrke Phone: 815-741-3080

Email: ggehrke@cityofcresthill.com

Request Services For: Change from bi-monthly to monthly

Part 2: Estimated Service Fee

Estimated Hours: 20-30 2 hour minimum

Rate Per Hour: $200

Estimated Cost: $ 4000 - $6000 **Estimated Hours x Rate per Hour = Estimate**

NOTE: These are estimate costs. Final hours and costs cannot be determined until full analysis of the project is completed. Actual hours invoiced over estimated hours will be presented before billing.

Part 3: Authorization

Name (please print): _____

Signature: _____ Date: _____

Caselle Signature: _____ Date: _____

Part 4: Actual Project Cost

Actual Hours: _____ 2 hour minimum

Rate Per Hour: $200

Actual Cost: _____ **Actual Hours x Rate per Hour = Estimate**

Completed on: _____ Invoice Number(s): _____ Initials: _____

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§ 13.24.050 BILLS.

(A) Except as otherwise required in this chapter, the rates or charges for service shall be payable in bi-monthly billing cycles. The owner of the premises, the occupant thereof and the user(s) of the service shall be jointly and severally liable to pay for the service to such premises and the service provided by the city to the premises upon the aforestated condition. All bills and accounts for service shall be held only in the name of the title owner of record of the premises. All account holders, when necessary, will fully comply with the state statutes, then in effect, relating to notification of tenants of the water and sewer utility charges.

(B) Bills for sewer and water service shall be sent out by the City Water Department within 30 days following the end of the period for which service is billed.

(C) All sewer and water bills are due and payable ten days after being sent out. A penalty of 7½% shall be added to all bills not paid by the tenth day after they have been rendered. All payments shall be applied to the sums then due in the following manner; first, to late fees that may be due; second, to charges for water service provided.
('78 Code, § 13.24.050) (Ord. 700, passed - -88; Am. Ord. 883, passed 5-17-93; Am. Ord. 990, passed 5-20-96; Am. Ord. 1897, passed 3-7-22)

§ 13.24.051 DELINQUENT BILLS.

If the charges for such services are not paid within 45 days of the ten days hereinabove mentioned after the rendition of the bill for such services, any delinquent recipient of services shall be subject to the provisions of § 13.24.140 of this code, and shall not be reinstated until all claims are settled.
('78 Code, § 13.24.051) (Ord. 700, passed - -88)

§ 13.24.055 TIME OF PAYMENT; PENALTY FOR LATE PAYMENTS.

All bills for service shall have a payment "due date" which shall be ten days after the date on which the bill is rendered. If within any 12-month period, any two water and/or sewer bills are more than 30 days late with payment, the city may impose an additional penalty and require a deposit of $100 to assure the payment of future bills.
('78 Code, § 13.24.055) (Ord. 751, passed - -90)

§ 13.24.060 DEPOSIT FOR WATER SERVICE OF APPLICANTS NOT OWNERS OF PROPERTY.

All applicants for water service who are not the owners of the residence or single apartments which they desire to have supplied with water shall make a deposit of $50; and all applicants of all business, commercial or industrial enterprises who are not the owners of the premises they desire to have supplied with water shall make a deposit of $150. These deposits shall be made with the City Treasurer, who will issue a certificate of deposit. These funds will be set up in a separate account. These deposits shall be security for the payment of the water to be used, for which a certificate of deposit shall be issued. Upon surrender of such certificate and the payment of all indebtedness, if any, due to the city, the deposit shall be returned to the depositor, or his assigns, whenever the city has discontinued the supply of water to such premises after due notice in writing. Upon such discontinuance, if there is any unpaid indebtedness due the city for water or services supplied to such premises, the amount of such indebtedness shall be deducted from such deposit. Existing nonowner tenants shall become liable to make the deposits described aforesaid in case of any change in residence; and in case they fail to pay an existing water bill

§ 50.053 WATER BILLS; DELINQUENCY; LIENS.

Romeo Ville

(A) *Payment of water bills.*

(1) Water bills are due when rendered.

(2) The owner of the premises and the occupant thereof and the user of either water or sewerage service or both water and sewer service shall be jointly and severally liable to pay for the service on said premises; such service is furnished to the premises by the village only upon the condition that the owner of the premises, the occupant and the user of the service are jointly and severally liable thereof.

(3) If the water bill is not paid within 21 days from the date of issuance of the bill, a 10% penalty shall be added and thereafter the bill shall not be considered paid unless and until the total bill plus all penalties are paid in full.

(B) *Delinquency of water bills.* When the water bill for any premises remains unpaid for 30 days, the water accounts shall be deemed delinquent.

(C) *Notice of delinquency.*

(1) Upon delinquency, the village shall give notice to the person, firm or corporation in whose name the account stands on the records of the village.

(2) The notice may, but is not required to, be given by the village to the owner of the premises in connection with which the water was used, if the owner is other than the user and if their name and address is known to the village.

