



Plan Commission

Crest Hill, IL

October 08, 2026

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

Call to Order:

Pledge of Allegiance

Roll Call

Minutes:

1. Approve the Minutes from the Plan Commission Meeting Held on September 10, 2026.

New Business:

2. Public Hearing and Consideration of petition SU-26-9-9-2, a request of Jawad 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.
3. 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.

Other Business:

Public Comment:

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.

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 Wetzels 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 _____ day of _____, 2026.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN



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)

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
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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. 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.
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.

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 six (6) Conditions for Approval and application documents referenced in the September 10, 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.*



EXHIBIT B

Application for Development

For Office Use Only: Case Number:

Project Name: 1700 Plainfield, Crest HillOwner: JAWAD Hamayel Correspondence To: JAWAD HamayelStreet 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: 249.85City, St., Zip: Crest Hill IL 60403Lot Depth: 254.00PIN: 04-31-407-004Total Area: 1.46 ACRES

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

Existing Zoning: CExisting Land Use: CommercialRequested Zoning: SAMEProposed Land Use: Commercial

Adjoining Properties Zoning and Uses:

North of Property: Chase BankSouth of Property: McDonald RestaurantEast of Property: Empty landWest 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 and development, licensing regulation, and state

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

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ 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: _____

Company: United Architects Email: _____

☐ 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.

[Signature]
Signature of the Applicant

06.13.26
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 $\frac{1}{4}$ 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.

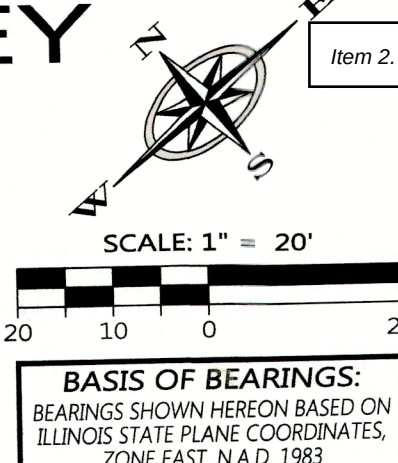
SURVEYORS NOTES:

EXHIBIT D

ALTA / NSPS LAND TITLE SURVEY

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.

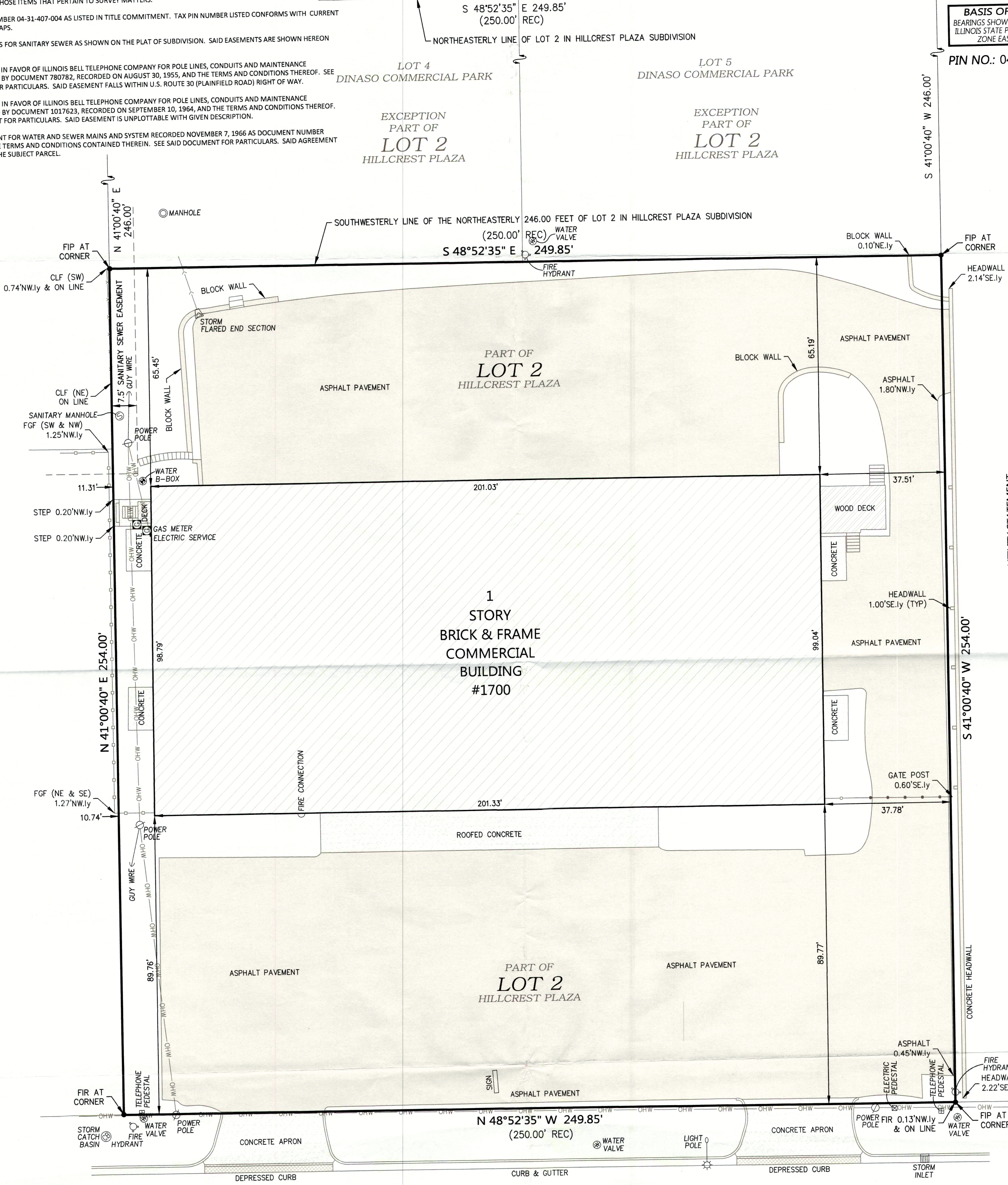


PIN NO.: 04-31-407-004

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

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.

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.



STATE OF ILLINOIS)
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
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003054
LICENSE EXPIRES NOVEMBER 30, 2022



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.

249.85'

254.00'

GRASS

BLOCK WALL

ASPHALT PAVEMENT

WOOD DECK

CONC.

CONCRETE HEAD WALL

1 STORY
COMMERCIAL
BUILDING

GRASS

ROOFED CONCRETE

GRASS

CONCRETE HEAD WALL

GRASS

ASPHALT PAVEMENT

GRASS

CONCRETE

CONCRETE

GRASS

249.85'

254.00'

The site plan illustrates a 1-story commercial building with a total width of 249.85' and a depth of 254.00'. The building is labeled "1 STORY COMMERCIAL BUILDING". The plan includes various parking areas, landscaping, and structural details.

Building and Structural Details:

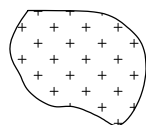
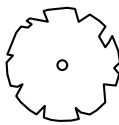
- 1 STORY COMMERCIAL BUILDING:** The main structure with a width of 249.85' and a depth of 254.00'.
- Block Wall:** Located along the top and right sides of the building.
- Concrete (CONC.):** Indicated in several locations, including the top left, top right, and bottom right.
- Asphalt Pavement:** Located in the central and bottom right areas.
- Roofed Concrete:** Located along the bottom edge of the building.
- Concrete Head Wall:** Located on the right side of the building.
- Paint Wall and Remove Existing Sign:** Located on the right side of the building.

Parking and Landscaping Details:

- Handicap Parking Spot:** Located in the top left and bottom center.
- Used Car Dealership Area:** Located in the top left.
- Used Car Display:** Located in the top center.
- Furniture Delivery Area:** Located in the top right.
- Customer & Employee Parking:** Located in the bottom left and bottom right.
- New Landscaping:** Indicated in several locations, including the top left, top right, and bottom left.
- New Sign on Wall:** Located on the right side of the building.
- New Sign:** Located in the bottom center.
- New Spaces:** Located in the bottom left.
- Furniture Store Entrance:** Located in the bottom left.
- Dealership Entrance:** Located in the bottom right.

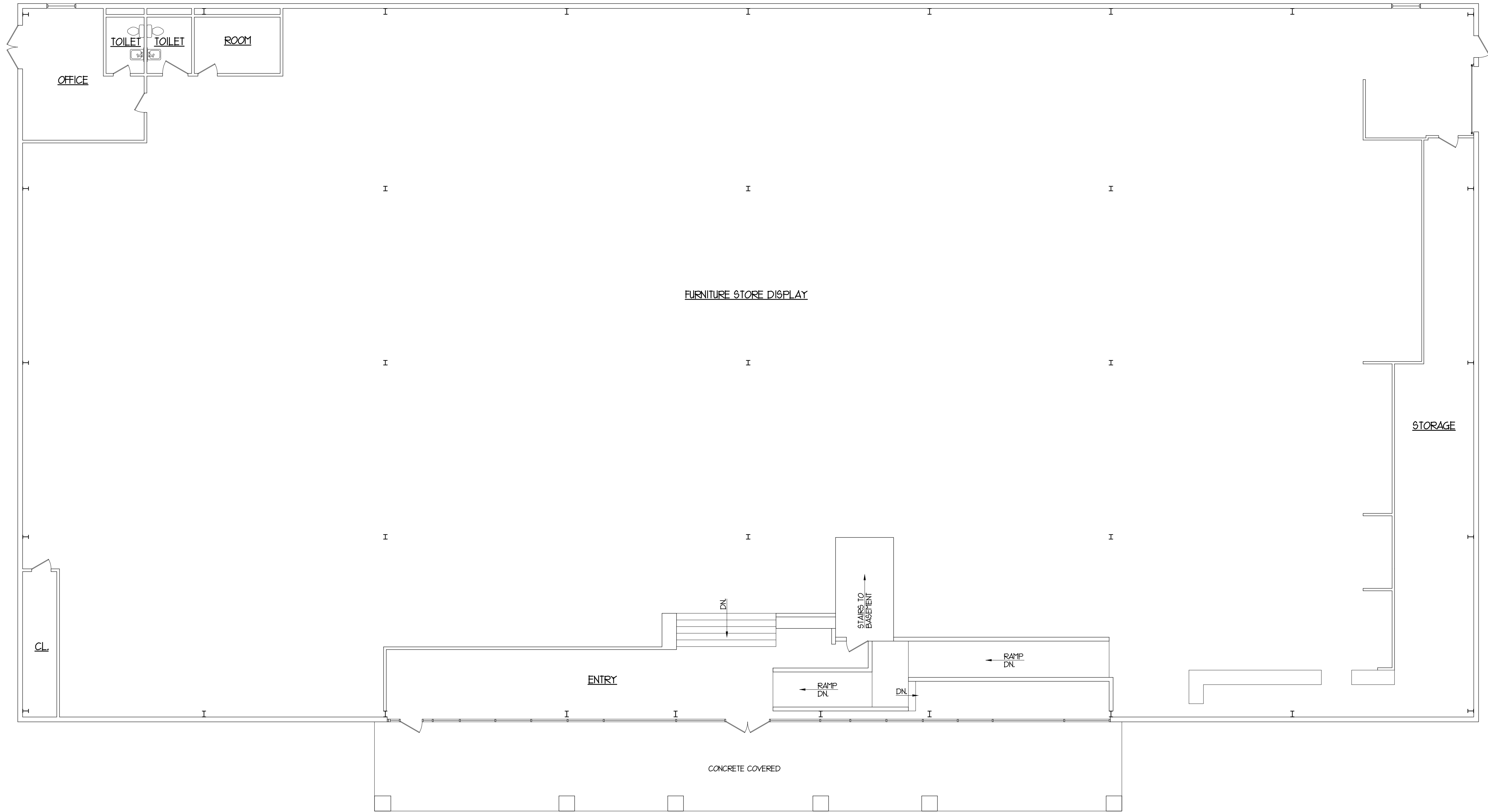
Other Details:

- Grass:** Located in the top left, top right, and bottom left.
- Block Wall:** Located in the top left.
- Trash Enclosure:** Located in the top right.
- Wood Deck:** Located in the top right.
- Concrete Head Wall:** Located on the right side of the building.
- Asphalt Pavement:** Located in the central and bottom right areas.
- Roofed Concrete:** Located along the bottom edge of the building.
- Concrete Head Wall:** Located on the right side of the building.
- Paint Wall and Remove Existing Sign:** Located on the right side of the building.

PROPOSED PLANT MATERIAL LIST		
NOTE: NOTE TO BE DESIGNED BY LANDSCAPE COMPANY		
KEY	QUANTITY	DECIDUOUS SHRUBS
	64	VIORNUM CARLESII 'COMPACTUM' - COMPACT KOREAN-SPICE VIORNUM - 1' HIGH
KEY	QUANTITY	PERENNIALS
	30	HEMORCALLIS '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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SHEET
A-1



EXISTING FLOOR PLAN
SCALE : 1/8" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10
NORTH

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ISSUED FOR CITY REVIEW JULY 9, 2026

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

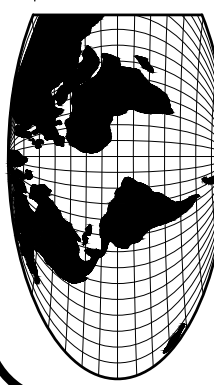
DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-C18
TITLE: EXISTING FLOOR PLAN

SHEET
A-2

United
ARCHITECTS LTD.
1002 PLAINFIELD ROAD, JOLET IL, 60435
815-723-8060 * office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM # 184-002866

REVISION NO. -DATE- -REMARKS-

United
ARCHITECTS LTD.



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815-723-8060 • office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM # 184-002865

REVISION NO.	DATE	REMARKS

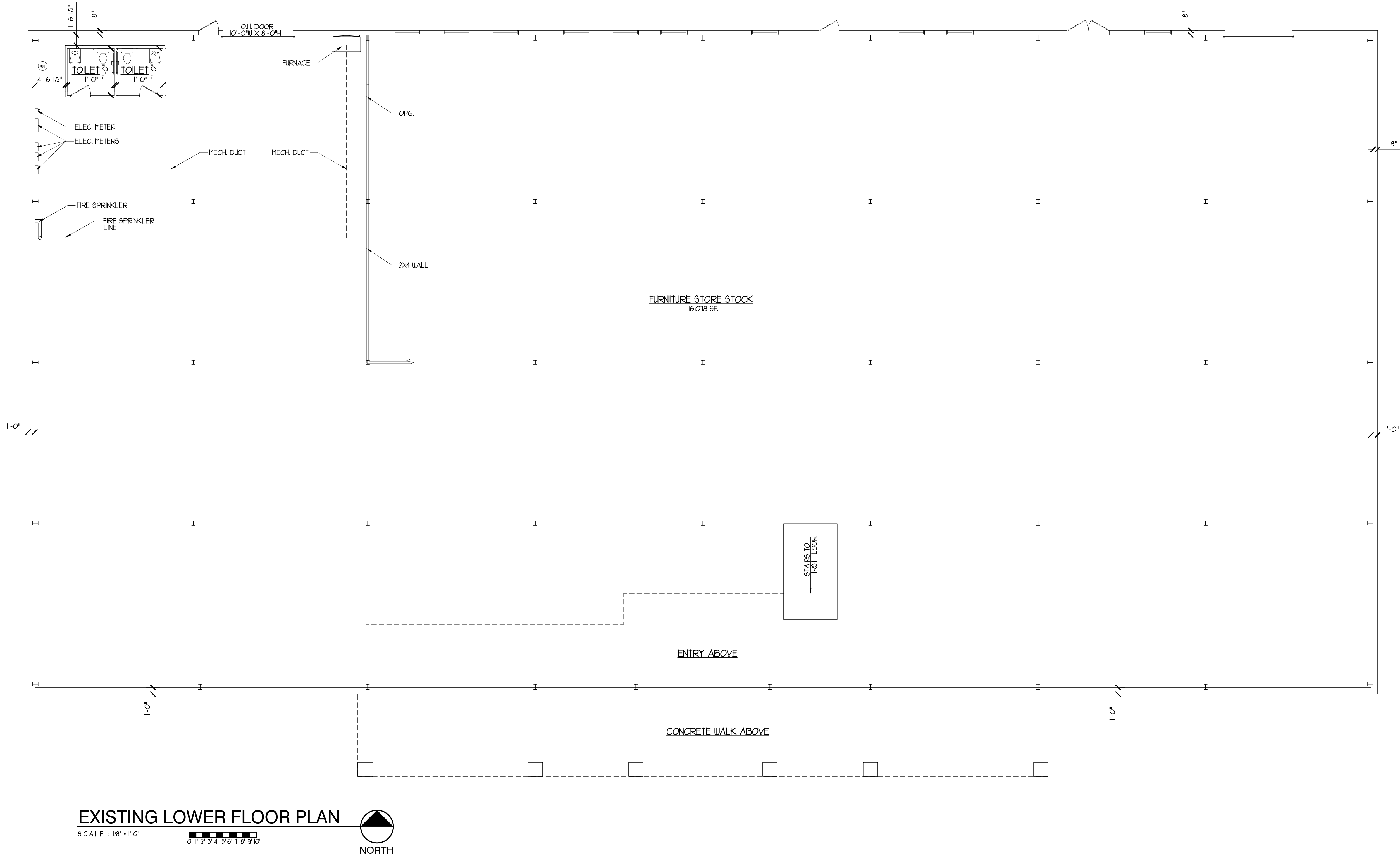
ISSUED FOR CITY REVIEW JULY 9, 2026

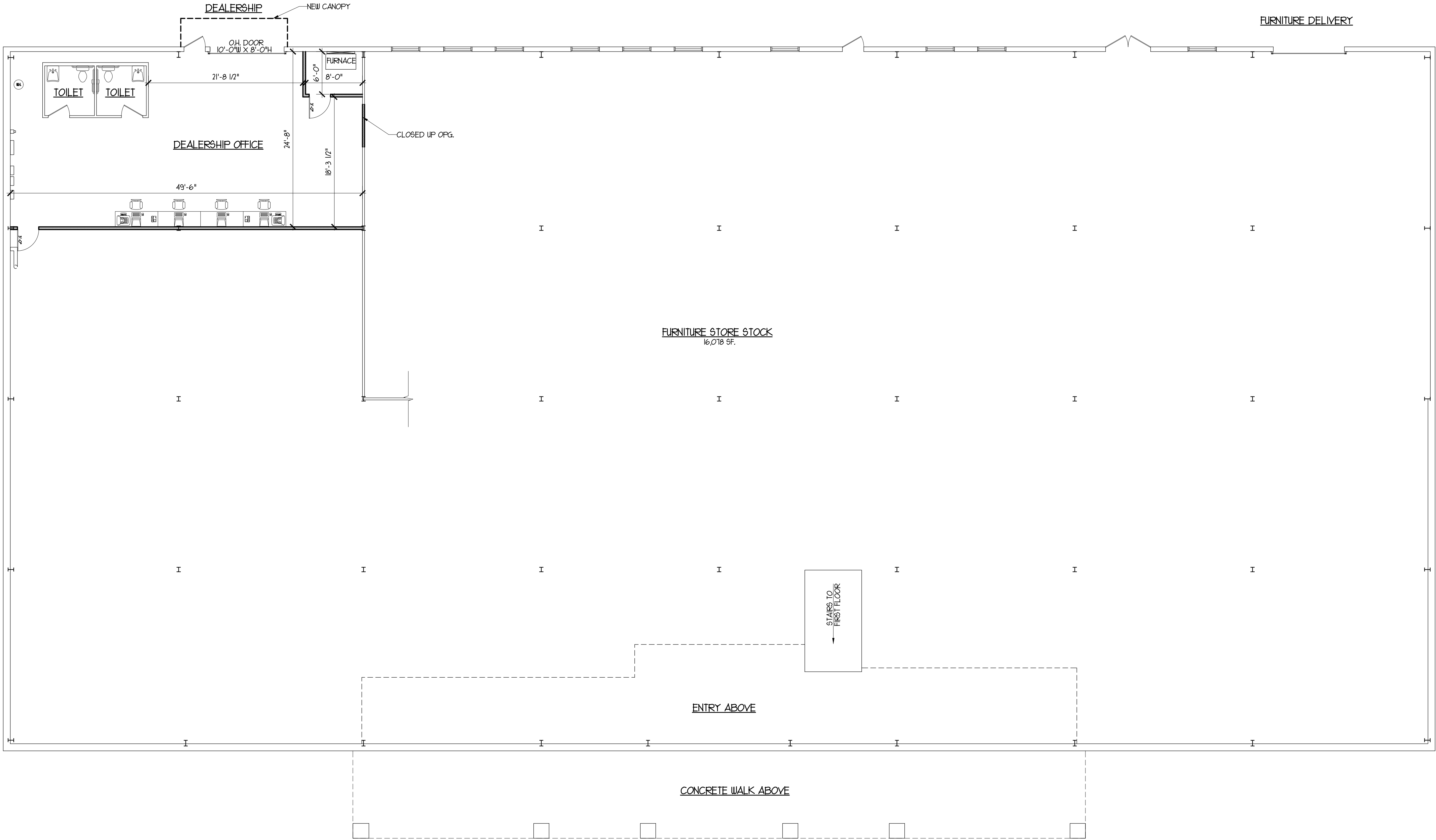
PROPOSED USED CAR DEALER
FOR: AMERICAN FURNITURE OUTLET
1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-C18
TITLE: EXISTING LOWER FLOOR PLAN

SHEET
A-3

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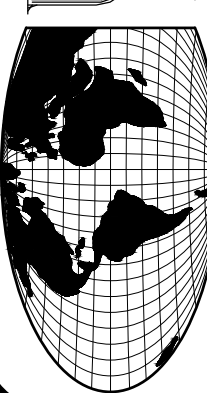


PROPOSED LOWER FLOOR PLAN
SCALE : 1/8" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10
NORTH

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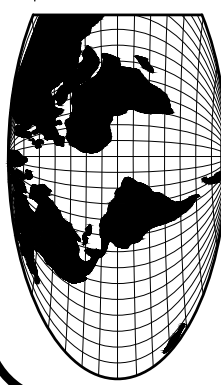
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815-723-8060 • office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM # 184-002866

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-C18
TITLE: PROPOSED FLOOR PLAN

SHEET
A-4



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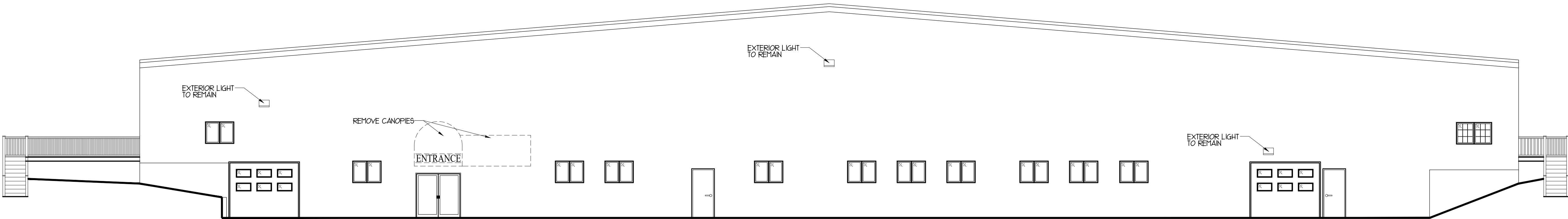
ISSUED FOR CITY REVIEW JULY 9, 2026

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-C18
TITLE: EXISTING & PROPOSED ELEVATION

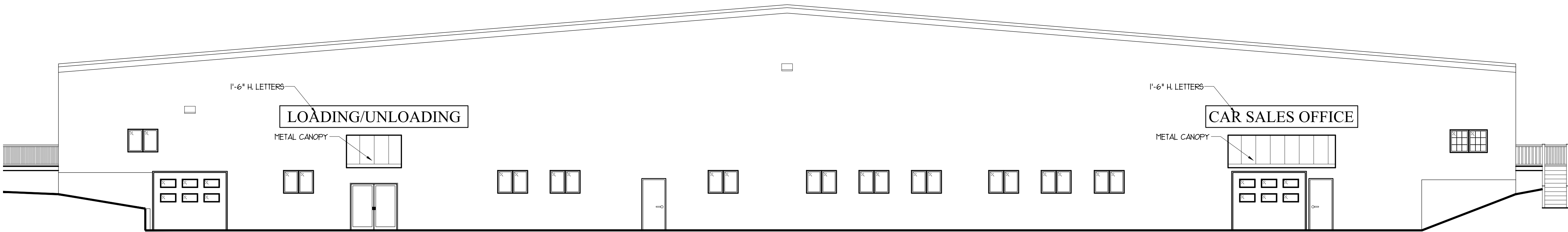
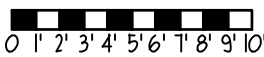
SHEET
A-5

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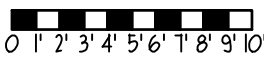
EXISTING REAR ELEVATION

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

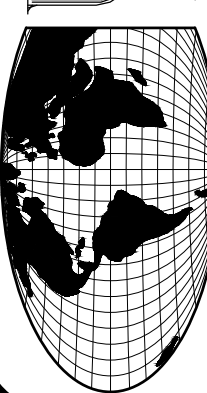


PROPOSED REAR ELEVATION

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



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PROFESSIONAL DESIGN FIRM # 184-002866

REVISION NO.	DATE	REMARKS

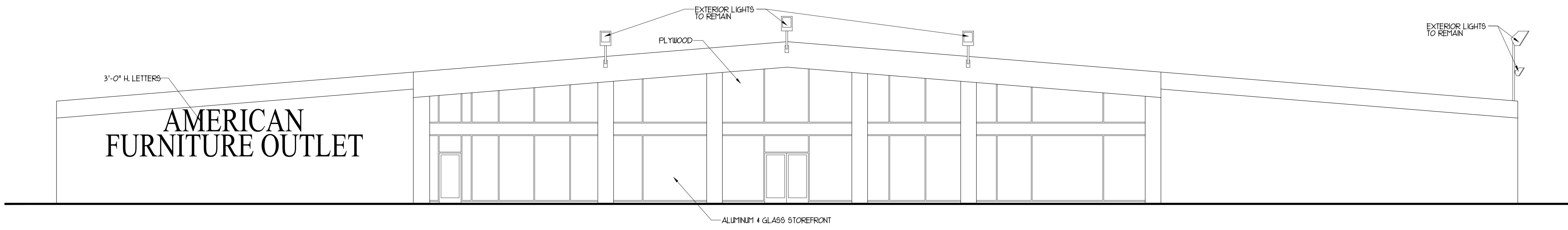
ISSUED FOR CITY REVIEW JULY 9, 2026

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

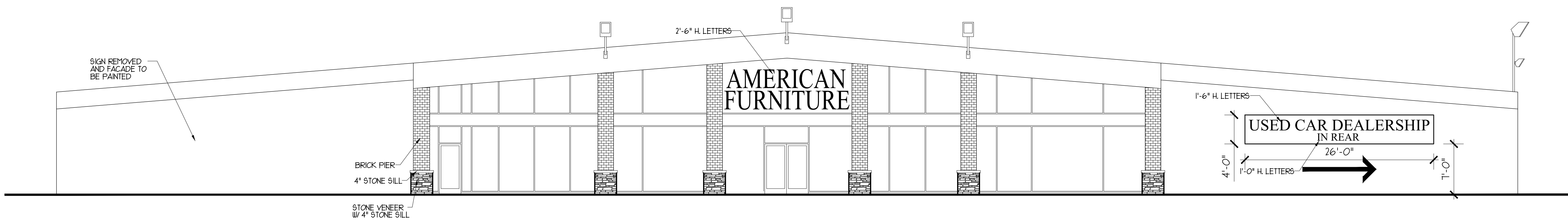
DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-C18
TITLE: EXISTING & PROPOSED ELEVATION

SHEET
A-6

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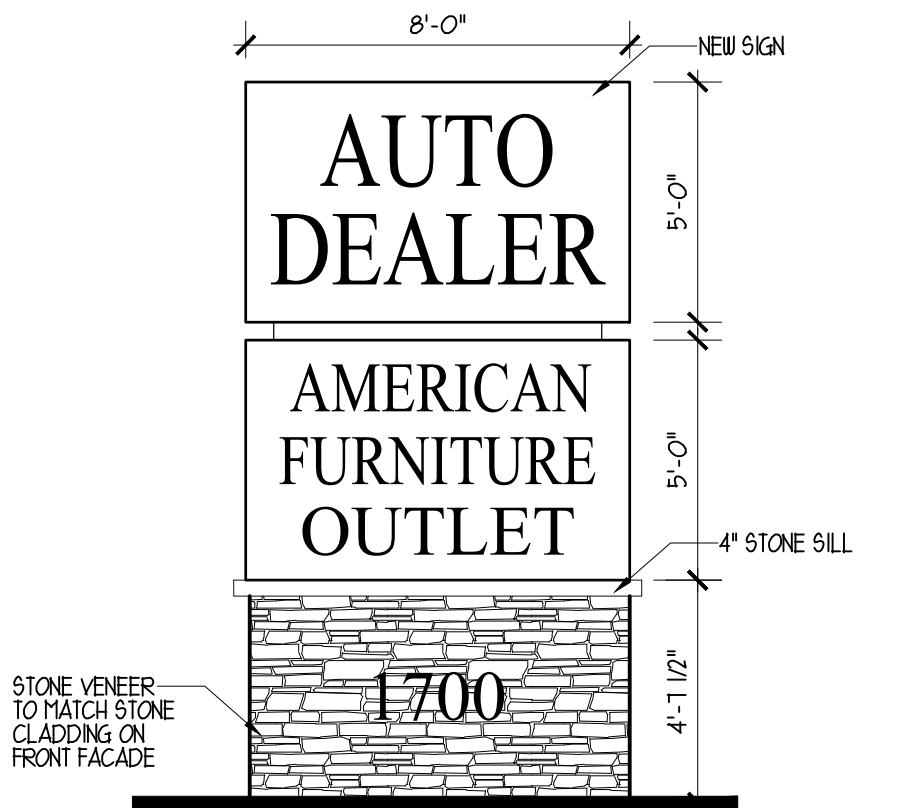
EXISTING FRONT ELEVATION
SCALE : 1/8" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10



PROPOSED FRONT ELEVATION
SCALE : 1/8" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10



EXISTING SIGN ELEVATION
SCALE : 1/4" = 1'-0"
0 1 2 3 4 5



PROPOSED SIGN ELEVATION
SCALE : 1/4" = 1'-0"
0 1 2 3 4 5



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

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)

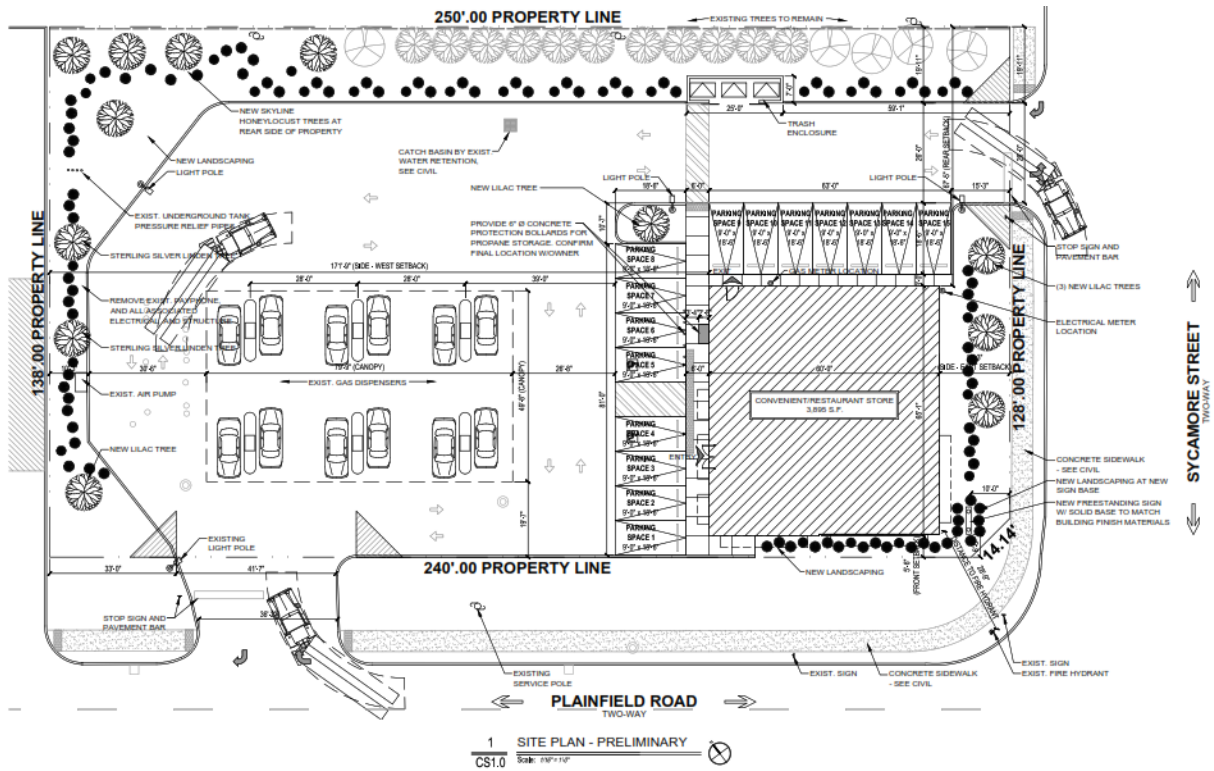


Figure 3: Proposed Rendering for Redevelopment of 2350 Plainfield Road (Shell)



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

**Application for Development**For Office Use Only: **Case Number:****Project Name:** 2350 Plainfield**Owner:** Ahmed Mohsin**Correspondence To:** Bill Kokalias**Street address:****Street address:****City, St., Zip:****City, St., Zip:****Phone:****Phone:****Email:****Email:****Property Address:**

Street address: 2350 Plainfield Rd.

Property Information:

Lot Width: 240.00 FT

City, St., Zip: Crest Hill, IL 60403

Lot Depth: 138.00 FT

PIN:

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

 6/25/26
 Signature of the Applicant Date

 If not the owner of record, please provide the owner's signature.
6/25/26
 Signature of the Owner Date

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 $\frac{1}{4}$ 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 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.



xios Architects & Consultants Ltd

801 W. Adams St. • Suite 205 • Chicago • Illinois • 60607
Tel. 312.750.1333

Item 3.

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

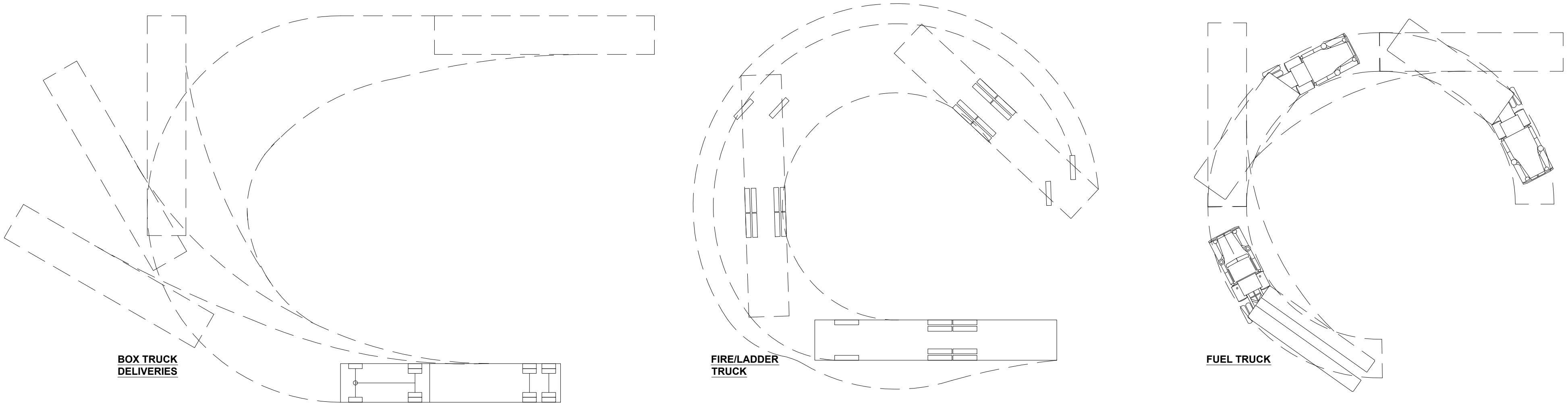
2350 PLAINFIELD ROAD

CREST HILL

ILLINOIS

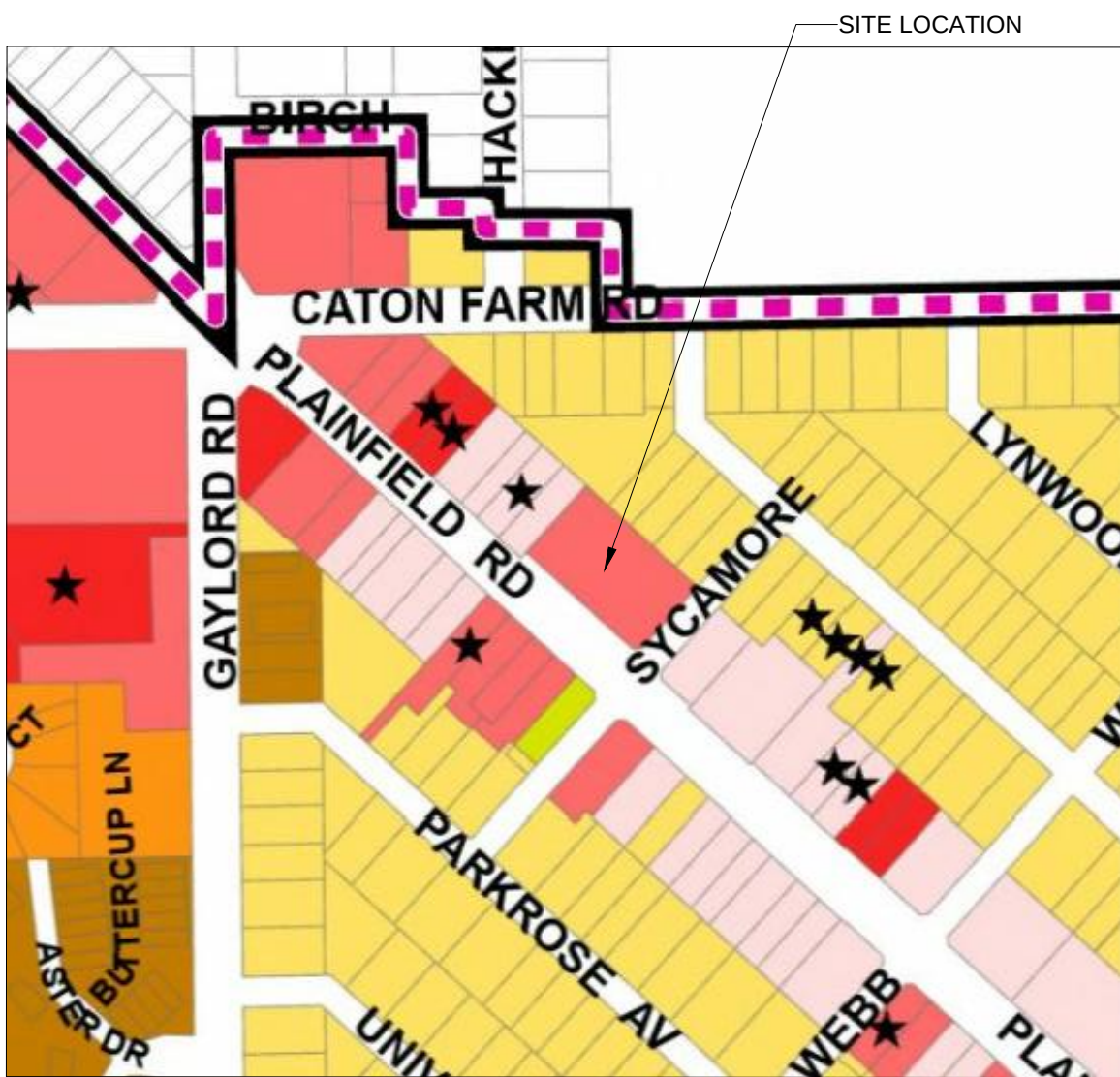
ZONING DATA		APPLICABLE CODES	
Address:	2350 PLAINFIELD RD.	CITY OF CREST HILL ZONING ORDINANCE	
Zoning District:	B-2 GENERAL BUSINESS DISTRICT	2015 INTERNATIONAL BUILDING CODE	
Proposed Zoning District:	NO CHANGE	2020 NATIONAL ELECTRIC CODE	
Lot Dimensions:	138.00' x 250.00'	2014 ILLINOIS STATE PLUMBING CODE	
Lot Area:	34,450 SQ.FT.	2021 INTERNATIONAL ENERGY CODE	
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	12 Parking Spaces		
(6) Islands	Not Applicable		
(1) Space/Service Stall	15 Parking Spaces		
(1) Space/200 sqft - 'C' store			
Provided Parking:	27 Parking Spaces (including Pump Islands)		

SHEET INDEX	
ARCHITECTURAL	
CS1.0	COVER SHEET & SITE PLAN
CS1.1	PLAY 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



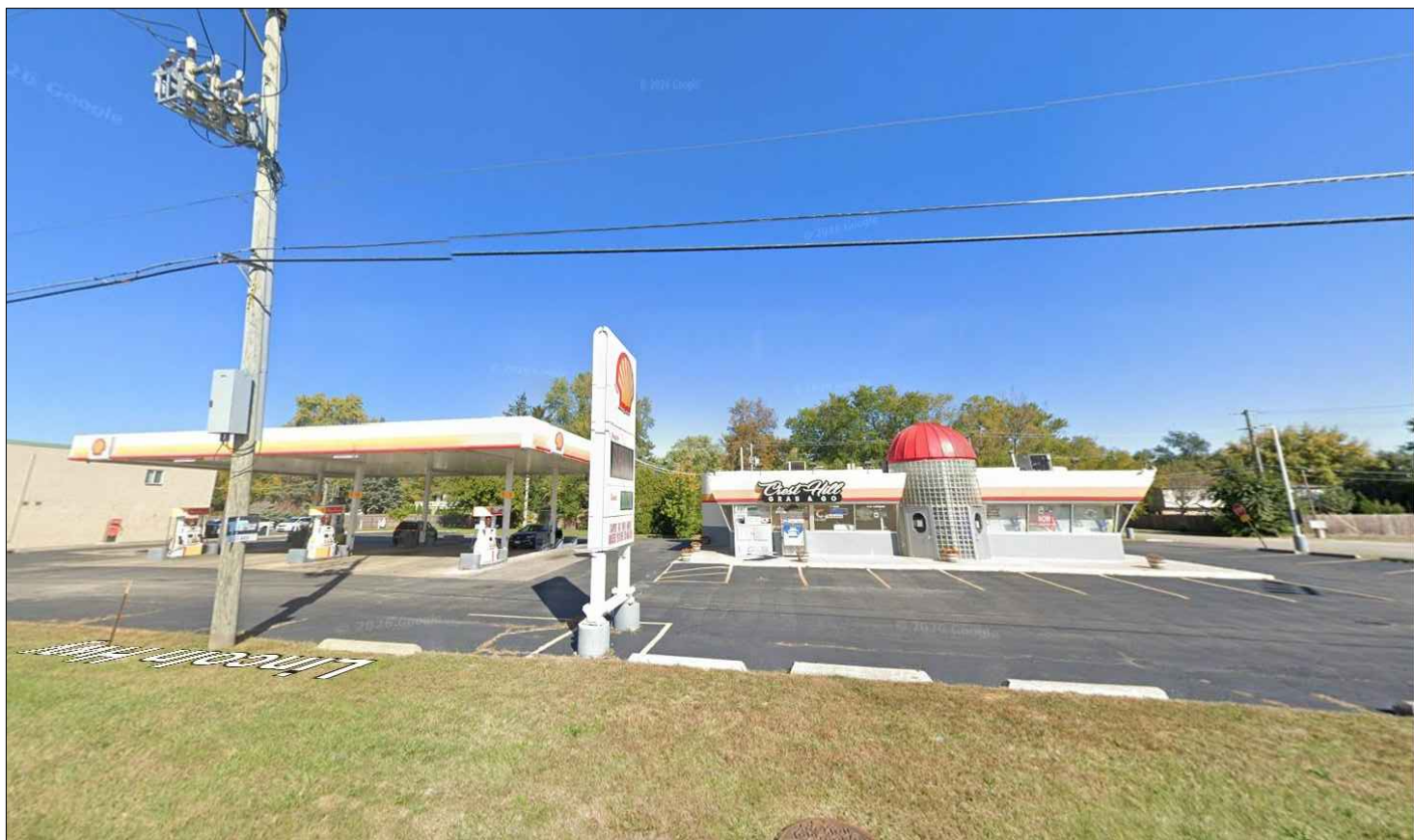
4 TRUCK TURNING TEMPLATES - FOR REFERENCE ONLY

CS1.0 Scale: 1/16" = 1'-0"