(D) *Form of notice of delinquency.* The form of notice of delinquency shall be in such form as the Finance Director may from time to time prescribe, and shall inform the person notified of the amount of the delinquency and the action which may be taken by the village in case the delinquency continues to exist at the end of five days from the date of the notice and the right to have a hearing before the Village Manager.

(E) *Water to be shut off.* In each case where delinquent water bills (at least 60 days past due) are not paid within five days from the date of the notice, the water furnished to the premises shall be shut off by the Public Works Department, and shall not thereafter be restored until such time as the full amount past due is fully paid including a service charge of $50 for restoring the service, and all other provisions of the water ordinance have been complied with. Duty call out fee after hours. Public Works will not restore water until the meter has been replaced if the residence is in the meter program list.

(F) *Notice of lien.*

Sec. 94-274. - Billing; payment of charges.

New lenox

(a) Billing *period.* The rates or charges for service established in this division shall be payable monthly on the first day of the month immediately following the end of the monthly period for which service has been supplied.

(b) *Payment of charges; delinquency.* All bills for service shall be rendered monthly as of the first day of the month succeeding the monthly period for which service is billed, or as soon thereafter as possible, and such bills shall be payable within 20 days after the billing date. If payment of the full amount of the bill is not made within such period, then a penalty of ten percent of the amount of the current bill shall be added thereto.

(Code 1981, § 7-3-3; Ord. No. 1291, § 3, 4-11-2000)

Shorewood

Item 1.

7-3B-5: PAYMENT OF BILLS; LIABILITY:

Said rates or charges for service shall be payable monthly. The owner of the premises, the occupant thereof and the user of the service shall be jointly and severally liable to pay for the service on such premises and the service is furnished to the premises by the Village only upon the condition that the owner of the premises, occupant and user of the service are jointly and severally liable therefor to the Village. All bills for service shall be rendered as of the first day of the month succeeding the period for which the service is provided and shall be payable not later than the close of business on the twenty first day after the date of the bill. If payment of the full amount of the bill is not made within said twenty one (21) day period, then a penalty of ten percent (10%) of the amount of bill shall be added thereto for each month or portion of a month that said bill remains unpaid. (Ord. 90-543, 7-2-1990)

8-4A-2-3: BILLS FOR SERVICE; DELINQUENCIES:

Manhattan

A. Rendition Of Bills; Payment:

1. Bills: Rates or charges for service shall be payable monthly. The owner of the premises, the occupant thereof and the user of the service shall be jointly and severally liable to pay for service to such premises, and the service is furnished to the premises by the village only upon the condition that the owner of the premises, occupant and user of the services are jointly and severally liable therefor.

Bills for service shall be sent out by the village by the tenth day of the month succeeding the period for which the service is billed. All water and sewer bills are due and payable on the last day of the month succeeding the period for which the service is billed. A penalty of ten percent (10%) shall be added to all bills not paid by the last day of the month succeeding the period for which the service is billed.

B. Delinquencies:

1. Termination Of Service: If charges for sewer and/or water services are not paid in full within fifteen (15) calendar days from the due date of the billing and/or if the utility customer is in violation of any village ordinance, regulation or law, the utility customer may be notified in writing of the village's intent to terminate water or sewer service prior to any such termination. In the event charges for water/sewer services are not paid within fifteen (15) days after the due date of the bill for such services, such water/sewer services shall be discontinued as hereinafter provided and shall not be reinstated until such time as all violations are corrected and all outstanding utility bills are paid in full in addition to the payment of a fifty dollar ($50.00) reinstatement fee.

2. Statement Of Lien: The village shall have a continuing lien upon the premises and real estate upon or for which water is used or supplied for all water rates or benefits accruing by reason of the provisions of this chapter. Every such lien shall, upon compliance with the conditions set forth in this chapter, become and be prior and superior to the rights and interest of creditors, encumbrances, purchasers and other parties in interest in the premises and real estate. Liens shall be filed following three (3) consecutive months of nonpayment for water service charges to the village. A release of lien shall be provided to the customer upon payment of all charges and fees; such release may be recorded by the customer.

If the user whose bill is unpaid is not the owner of the premises and the village clerk, or his/her designee, has notice of this, notice shall be mailed to the owner of the premises, if his address be known to the clerk, whenever such bill remains unpaid for fifteen (15) days after it has been due.

The failure of the village clerk to record such lien or to mail such notice or the failure of the owner to receive such notice shall not affect the right to foreclose the lien for unpaid bills as mentioned herein. (Ord. 891, 2-21-2006)

3. Foreclosure Of Lien: Property subject to a lien for unpaid charges shall be sold for nonpayment of the same, and the proceeds of the sale shall be applied to pay the charges, after deducting costs, as is the case in the foreclosure of statutory liens. Such foreclosure shall be by bill in equity in the name of the village. The village attorney is hereby authorized and directed to institute such proceedings in the name of the village in any court having jurisdiction over such matters against any property for which the bill has remained unpaid three hundred sixty five (365) days after it has been rendered. (Ord. 496, 9-20-1983)