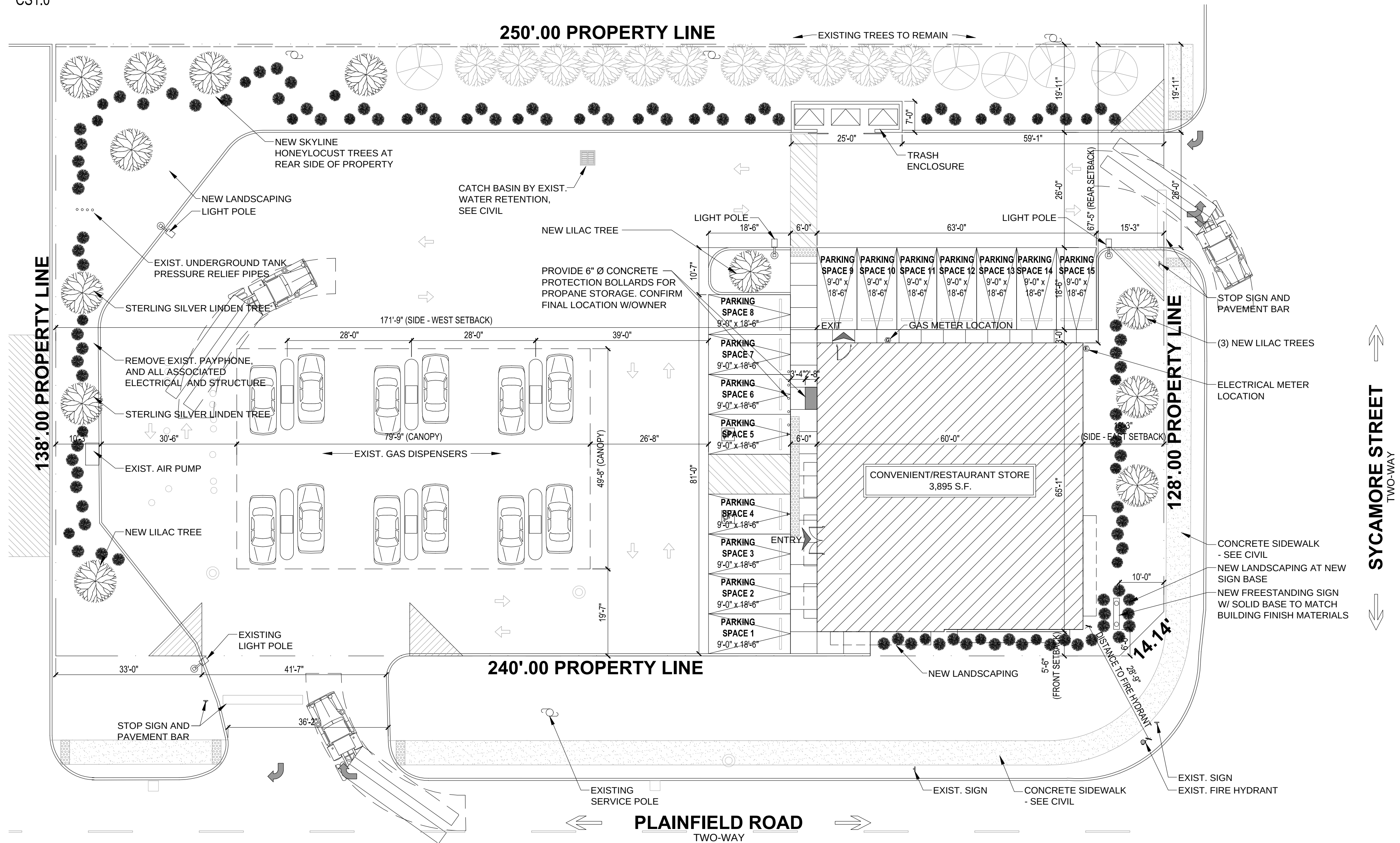
3 ZONING MAP

CS1.0 Scale: N.T.S.



2 EXISTING PHOTO

CS1.0 Scale: N.T.S.



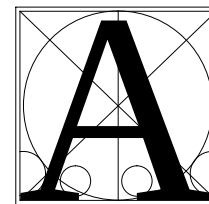
1 SITE PLAN - PRELIMINARY

CS1.0 Scale: 1/16" = 1'-0"

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			07-20-2026	PLAN COMMISSION	
			08-04-2026	PLAN COMMISSION REVIEW 1	

2350 PLAINFIELD ROAD

CREST HILL, ILLINOIS

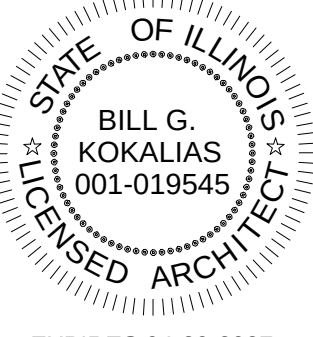


AXIOS
ARCHITECTS AND CONSULTANTS

License No. 184004911 Exp. 04/30/27

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PHONE 312.750.1333

BILL G. KOKALIAS
ARCHITECT



PROJECT NUMBER:	BGK 1080
PROJECT MANAGER:	LS
DRAWN BY:	LS HS

COVER SHEET

SHEET:

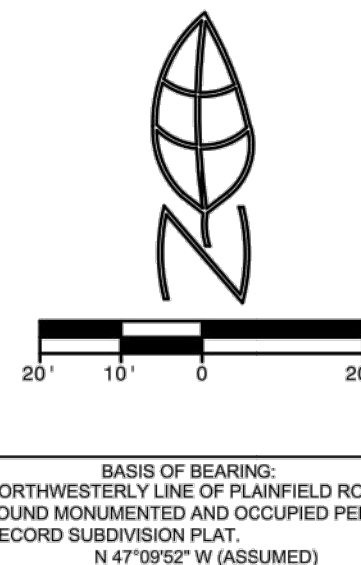
CS1.0

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.

LAND AREA = 34450 SF
OR 0.79 ACRES MORE OR LESS



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
ASPH	ASPHALT SURFACE	⊙	ELECTRIC METER
CONC	CONCRETE SURFACE	⊙	ELECTRIC PEDESTAL
BRICK	BRICK SURFACE	⊙	HANDHOLE
—		—	OVERHEAD WIRES
—		—	UNDERGROUND ELECTRIC
—		—	UTILITY POLE
—		—	PHONE PEDESTAL
—		—	PHONE MANHOLE
—		—	UNDERGROUND TELEPHONE
—		—	CABLE TV PEDESTAL
—		—	CABLE MANHOLE
—		—	CABLE METER
—		—	UNDERGROUND CABLE
—		—	LIGHT POST
—		—	STREET SIGN
—		—	DOWNSPOUT
—		—	BOLLARD



GENERAL NOTES:

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- 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.
- 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.
- UNDERGROUND UTILITIES OR DRAIN TILES ARE NOT SHOWN HEREON, EVEN IF ANY EXIST.
- 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.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
- 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.
- 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.
- 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 28AV1701618WV WITH AN EFFECTIVE DATE OF OCTOBER 30, 2025. NOTES CORRESPONDING TO SCHEDULE "B" PART II SPECIAL EXCEPTIONS:

- ITEMS 1 THROUGH 17, 19, 20 AND 24 ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.
- ITEM 18 DEEDS 452877, 468888 & 662810 IS A 30' BUILDING SETBACK LINE AND IS HEREON PLOTTED.
- ITEM 21 DOCUMENT R65-07011 IS A PLAT OF PROPOSED RIGHT OF WAY IN FAVOR OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND IS HEREON SHOWN.
- 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.
- 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)
COUNTY OF DUPAGE) SS

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.

Arnold W. Gault

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



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: _____

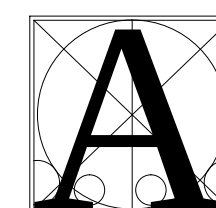
THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A STATE DIFFERENT THAN ORIGINALLY DRAWN OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

#	DATE	DESCRIPTION
1	07-20-2026	PLAN COMMISSION
2	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
SUITE 205
CHICAGO, IL 60607
PHONE 312.750.1333

BILL G. KOKALIAS
ARCHITECT



EXPIRES 04-30-2027

PROJECT NUMBER: BGK 1080

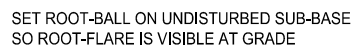
PROJECT MANAGER: LS

DRAWN BY: LS HS

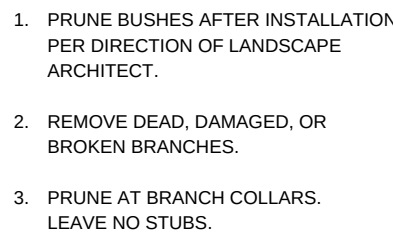
PLAT OF SURVEY
FOR REFERENCE ONLY

SHEET:

CS1.1



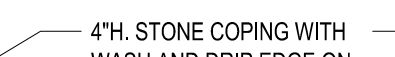
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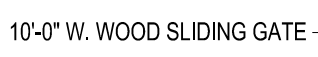
Scale: $1/2" = 1'-0"$

CS1.2 Scale: $\frac{3}{8}" = 1'-0"$ 

9 TRASH ENCLOSURE SECTION

CS1.2 Scale: $\frac{3}{8}" = 1'-0"$ 

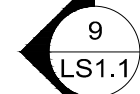
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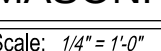
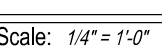
Scale: $3/8" = 1'-0"$



Scale: $3/8" = 1'-0"$



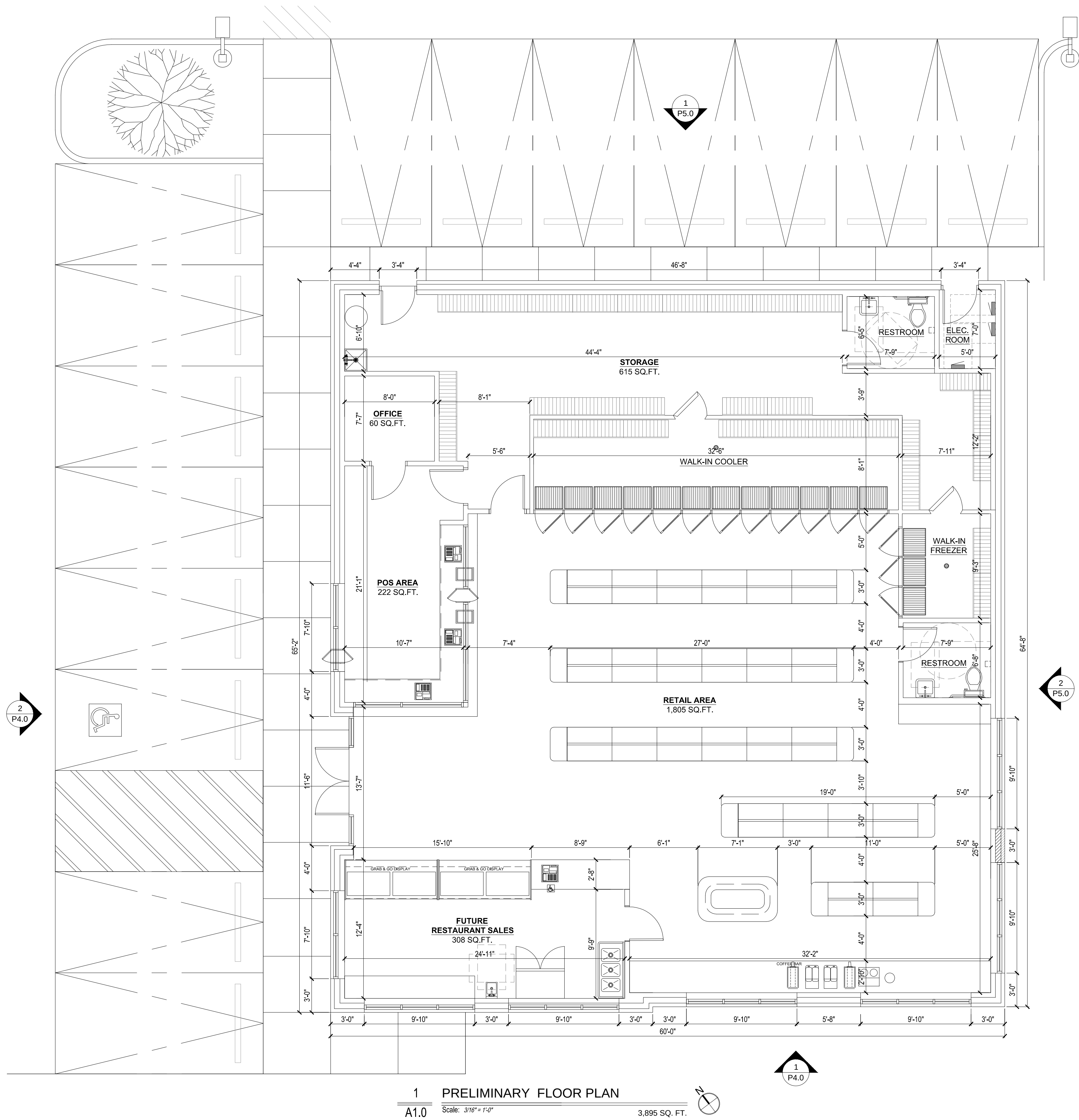
Scale: $3/8" = 1'-0"$



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	BY: _____ DATE: _____		08-04-2026	PLAN COMMISSION REVIEW 1
	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 DISCREPANCIES OR CONFLICTS.				



2 EXISTING CANOPY VIEW - FOR REFERENCE
A1.0 Scale: 3/16" = 1'-0"



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	BY: _____ DATE: _____	07-20-2026		PLAN COMMISSION
		08-04-2026		PLAN COMMISSION REVIEW 1
	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 DISCREPANCIES OR CONFLICTS.			

2350 PLAINFIELD ROAD

CREST HILL, ILLINOIS

A

AXIOS

ARCHITECTS AND CONSULTANTS

License No. 184004911Exp. 04/30/27

801 W. ADAMS ST
SUITE 205
CHICAGO, IL 60607
PHONE 312.750.1333

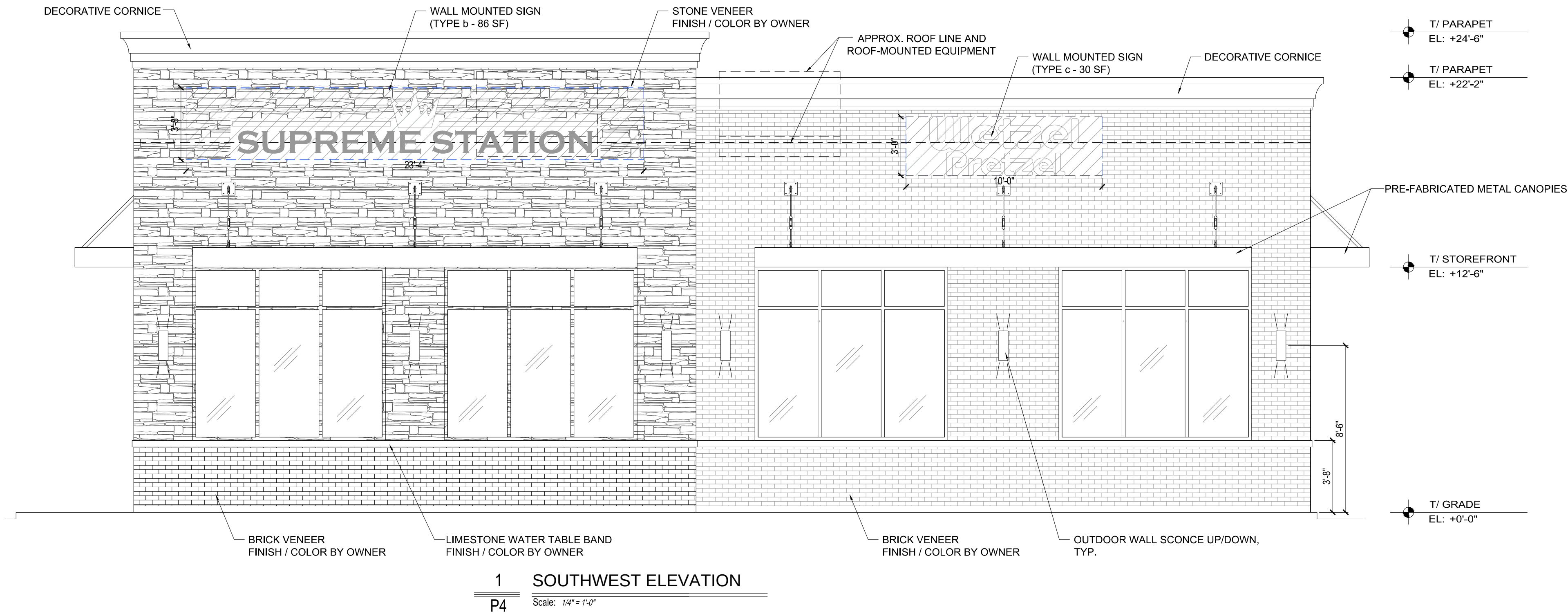
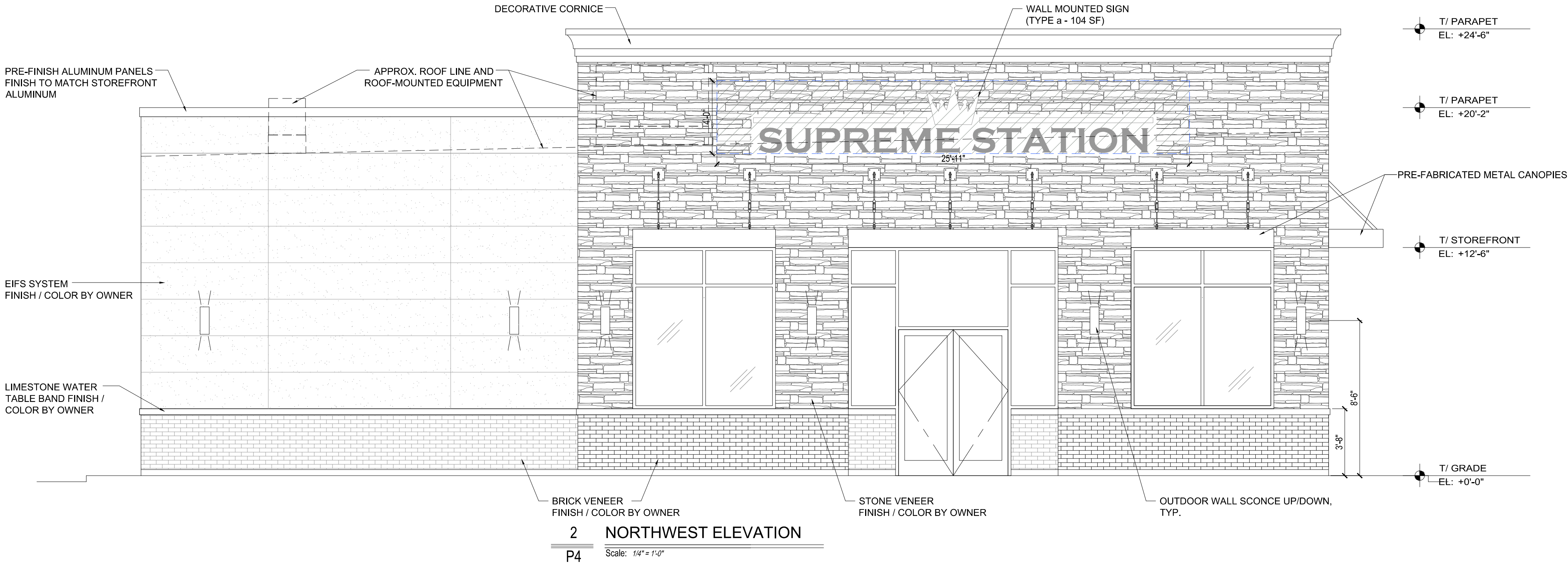
STATE OF ILLINOIS
BILL G. KOKALIAS
001-019545
LICENSED ARCHITECT

EXPIRES 04-30-2027

PROJECT NUMBER:	BGK 1080
PROJECT MANAGER:	LS
DRAWN BY:	LS HS
PRELIMINARY FLOOR PLAN	
SHEET:	

A1.060

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	



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BY: _____ DATE: _____

REVIEWED BY: _____

CONSULTANT: _____ DATE: _____

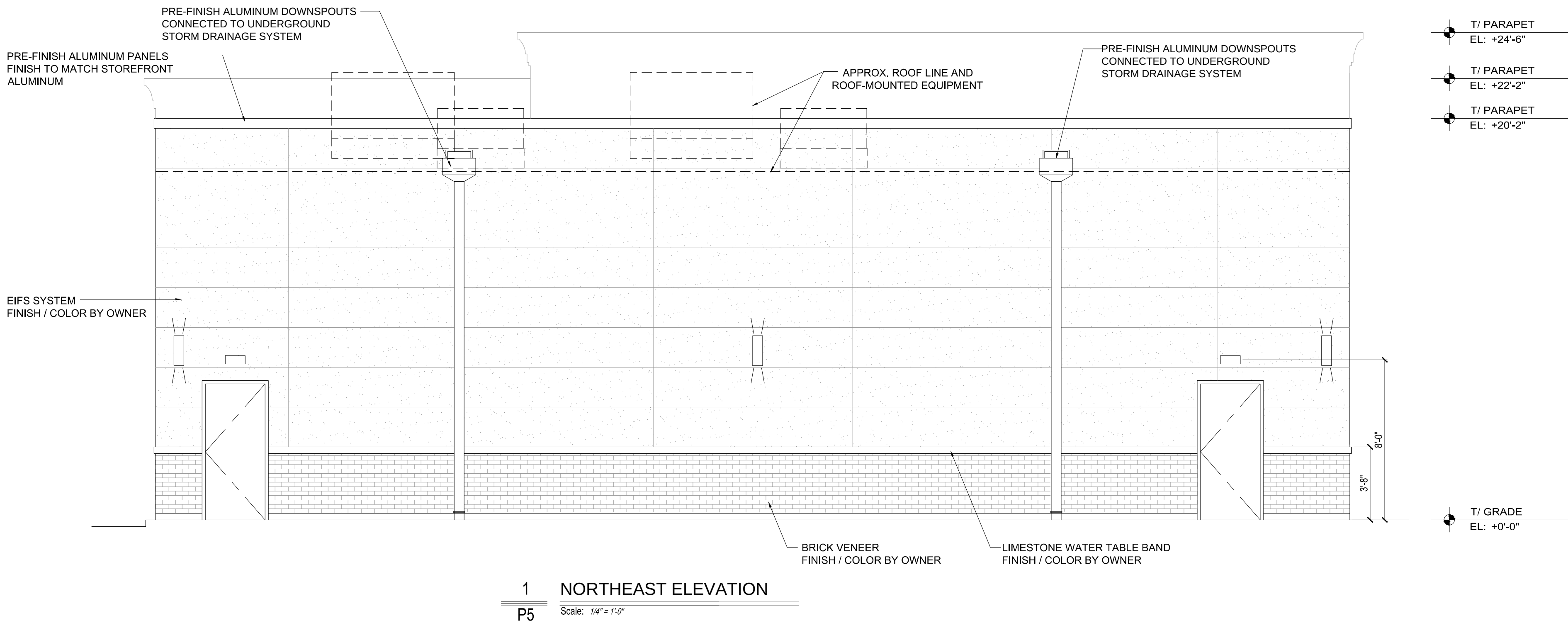
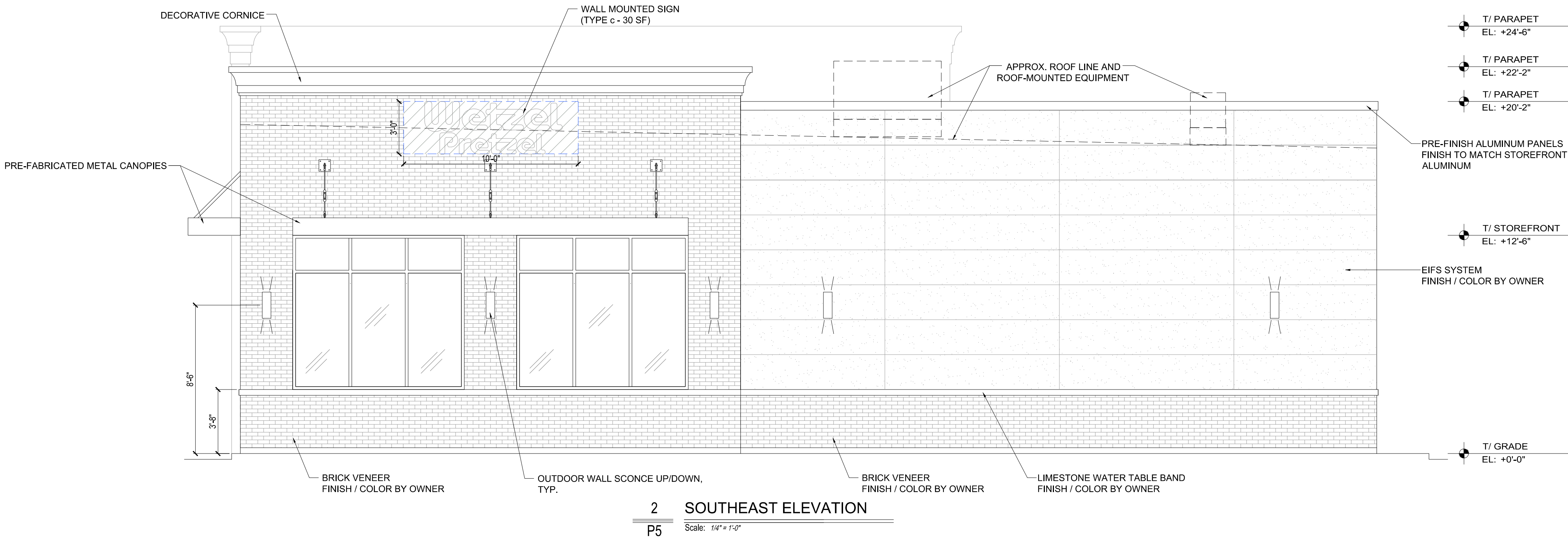
CONSULTANT: _____ DATE: _____

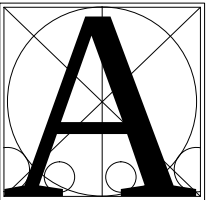
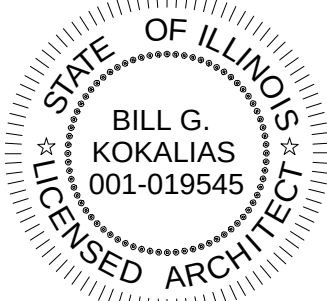
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#	DATE	DESCRIPTION
	07-20-2026	PLAN COMMISSION
	08-04-2026	PLAN COMMISSION REVIEW 1

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
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ALLOWED SIGNABLE AREA	1,304 SQ FT * 15% = 195.6 SQ FT
PROPOSED	30 SQ FT TOTAL



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			07-20-2026	PLAN COMMISSION					PROJECT MANAGER:	LS
			08-04-2026	PLAN COMMISSION REVIEW 1					DRAWN BY:	LS HS
									PRELIMINARY BUILDING ELEVATIONS	
									SHEET:	A2.1

2350 PLAINFIELD ROAD

CREST HILL

ILLINOIS



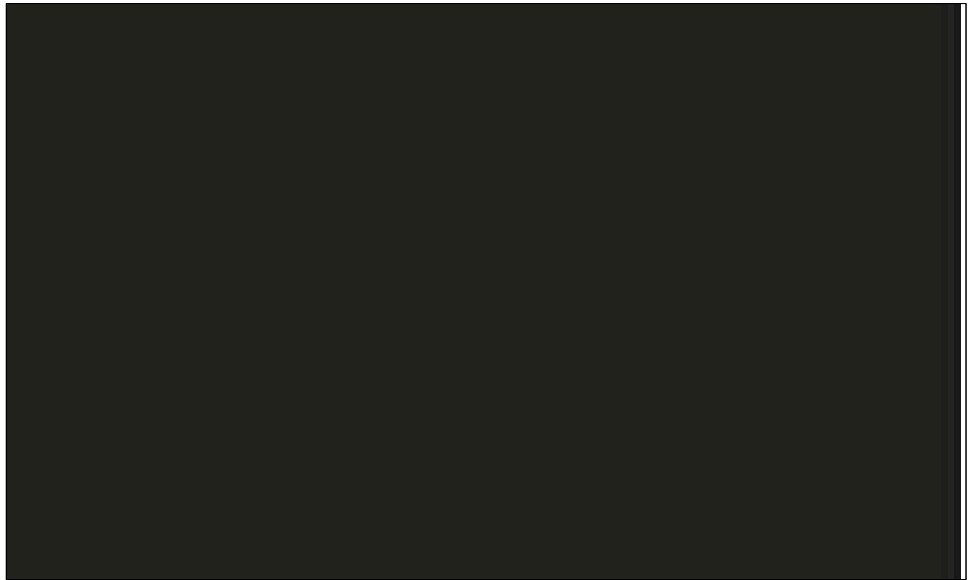
STONE VENEER AND SILL

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

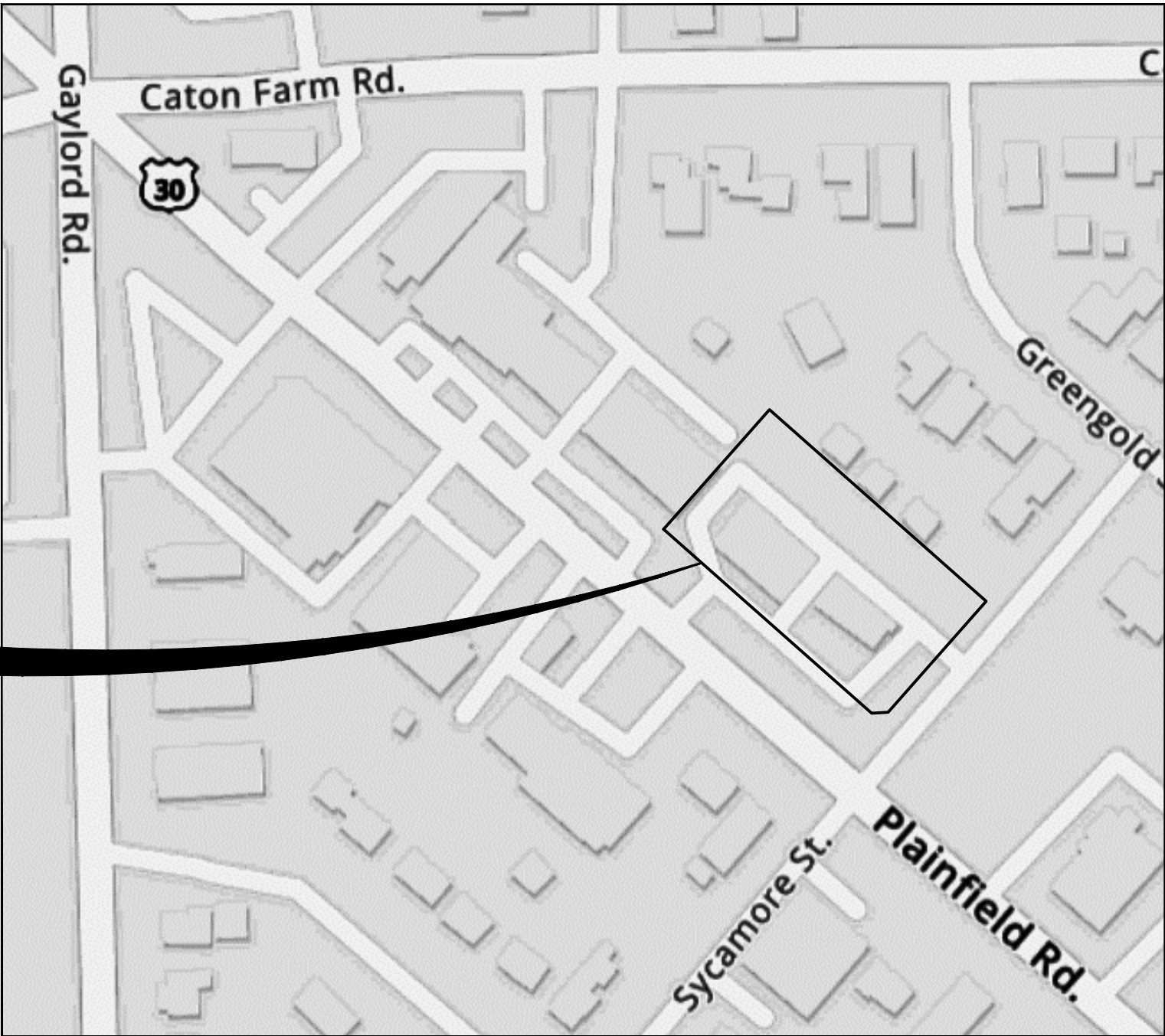
FINISH: SMOOTH SURFACE BRICK

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

LEGEND

EXISTING		PROPOSED	
⊙	MANHOLE	⊙	DECIDUOUS TREE
○	CATCH BASIN	●	EVERGREEN TREE
□	INLET	■	OVERLAND FLOOD ROUTE
⊗	CLEANOUT	⊕	DRAINAGE ROUTE
⊗	FLARED END SECTION	⊗	DOWNSPOUT
⊗	WATER VALVE BOX	⊗	SILT FENCE LINE
⊗	BUFFALO BOX (B.BOX)	⊗	INLET SILT PROTECTION
⊗	WATER VALVE & VAULT	⊗	COIR LOG SILT PROTECTION
⊗	FIRE HYDRANT	⊗	DEPRESSED CURB
⊗	WELL	⊗	SOIL EROSION GEOTEXTILE PROTECTION
⊗	GAS VALVE	⊗	CONCRETE
⊗	GAS METER	⊗	BRICK
⊗	COMMUNICATION CANISTER	⊗	ASPHALT
⊗	COMMUNICATION HANDHOLE	⊗	BUILDING
⊗	COMMUNICATION MANHOLE	⊗	GRAVEL
⊗	ELECTRIC CANISTER	⊗	STONE
⊗	ELECTRIC HANDHOLE	⊗	DS DOWNSPOUT
⊗	ELECTRIC MANHOLE	⊗	F/F FINISHED FLOOR
⊗	ELECTRIC METER	⊗	G/F GARAGE FLOOR
⊗	TRAFFIC SIGNAL	⊗	T/F TOP OF FOUNDATION
⊗	TRAFFIC HANDHOLE	⊗	BC BACK OF CURB
⊗	TRAFFIC CONTROL BOX	⊗	EP EDGE OF PAVEMENT
⊗	UTILITY POLE	⊗	EW EDGE OF WALK
⊗	UTILITY POLE W/ LIGHT	⊗	
⊗	STREET LIGHT	⊗	
⊗	STREET SIGN	⊗	
⊗	BORING LOCATION	⊗	
⊗	MAILBOX	⊗	
⊗	SPOT ELEVATIONS	⊗	
⊗	PROPERTY LINE	⊗	
⊗	ADJACENT PROPERTY LINE	⊗	
⊗	EASEMENT LINE	⊗	
⊗	SETBACK LINE	⊗	
⊗	RIGHT OF WAY LINE	⊗	
⊗	STORM SEWER LINE	⊗	
⊗	SANITARY SEWER LINE	⊗	
⊗	WATERMAIN LINE	⊗	
⊗	UNDERGROUND GAS LINE	⊗	
⊗	UNDERGROUND COMM. LINE	⊗	
⊗	UNDERGROUND ELECTRIC	⊗	
⊗	OVERHEAD UTILITY	⊗	
⊗	FENCE LINE	⊗	
⊗	GUARDRAIL LINE	⊗	
⊗	CONTOUR LINE	⊗	

PROJECT LOCATION



PROJECT LOCATION MAP

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. 2026.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-068043
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2027

INDEX OF SHEETS

- COVER SHEET
- GENERAL NOTES
- EXISTING CONDITIONS AND DEMOLITION PLAN
- GEOMETRIC PLAN
- UTILITY PLAN
- GRADING PLAN
- SWPPP NOTES
- SWPPP PLAN
- DETAILS
- DETAILS
- DETAILS
- DETAILS
- DETAILS
- DETAILS
- DETAILS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-1000
Fax: (630) 271-1059
Website: www.mecwi.com



FIELD CREW:	PIW
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	

DATE	PER	VILLAGE	COMMENTS	DATED
1	8/04/2026			7/14/2026
2				
3				
4				
5				
6				

COVER SHEET
2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

8/4/2026 9:42:59 AM
C:\Users\scokum\Desktop\Projects\26-PR-1008 - 2350 Plainfield Rd., Crest Hill\Engineering\Rev-01\26-PR-1008_SITE_2026-08-04.dwg

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 HIGHWAYS' 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, WATERMANS 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 BEWARE OF 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 MINIMUM 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.
- ALL WATER SERVICE LINES SHALL BE CLASS "K" COPPER OR DUCTILE IRON PIPE (CLASS 52) AWWA-C800 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 COMPATIBLE 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.

Item 3

DATE
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 Wrenwille Road, Suite L 60522
Phone: (630) 271-10770
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FIELD CREW: PIW
DRAWN BY: CJS
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APPROVED BY: EF
DATE: 8/08/2026
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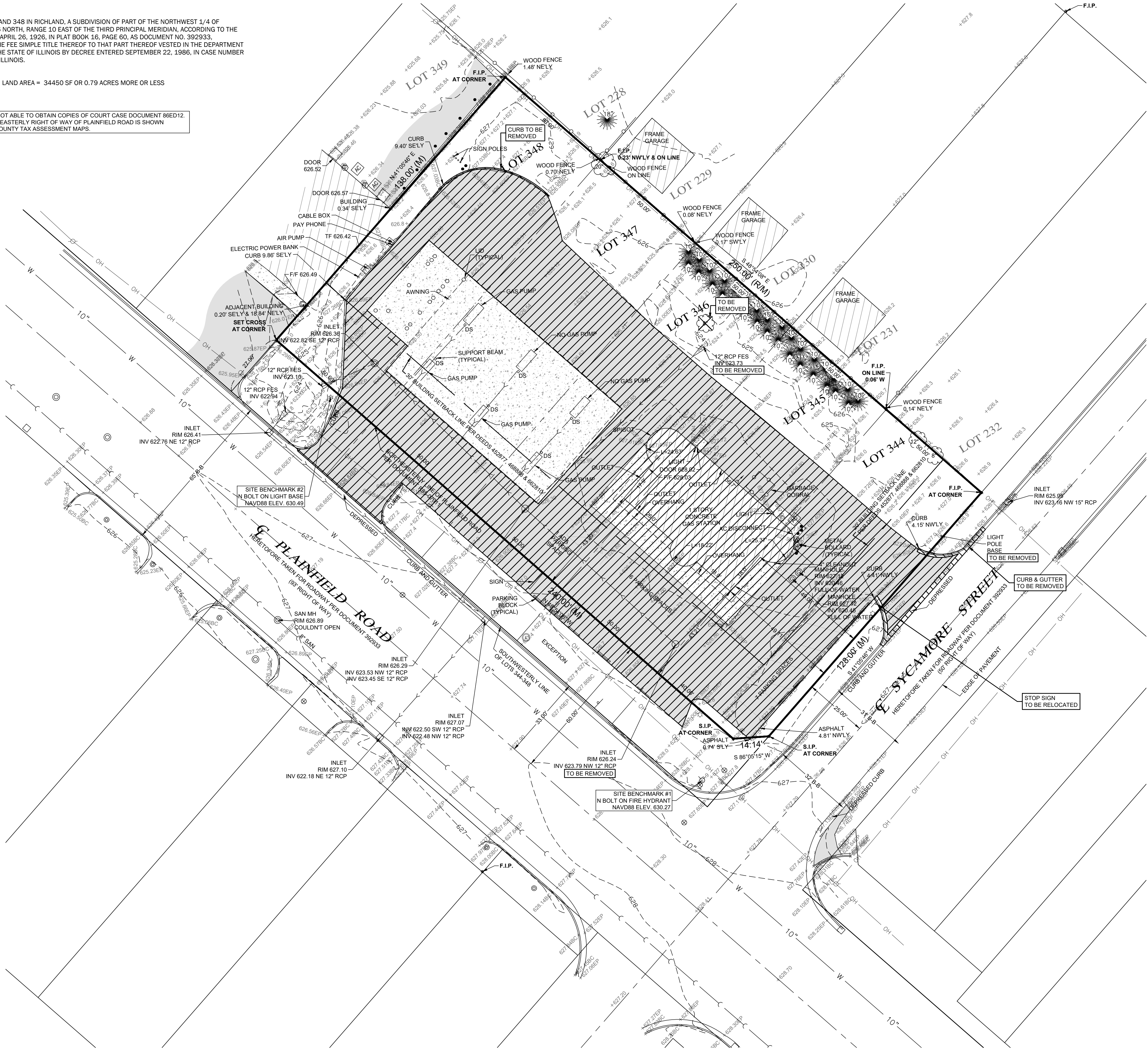
SHEET
2
OF 14 SHEETS
PROJ # 26-PR-1008

65

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.



EXISTING CONDITIONS AND DEMOLITION PLAN

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Wrenville Road, Suite 100
Crest Hill, IL 60522
Phone: (630) 271-1020
Fax: (630) 271-1059
Website: www.mecwi.com

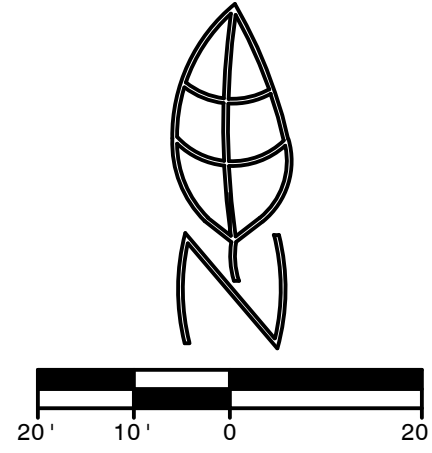
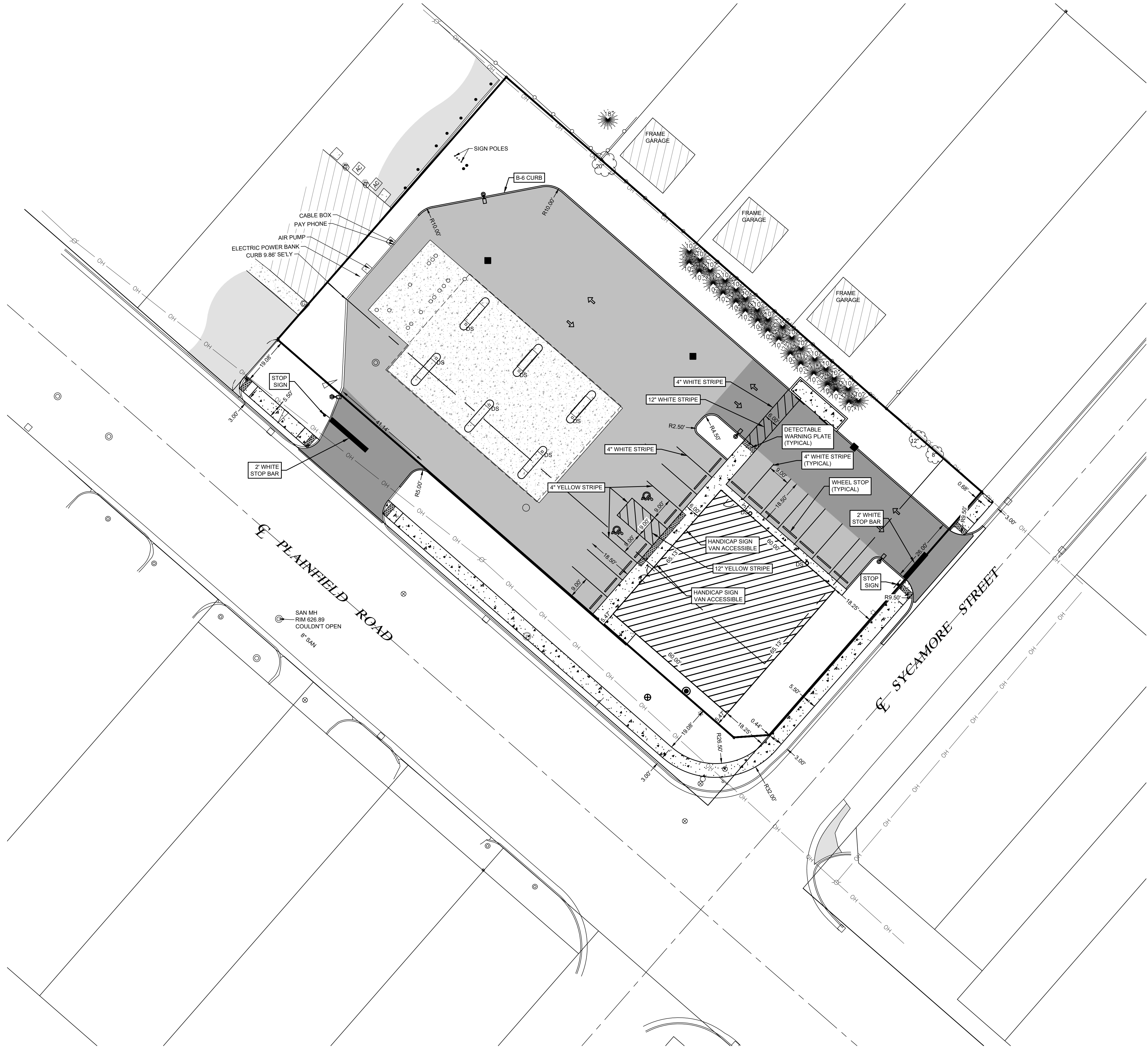


FIELD CREW: PIW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ -
VERT -

SHEET
3
OF 14 SHEETS
PROJ # 26-PR-1008

DATE	PER	VILLAGE COMMENTS DATED 7/14/2026
1 8/04/2026		
2		
3		
4		
5		
6		

8/4/2026 9:42:59 AM
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- LEGEND**
- CONCRETE
 - HEAVY-DUTY PAVEMENT
 - LIGHT-DUTY PAVEMENT

DATE		PER VILLAGE COMMENTS DATED 7/14/2026					
1	8/04/2026						
2							
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GEOMETRIC PLAN

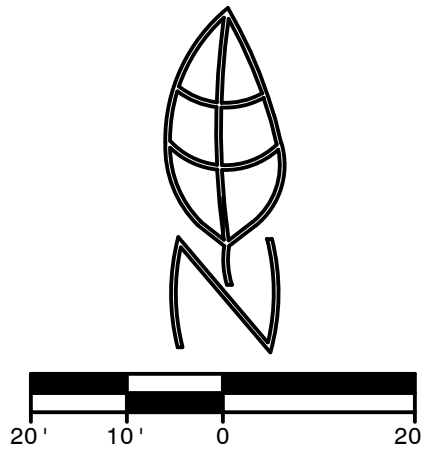
2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Wrenville Road, Suite 100
Phone: (630) 271-1010
Survey: (630) 271-0599
Fax: (630) 271-0774
Website: www.mecwi.com



FIELD CREW:	PIW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	6/08/2026
SCALE:	HORIZ 1"=20'
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SHEET	4
OF 14 SHEETS	
PROJ # 26-PR-1008	

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DATE		PER VILLAGE COMMENTS DATED 7/14/2026					
1	8/04/2026						
2							
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5							
6							

GRADING PLAN

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Waverline Road, Suite L 60522
Phone: (630) 271-1010
Survey: (630) 271-1059
Fax: (630) 271-0774
Website: www.mecwi.com



FIELD CREW: PIW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ 1"=20'
VERT -

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-001-2026-08-04. The SESC Plan should be maintained on site as an integral component of the Stormwater Management 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
 - 2) Selective vegetation removal for silt fence installation
 - 3) Silt fence installation
 - 4) Construction fencing around areas not to be disturbed
 - 5) stabilized construction entrance
 - 6) Clear and grub (as necessary)
 - 7) Strip topsoil, stockpile topsoil and grade site
 - 8) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
 - 9) Install storm sewer, sanitary sewer, watermain and associated inlet and outlet protection
 - 10) Install roadway and parking pavement
 - 11) Permanently stabilize detention basins with seed and erosion control blanket
 - 12) 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 the certification 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 as 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 sediment 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 Contract.

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. All site area materials 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 contain, control, 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 berm. 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 Contract 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. Sediment filter bags should be inspected frequently and 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 pollutant 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.swmoncomp@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 statement 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 redistribution.
- 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.
- C SPRING OATS 100 LBS/ACRE
- B KENTUCKY BLUEGRASS 135 LBS/ACRE
MIXED WITH PERENNIAL RYGRASS
45 LBS/ACRE + STRAW MULCH 2 TONS/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 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)407-1868	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	

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 6/08/2026
SCALE: HORIZ -
VERT -

SHEET

7

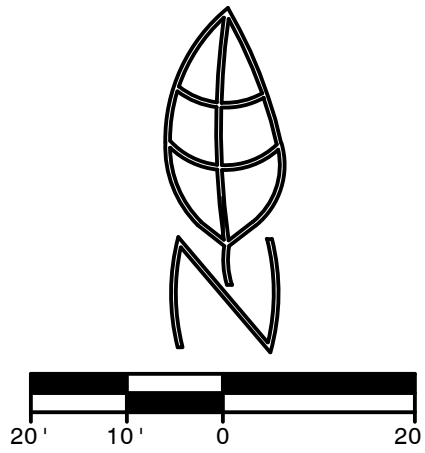
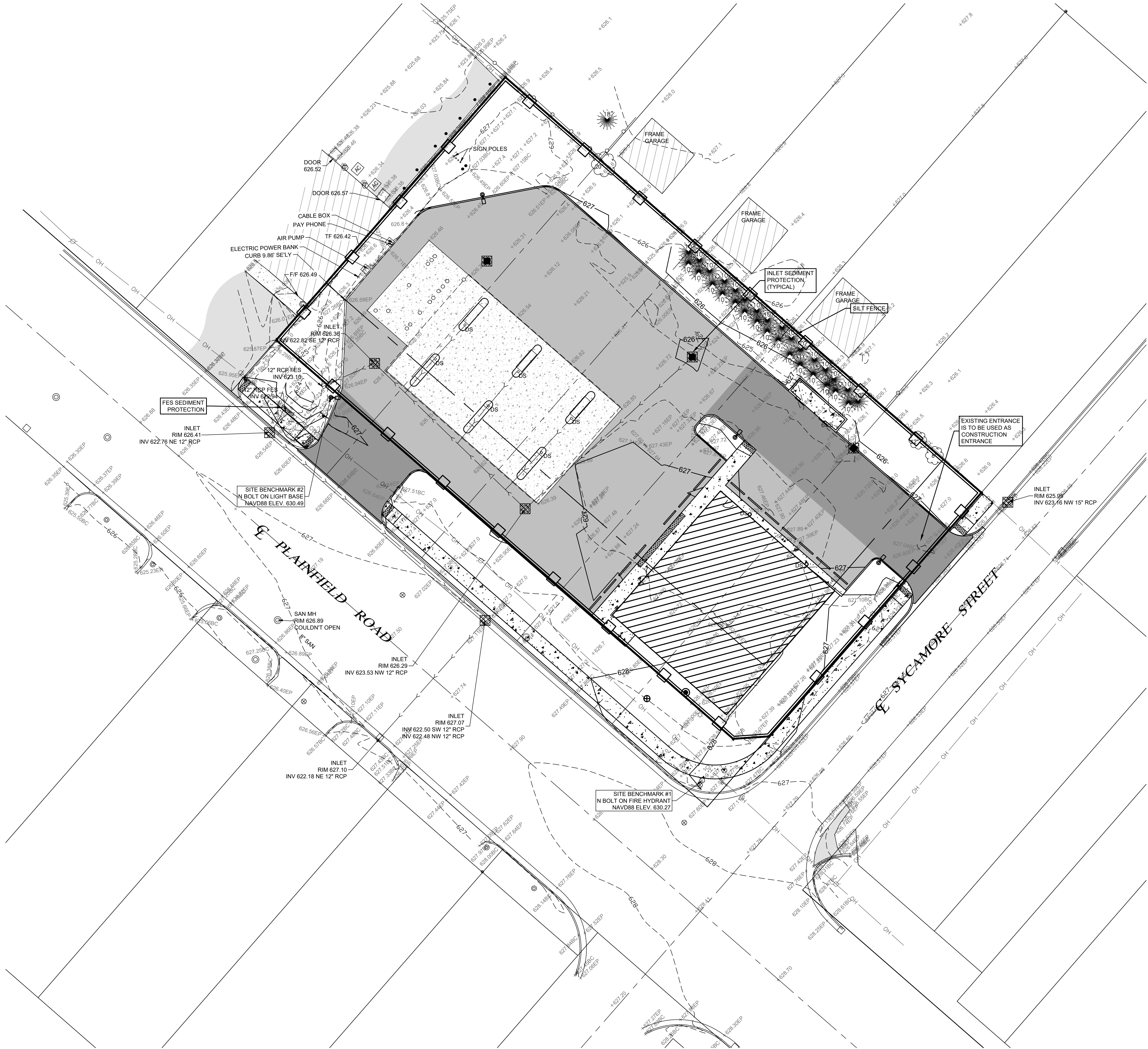
OF 14 SHEETS

PROJ # 26-PR-1008

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Waverline Road, Suite L, 60522
Phone: (630) 271-1020
Survey: (630) 271-0589
Fax: (630) 271-0774
Website: www.edwi.com



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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

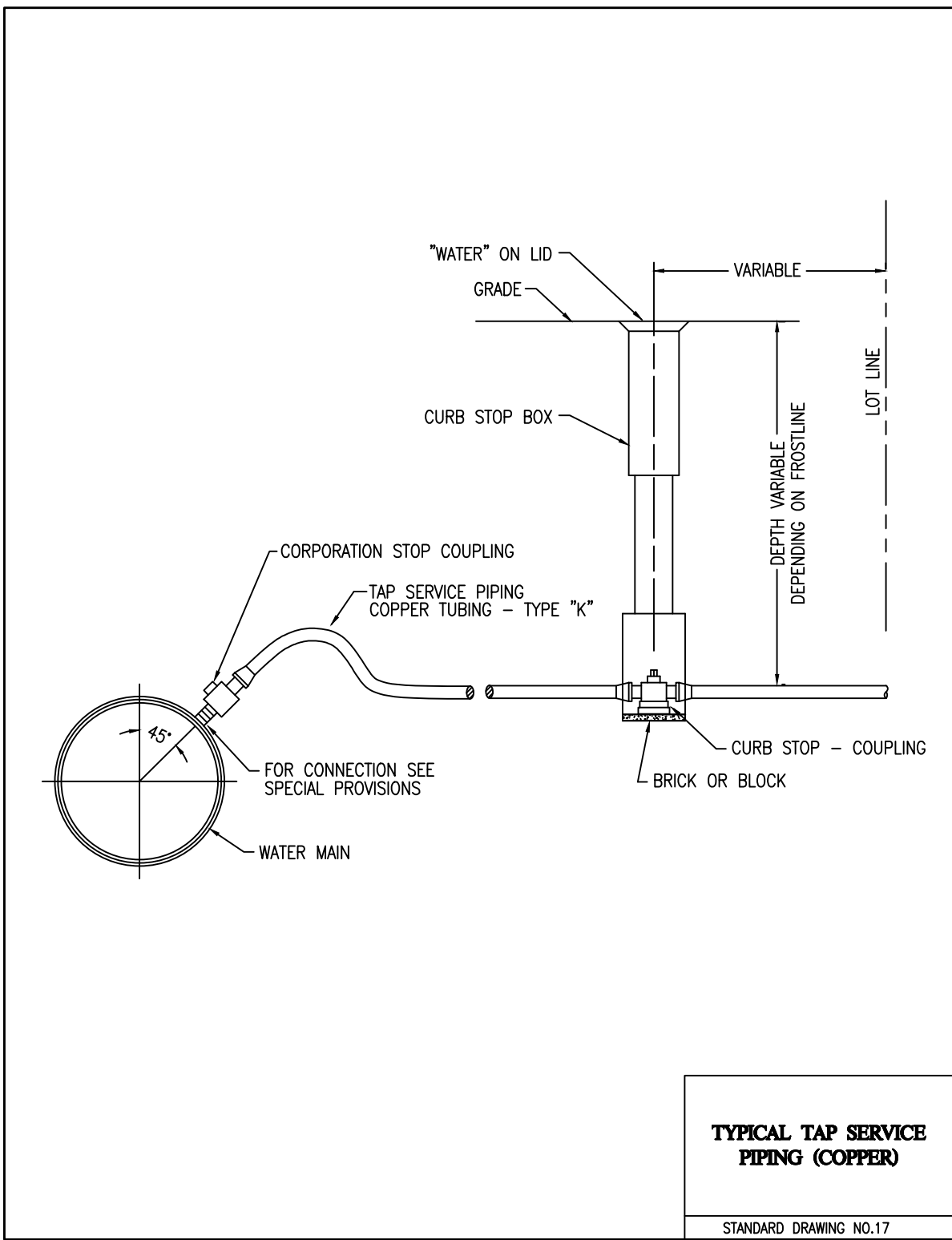
Morris Engineering, Inc.
Civil Engineering • Consulting
515 Wrenville Road, Suite 100
Phone: (630) 271-1050
Survey: (630) 271-0559
Fax: (630) 271-0774
Website: www.edwi.com

FIELD CREW: PIW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
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SCALE: HORIZ 1"=20'
VERT -

SHEET
8
OF 14 SHEETS
PROJ # 26-PR-1008

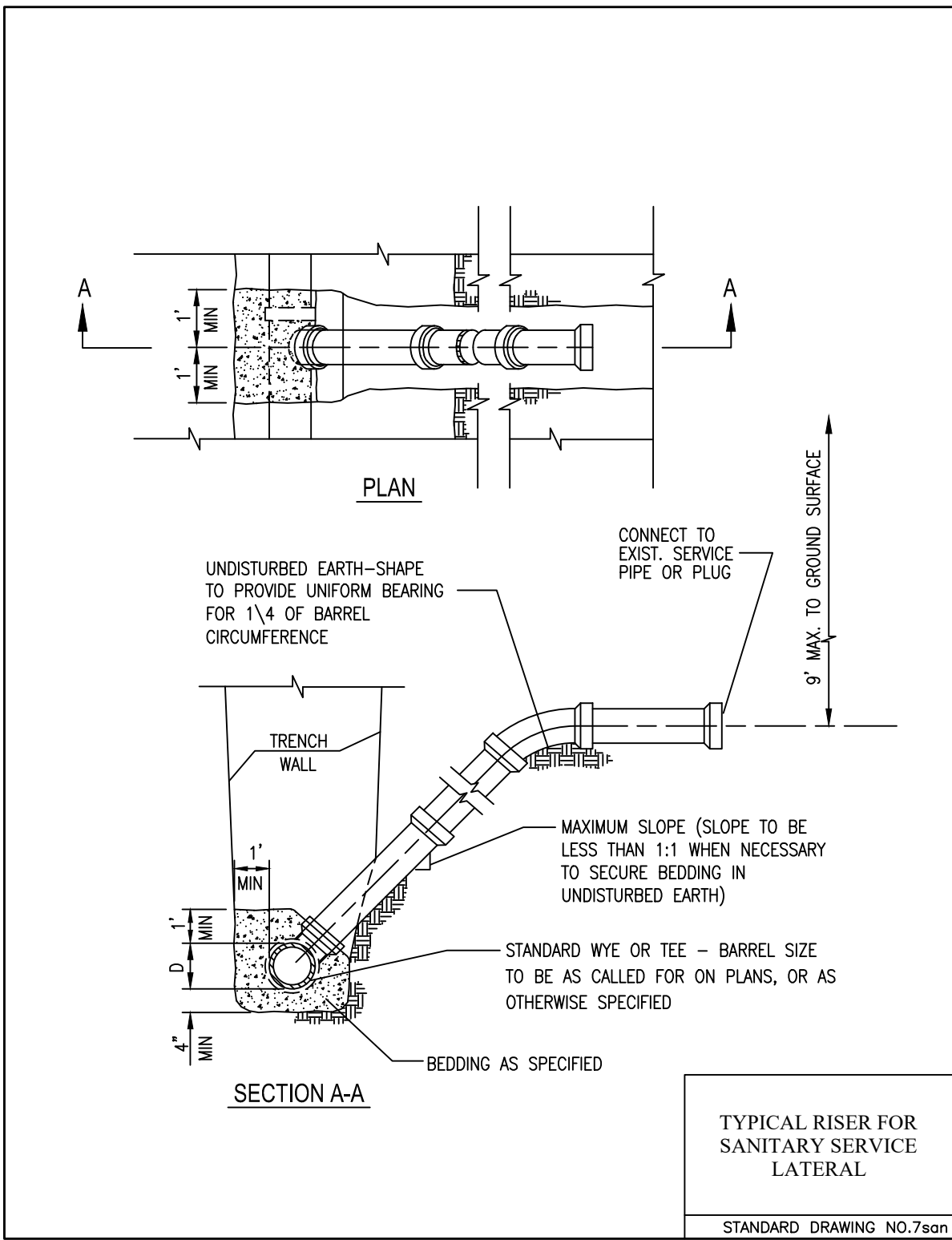
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TYPICAL TAP SERVICE PIPING (COPPER)

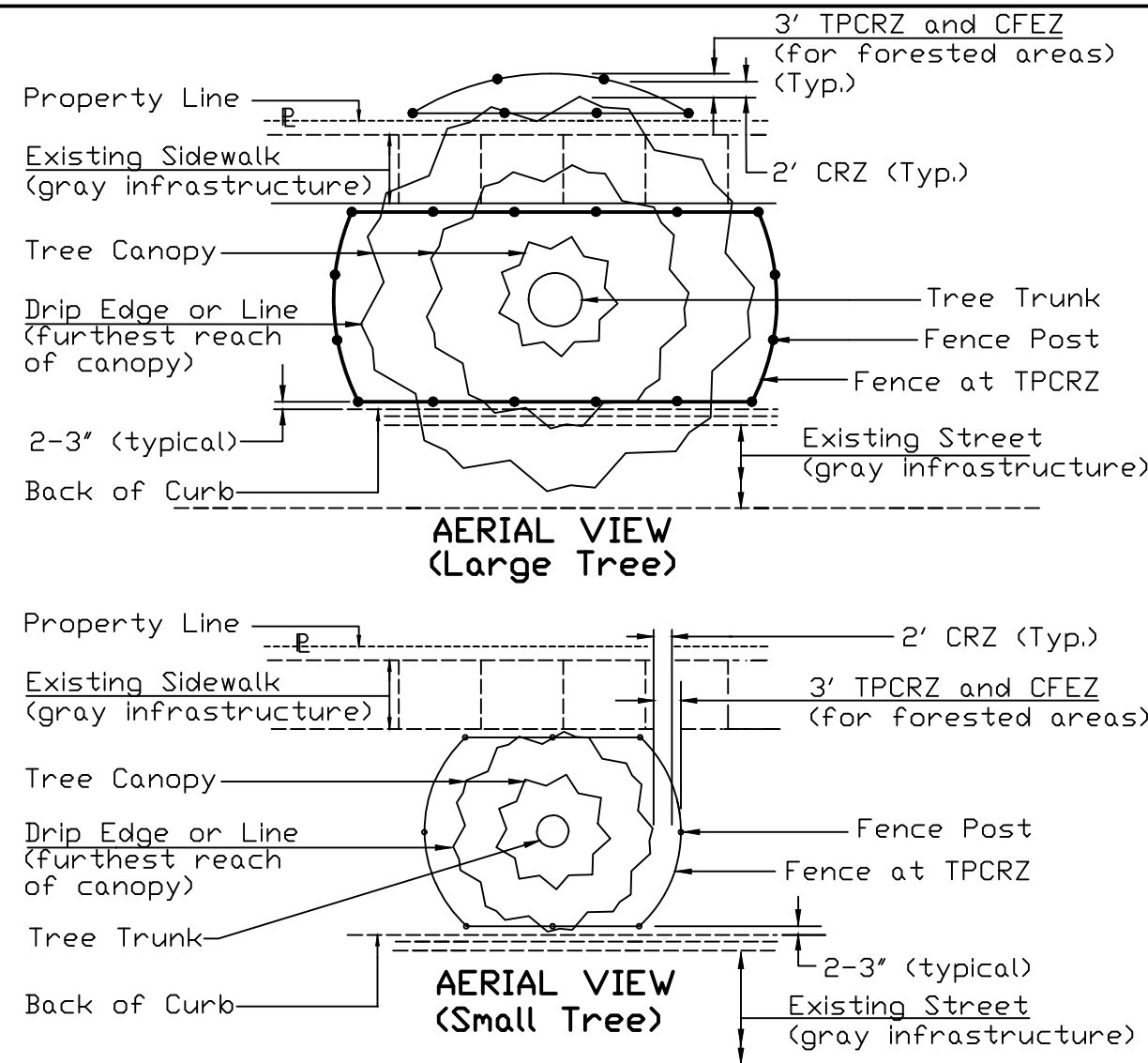
STANDARD DRAWING NO.17



TYPICAL RISER FOR SANITARY SERVICE LATERAL

STANDARD DRAWING NO.75an

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 Project	Designed	Date
Checked	Date	
Approved	Date	



STANDARD DWG. NO. IUM-690-B
SHEET 1 OF 2
DATE 09-14-2017

TREE PROTECTION - FENCING (Highly Urbanized Areas)

Notes: (cont.)

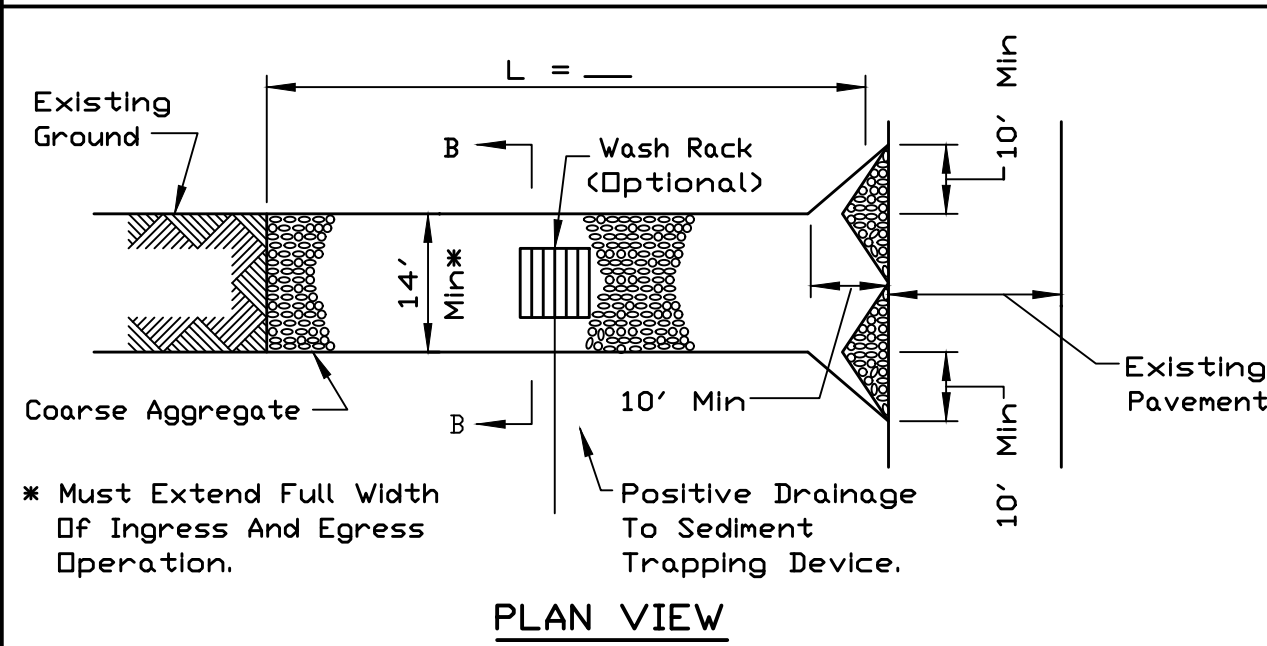
4. On sides of the tree where there is gray infrastructure conflict the fence shall be 3 to 4 inches from the structure. Where the structure is a sidewalk and the CRZ goes beyond the sidewalk to the adjoining greenspace, the Tree Protection Fencing shall continue to the CRZ without impeding the flow 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 Project	Designed	Date
Checked	Date	
Approved	Date	

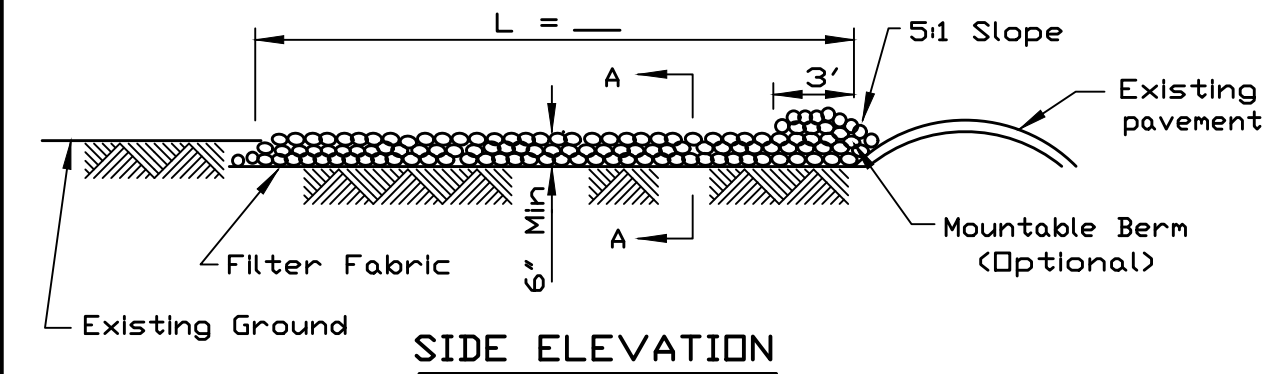


STANDARD DWG. NO. IUM-690-B
SHEET 2 OF 2
DATE 09-14-2017

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



SIDE ELEVATION

NOTES:

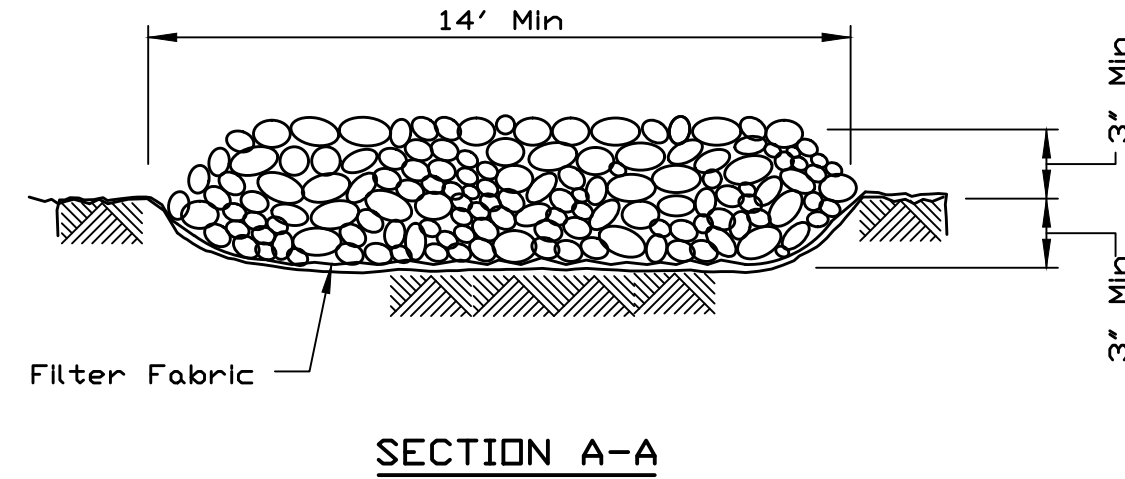
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 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 Project	Designed	Date
Checked	Date	
Approved	Date	

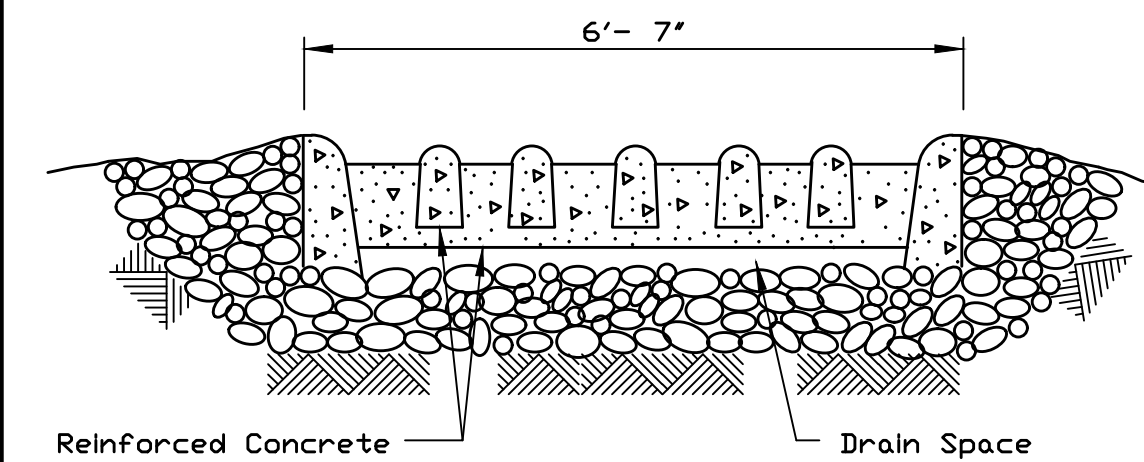


STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A



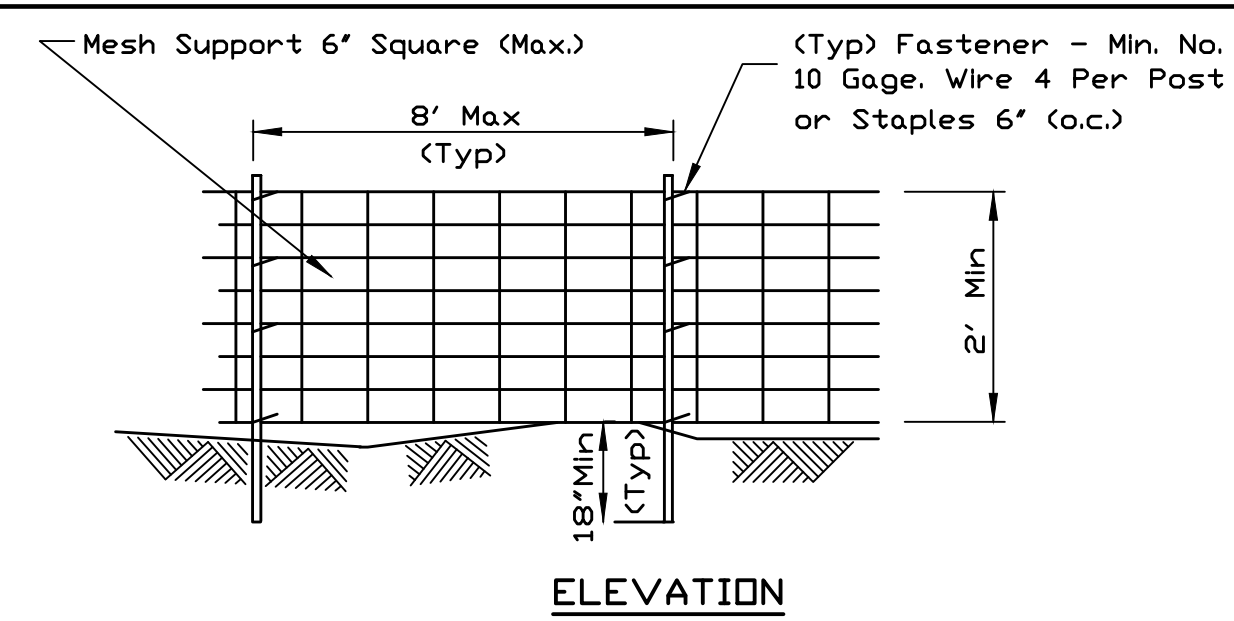
SECTION B-B

REFERENCE Project	Designed	Date
Checked	Date	
Approved	Date	

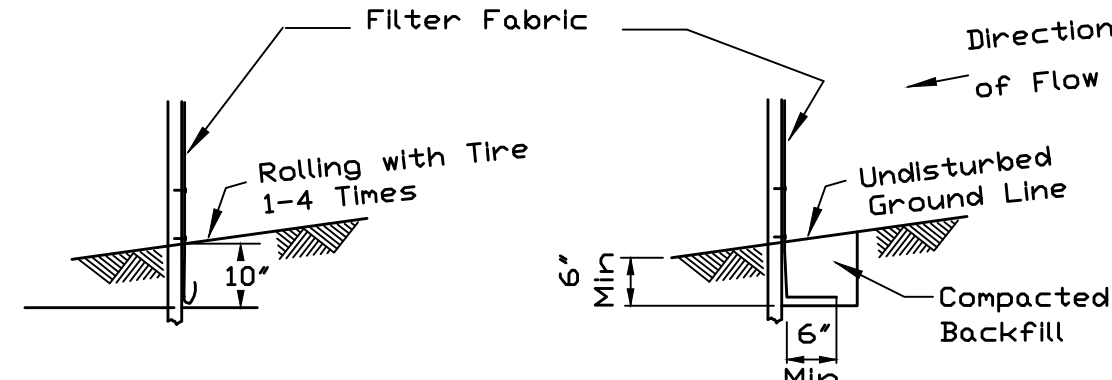


STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-18-94

SILT FENCE WITH WIRE SUPPORT PLAN



ELEVATION



FABRIC ANCHOR DETAIL

STATIC SLICE INSTALLATION

TRENCH INSTALLATION

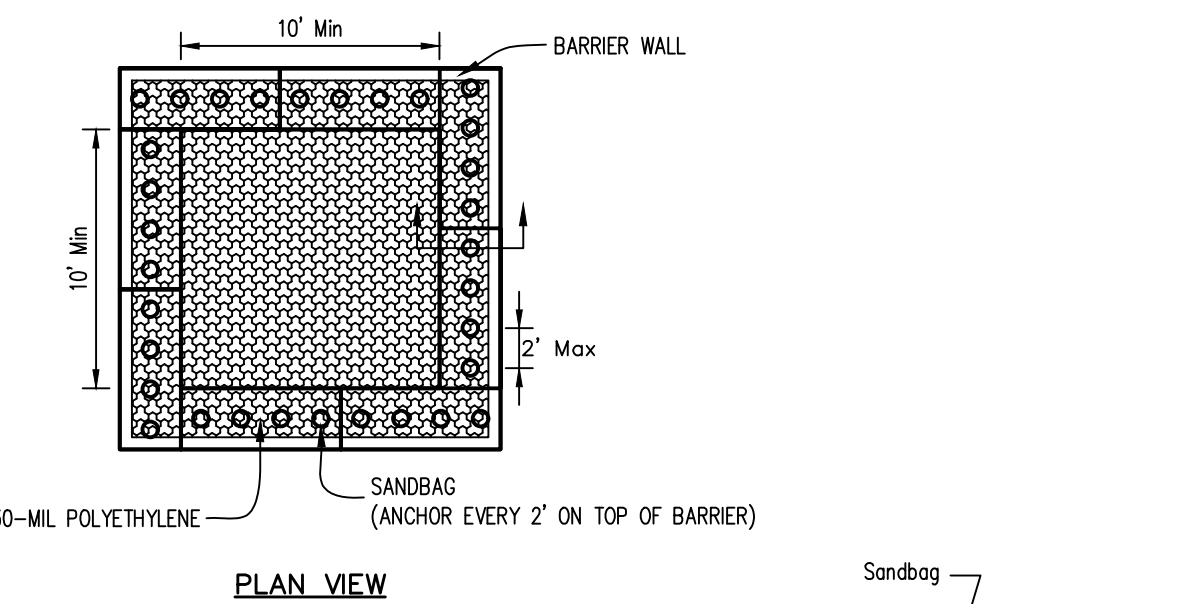
NOTES:

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.

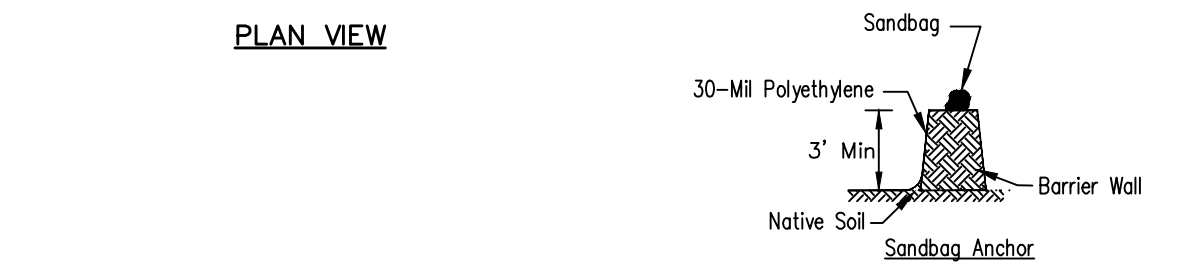
REFERENCE Project	Designed	Date
Checked	Date	
Approved	Date	



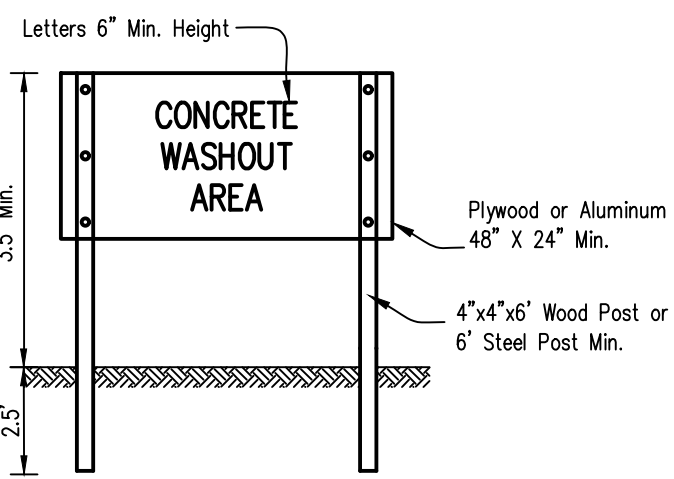
STANDARD DWG. NO. IUM-620AKW
SHEET 1 OF 2
DATE 3-16-2012



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened 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.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Designed	Checked	Approved
By: E. JOHNSON	By: E. JOHNSON	By: E. JOHNSON
Date: 8/08/2026	Date: 8/08/2026	Date: 8/08/2026

DETAIL SHEET

2350 PLAINFIELD ROAD
CREST HILL, ILLINOIS

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Waverline Road, Suite L, 60532
Phone: (630) 271-1020
Survey: (630) 271-1059
Fax: (630) 271-0774
Website: www.edwi.com



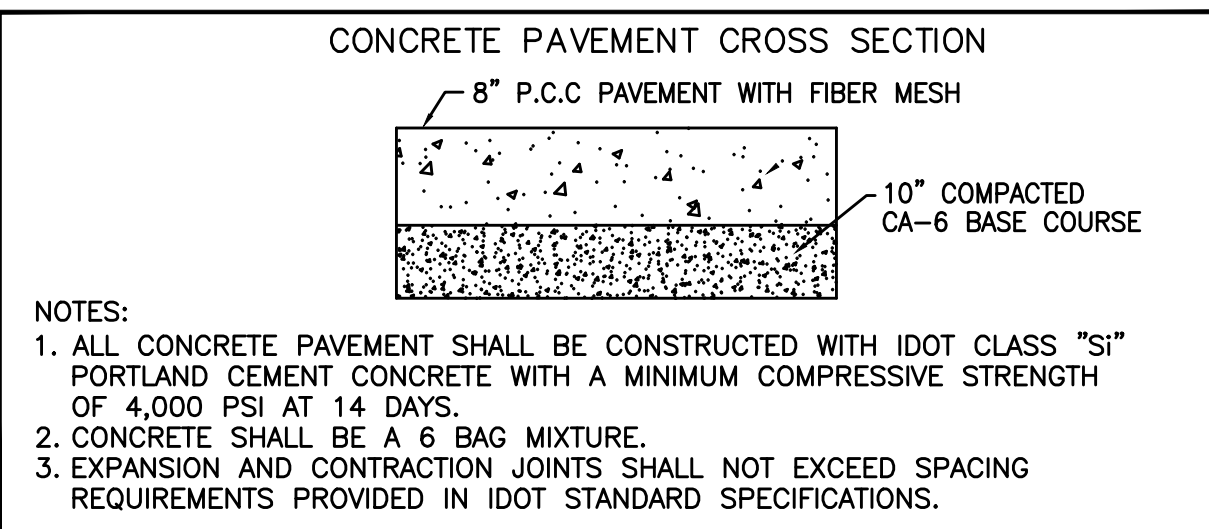
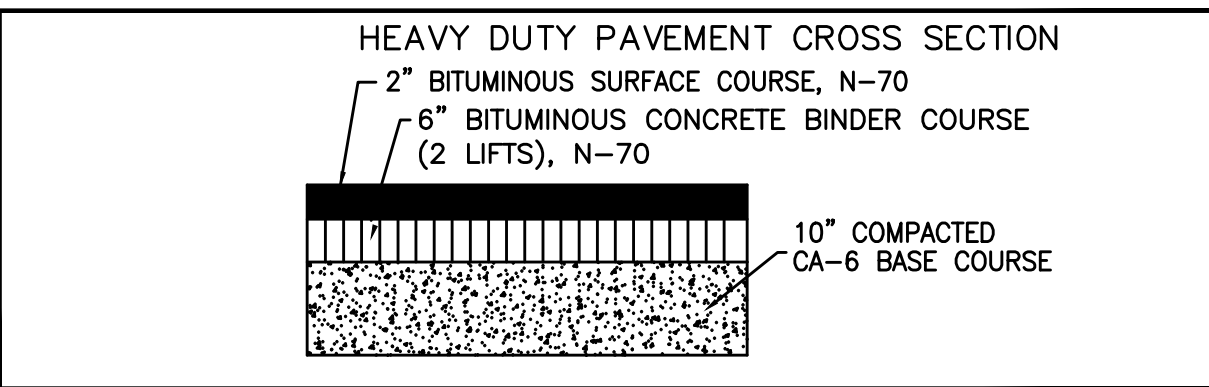
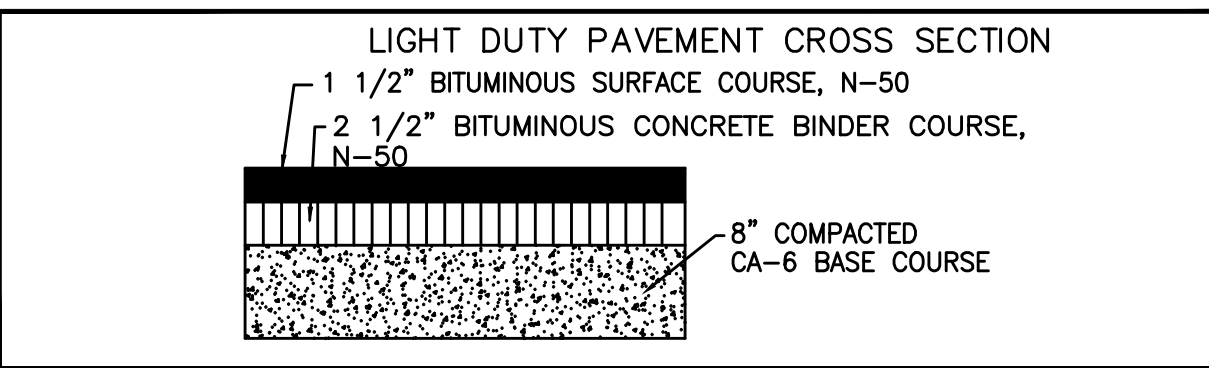
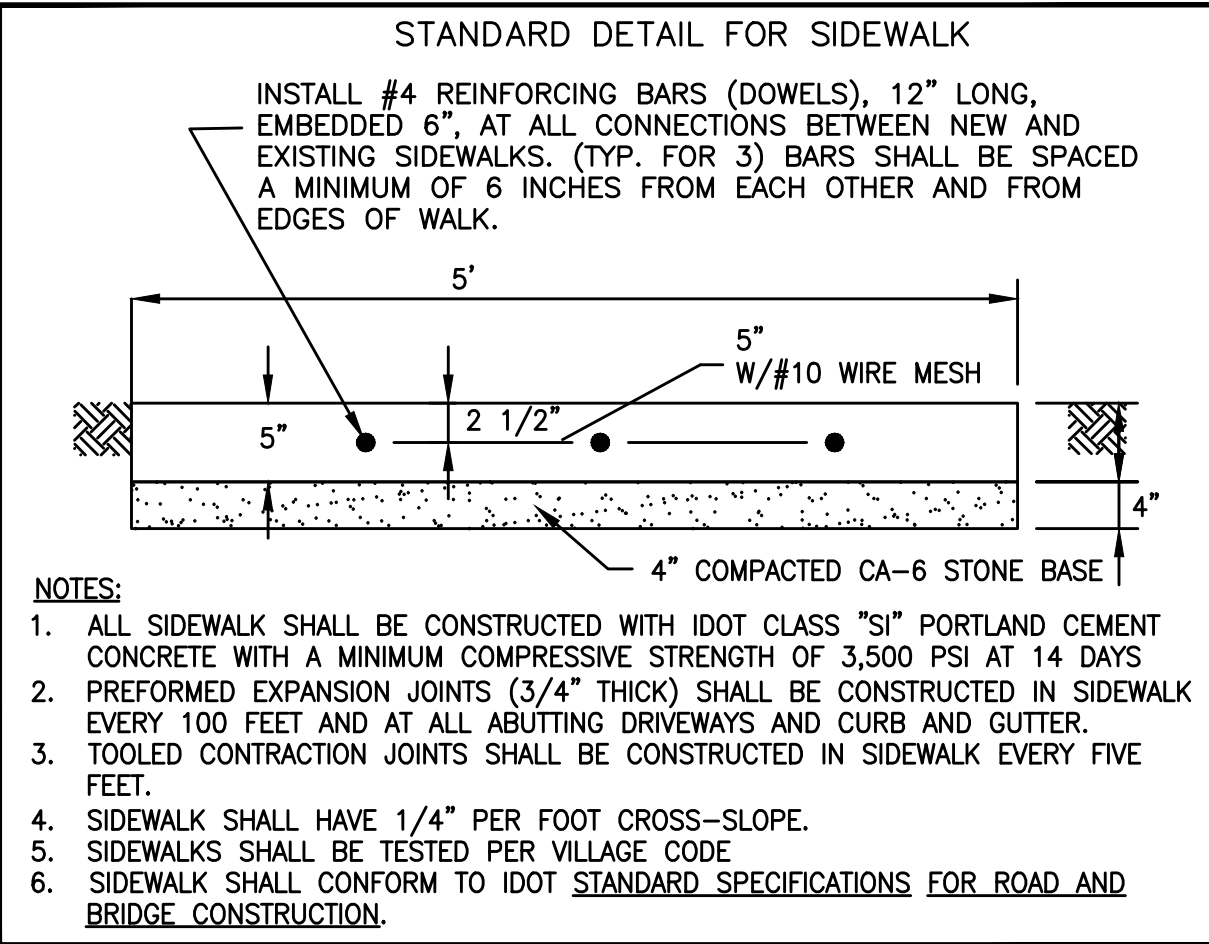
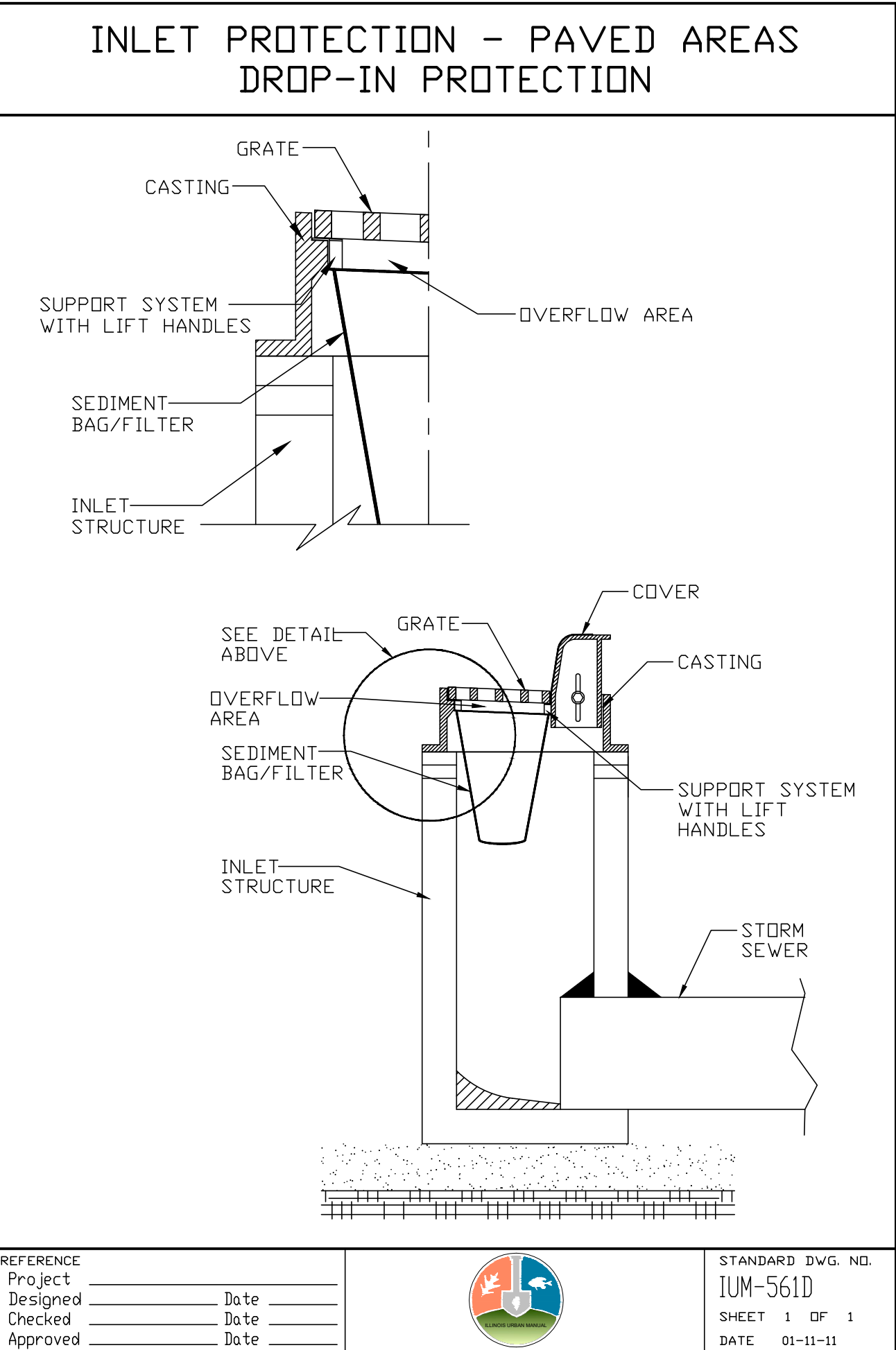
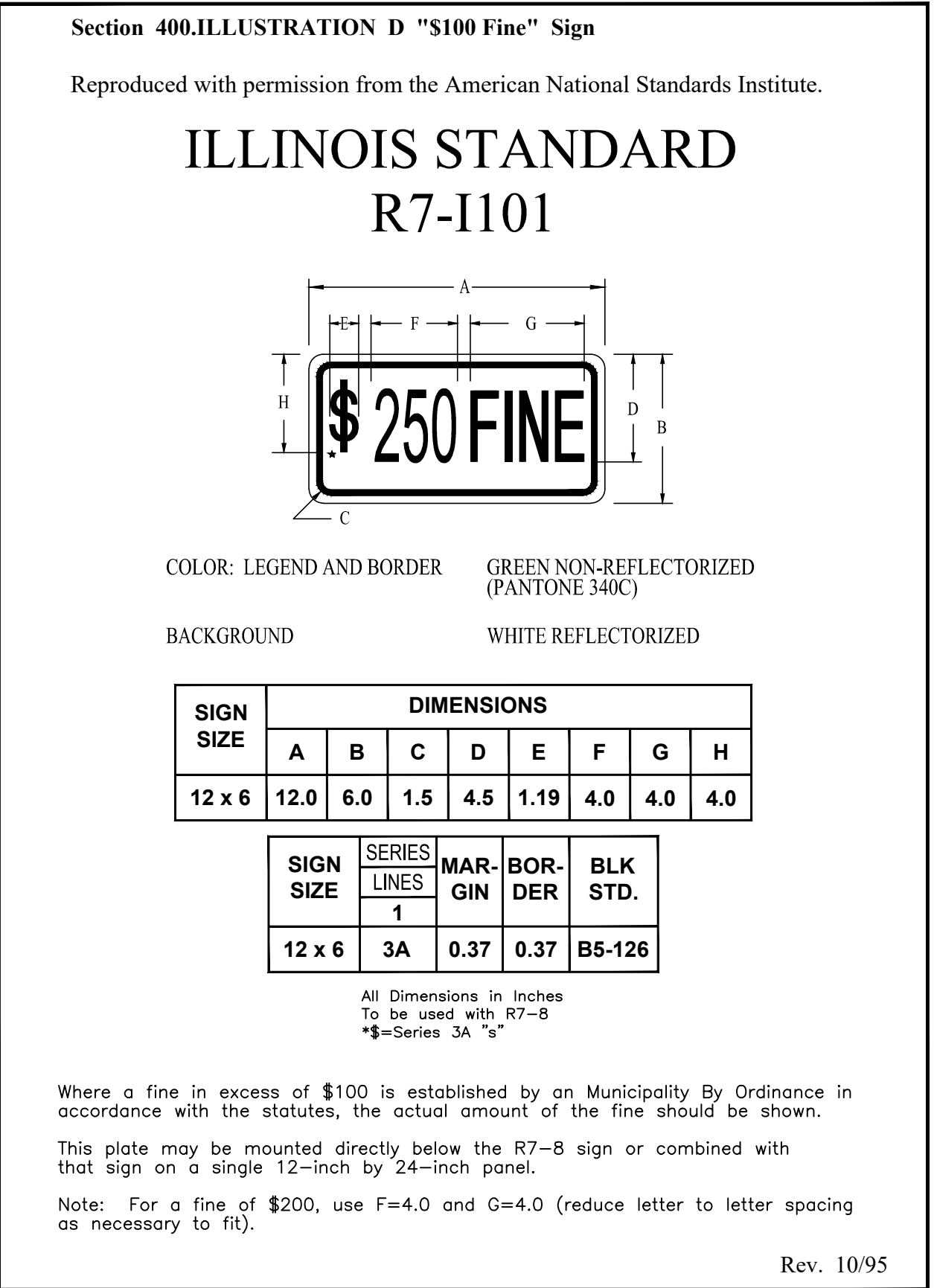
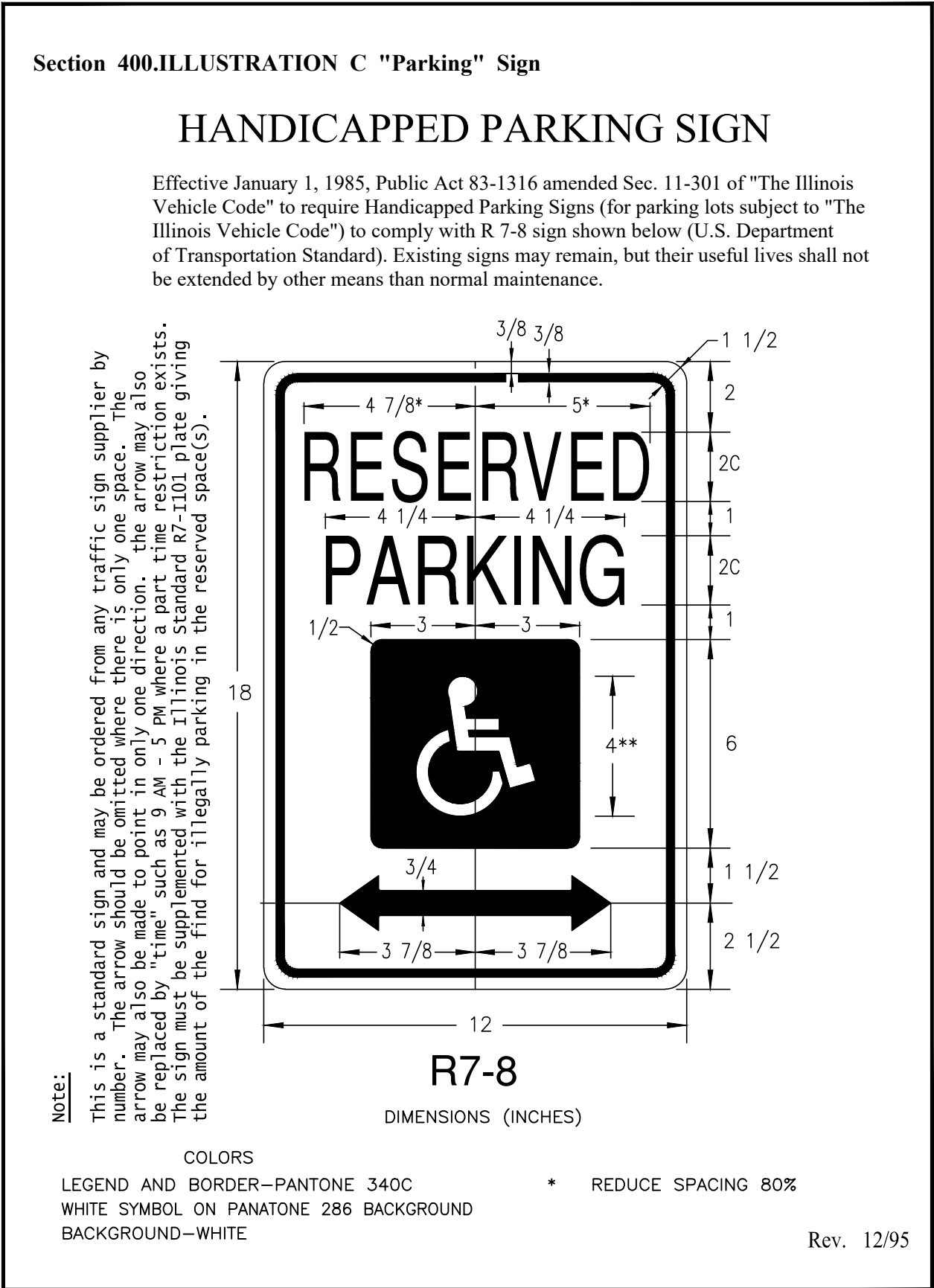
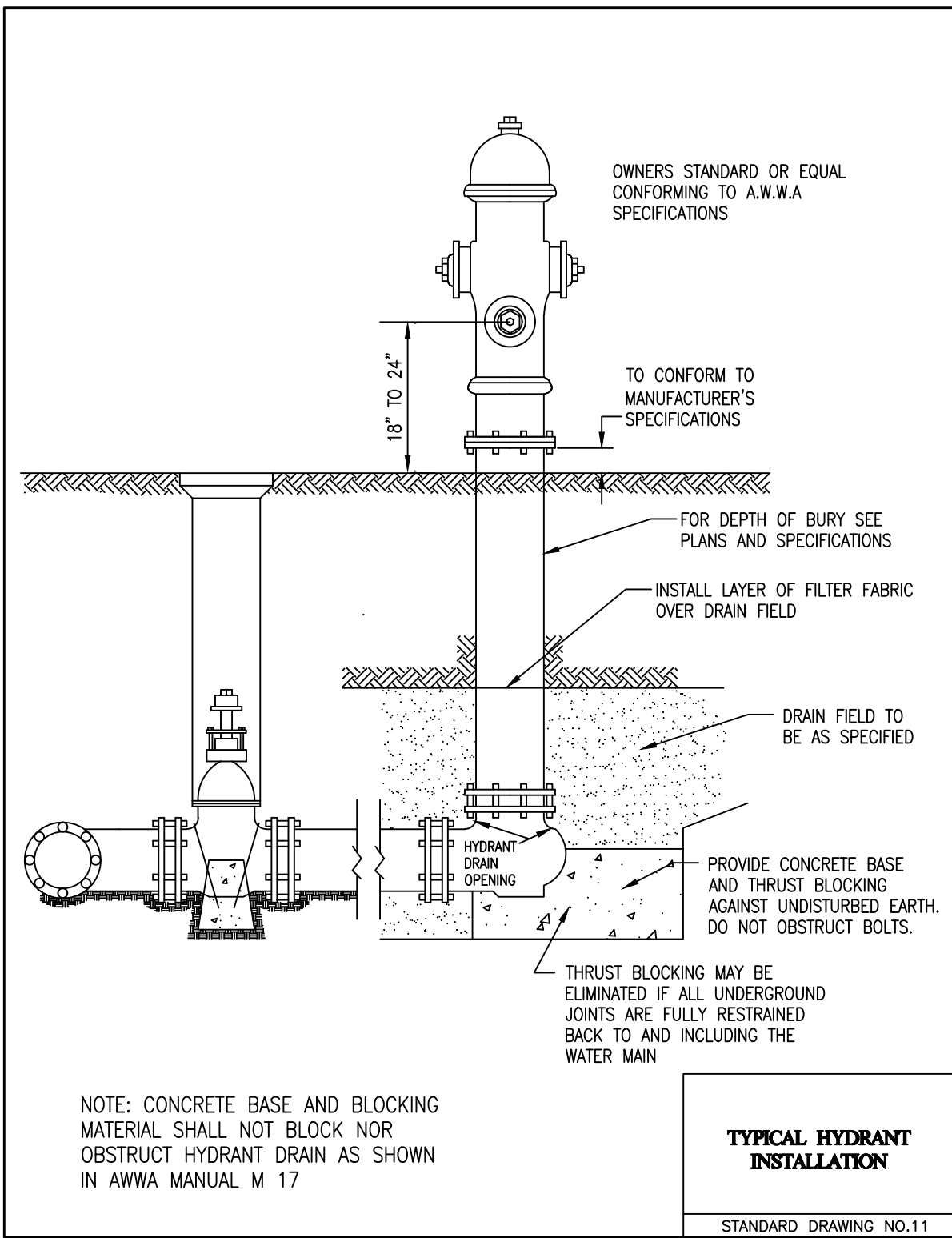
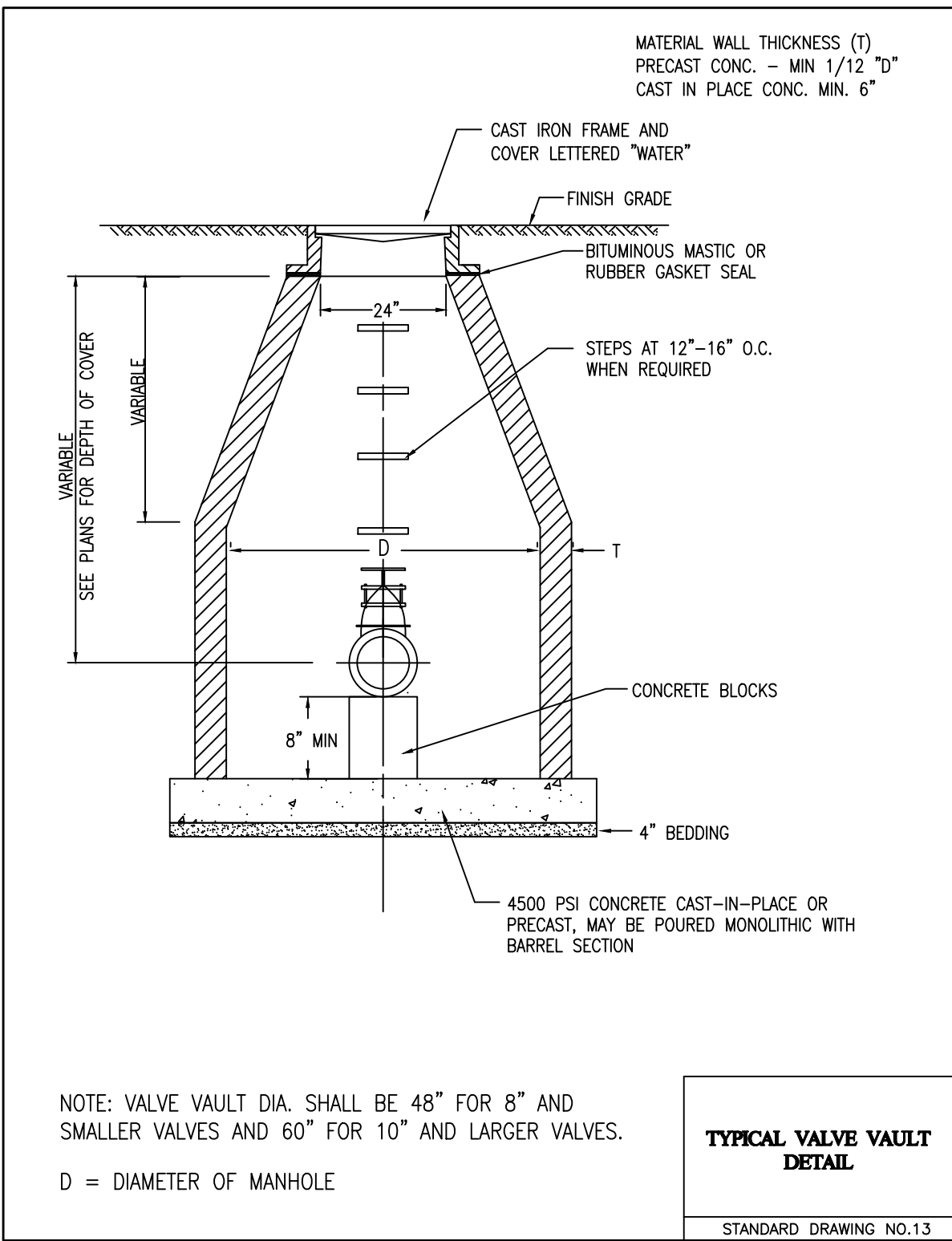
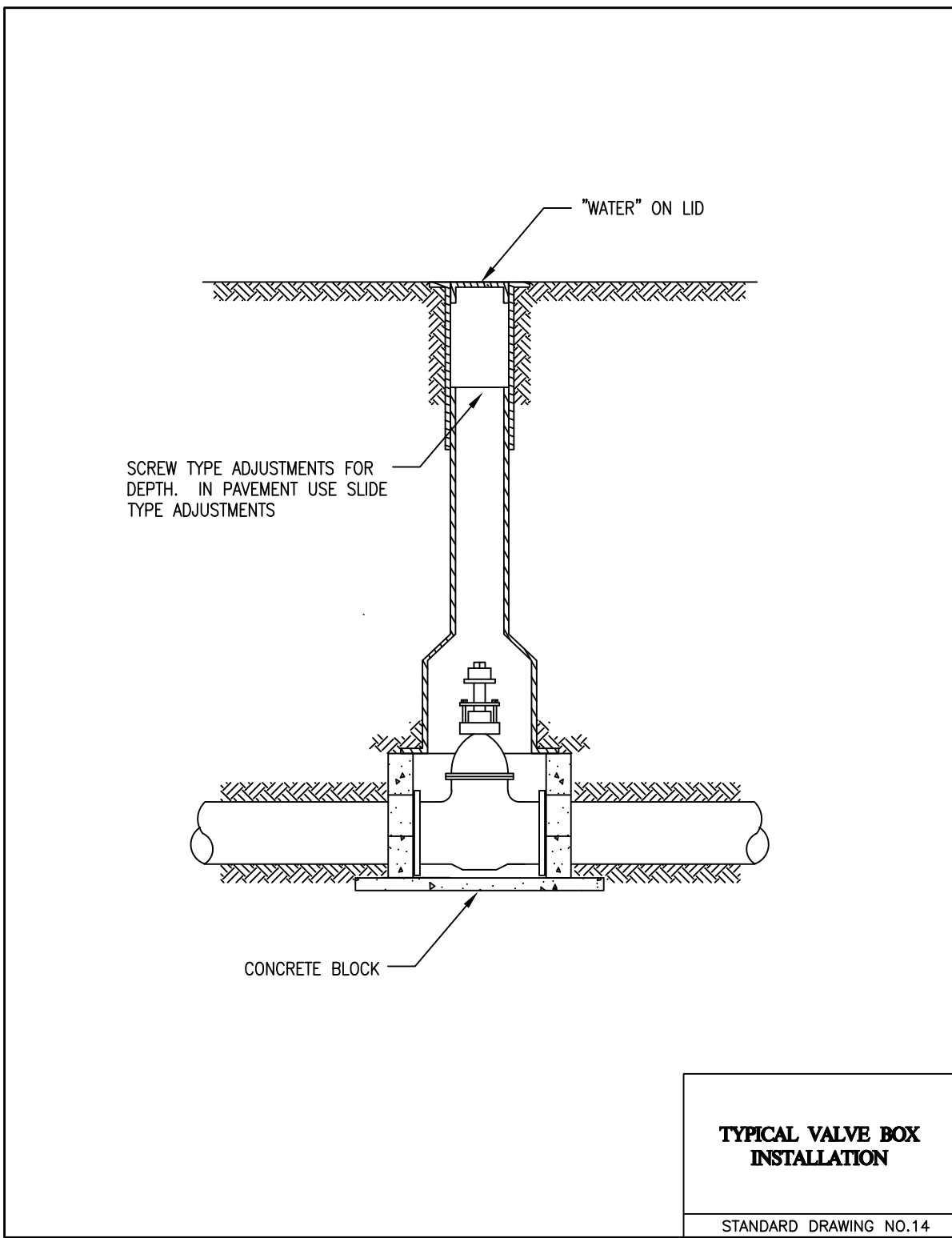
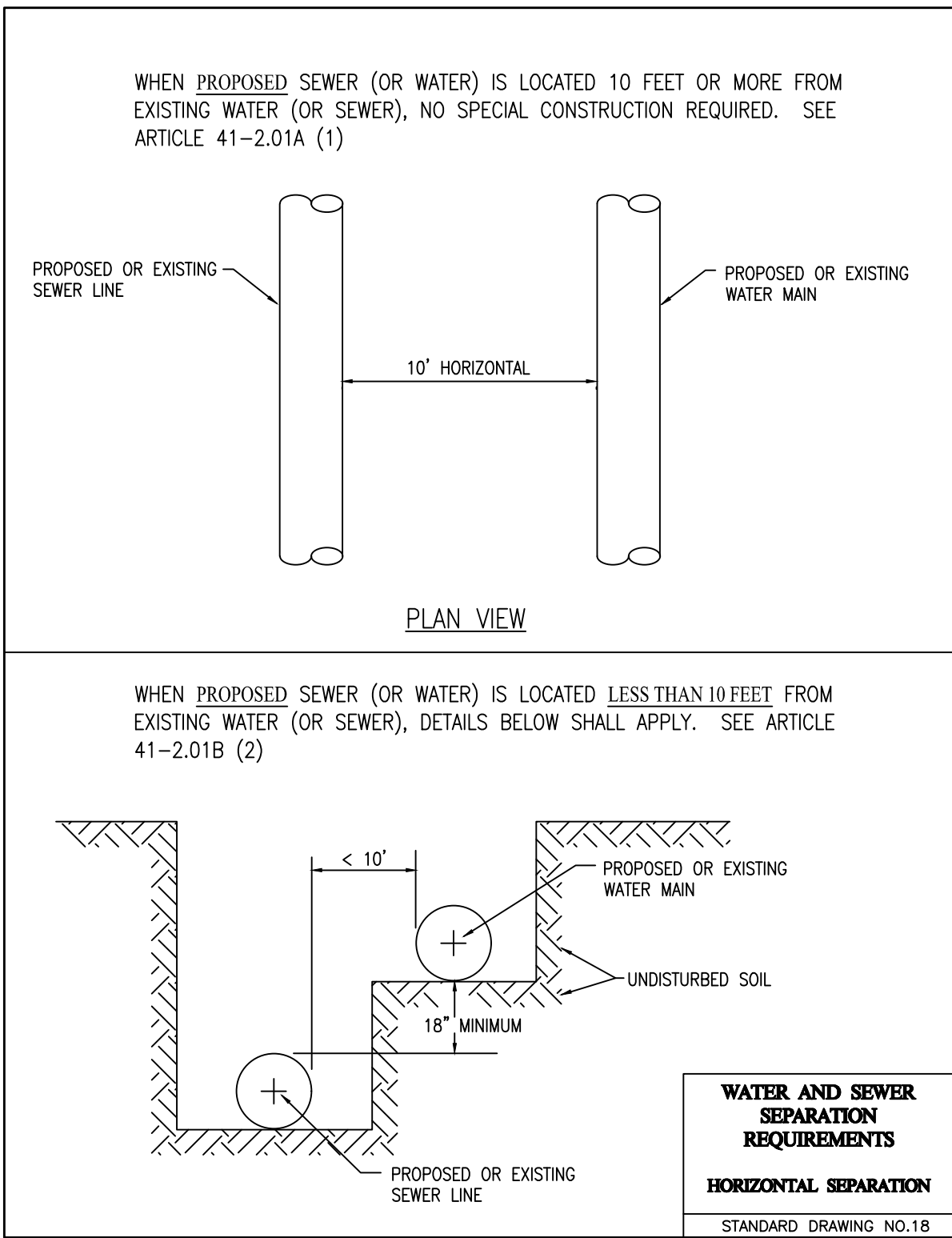
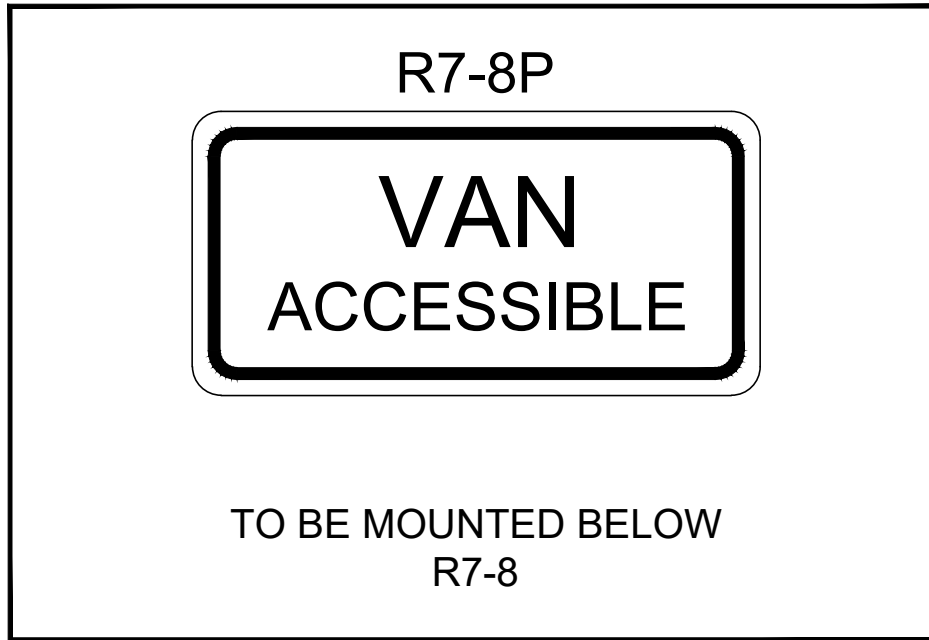
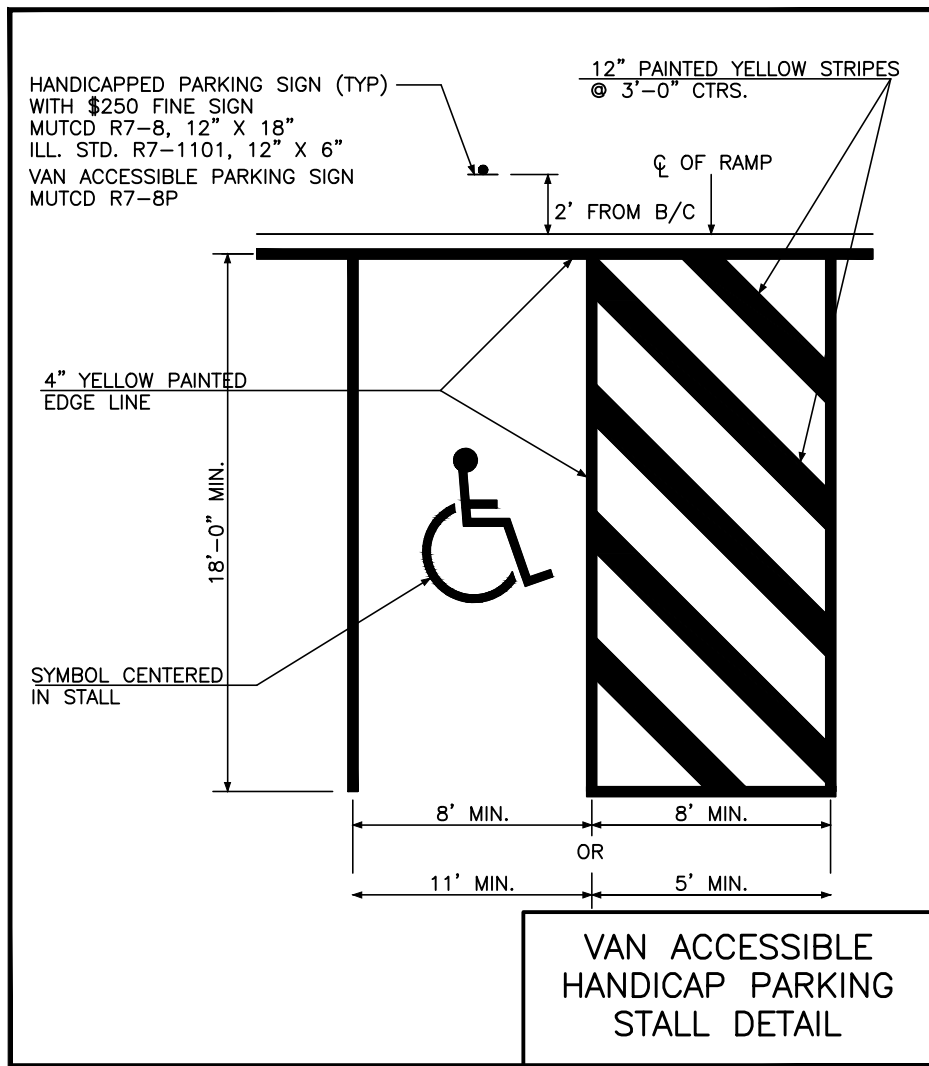
FIELD CREW: PIW
DRAWN BY: CJS
CHECKED BY: AS
APPROVED BY: EF
DATE: 8/08/2026
SCALE: HORIZ -
VERT -

SHEET

9

OF 14 SHEETS

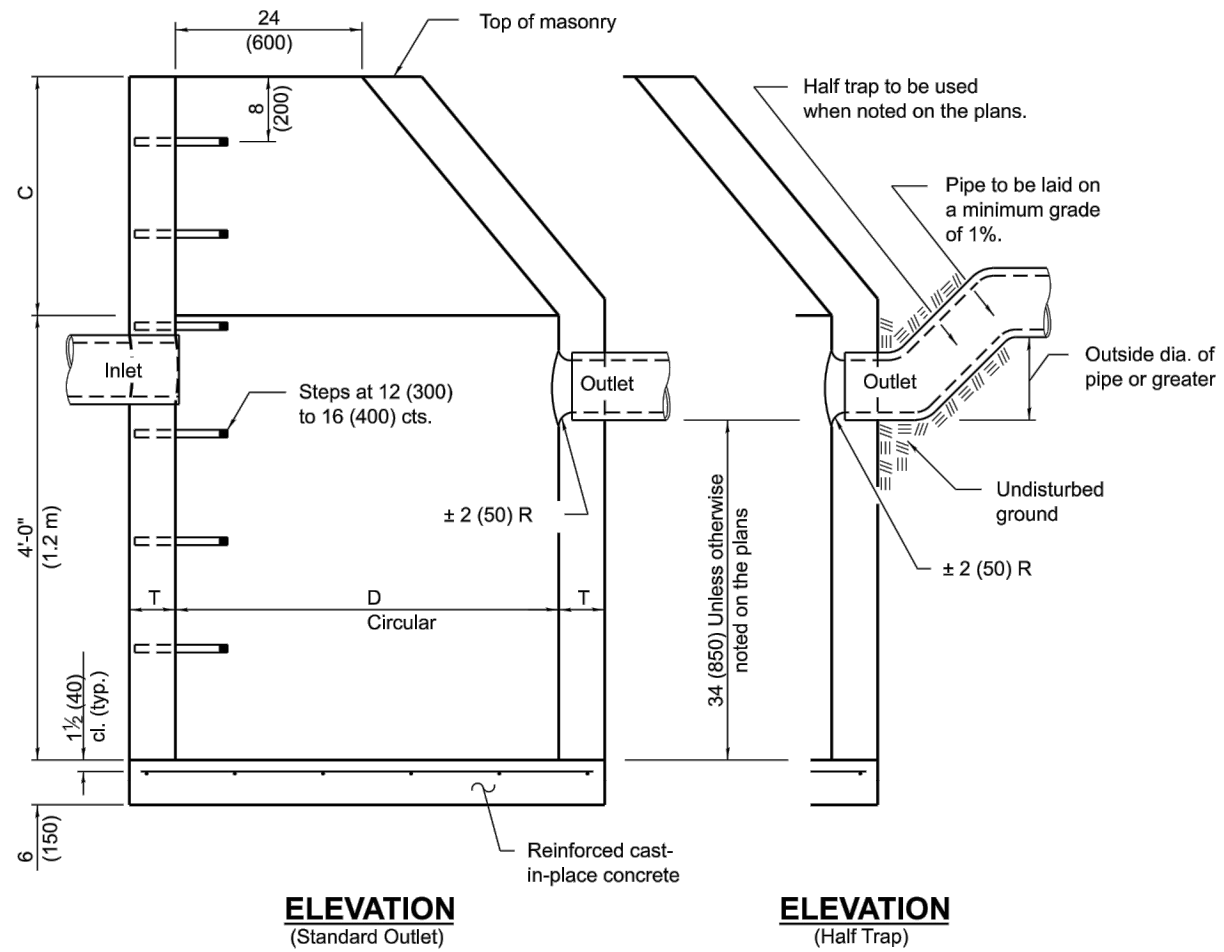
PROJ # 26-PR-1008



Illinois Department of Transportation

APPROVED January 1, 2011
Michael Brand
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2011
Santosh
ENGINEER OF DESIGN AND ENVIRONMENT



ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	3'-0" (1.15 m)	5 (125) 8 (200)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	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.

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).

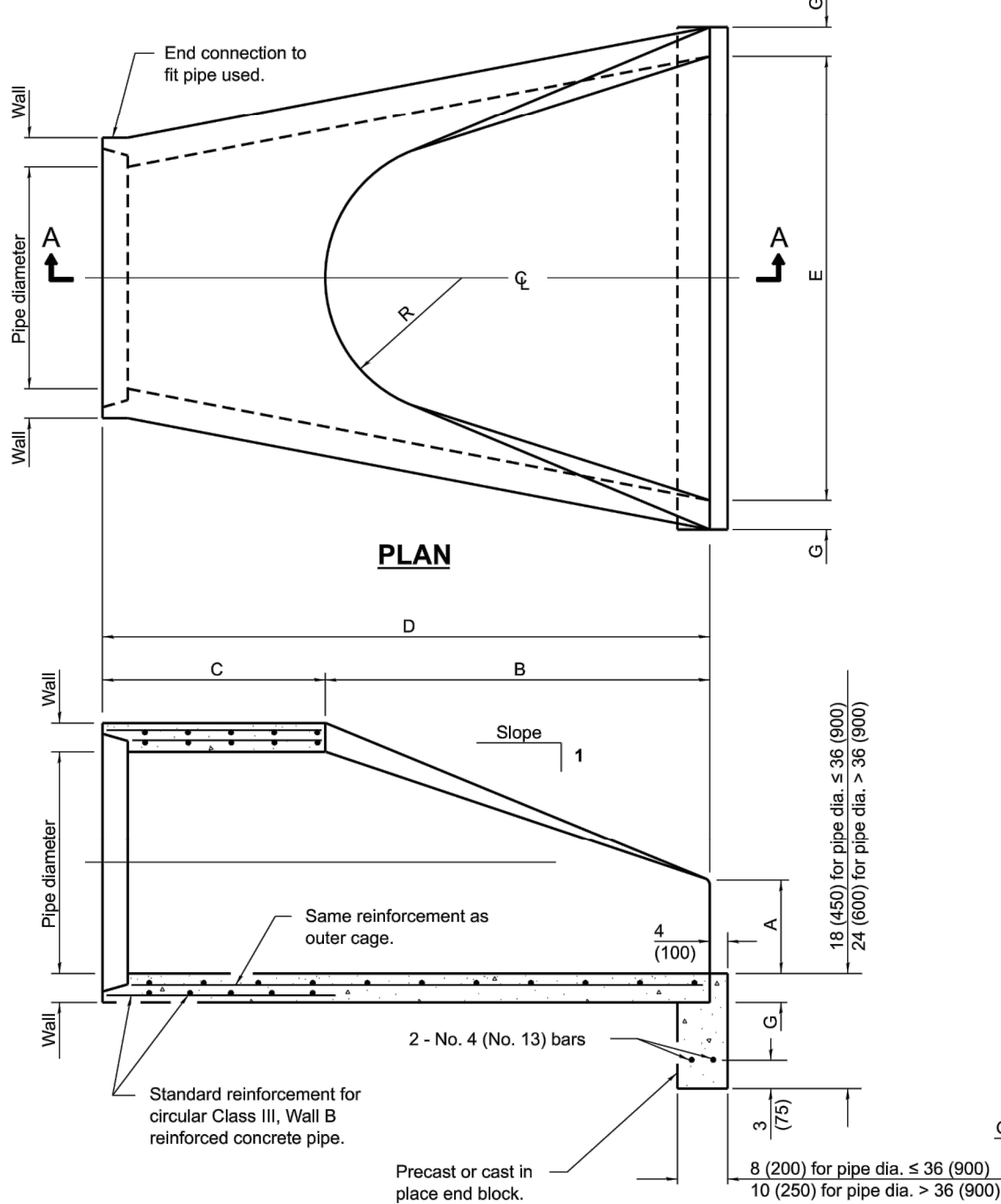
CATCH BASIN TYPE A

STANDARD 602001-02

Illinois Department of Transportation

APPROVED January 1, 2011
Michael Brand
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2011
Santosh
ENGINEER OF DESIGN AND ENVIRONMENT



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'-0 1/2" (1.241 m)	6'-0 1/4" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2 1/2 (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2 1/2 (57)	11 (280)	1:2.4
18 (450)	990 (450)	2 1/2 (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2 1/2 (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2 1/2 (70)	9 (229)	35 (889)	3'-6" (1.067 m)	6'-1" (1.854 m)	38 (965)	2 1/2 (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9 1/2 (241)	30 (762)	3'-7 1/2" (1.105 m)	6'-1 1/2" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3 1/2 (83)	10 1/2 (267)	30 (762)	3'-7 1/2" (1.219 m)	6'-1 1/2" (1.867 m)	4'-6" (1.372 m)	3 1/2 (83)	14 1/2 (368)	1:2.4
30 (750)	2190 (995)	3 1/2 (89)	12 (305)	30 (762)	4'-4" (1.375 m)	6'-1 1/2" (1.874 m)	5'-0" (1.524 m)	3 1/2 (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3 1/2 (95)	13 1/2 (343)	39 1/2 (1.067 m)	4'-10 1/2" (1.486 m)	8'-1 1/2" (2.483 m)	5'-6" (1.676 m)	3 1/2 (95)	17 1/2 (445)	1:2.5
36 (900)	4100 (1850)	4 (102)	15 (381)	4 (102)	5'-3" (1.6 m)	8'-1 1/2" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4 1/2 (114)	21 (533)	5'-3" (1.6 m)	8'-2" (2.489 m)	6'-6" (2.008 m)	7'-0" (2.134 m)	4 1/2 (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	8'-2" (2.489 m)	7'-0" (2.134 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5 1/2 (140)	27 (686)	6'-0" (1.829 m)	8'-4" (2.54 m)	7'-6" (2.286 m)	7'-6" (2.286 m)	5 1/2 (140)	24 (610)	1:2.5
60 (1500)	8730 (3950)	6 (152)	30 (762)	6'-0" (1.829 m)	8'-4" (2.54 m)	7'-6" (2.286 m)	7'-6" (2.286 m)	6 (152)	24 (610)	1:1.9
66 (1650)	10710 (4860)	6 1/2 (165)	30 (762)	6'-0" (1.829 m)	8'-4" (2.54 m)	7'-6" (2.286 m)	7'-6" (2.286 m)	6 1/2 (165)	24 (610)	1:1.7
72 (1800)	12620 (5690)	7 (178)	36 (914)	6'-6" (1.981 m)	8'-3" (2.514 m)	7'-6" (2.286 m)	7'-6" (2.286 m)	7 (178)	24 (610)	1:1.8
78 (1950)	14770 (6700)	7 1/2 (191)	36 (914)	7'-4" (2.286 m)	8'-3" (2.514 m)	7'-6" (2.286 m)	7'-6" (2.286 m)	7 1/2 (191)	24 (610)	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6 1/2" (2.299 m)	8'-3" (2.514 m)	7'-6" (2.286 m)	7'-6" (2.286 m)	8 (203)	24 (610)	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

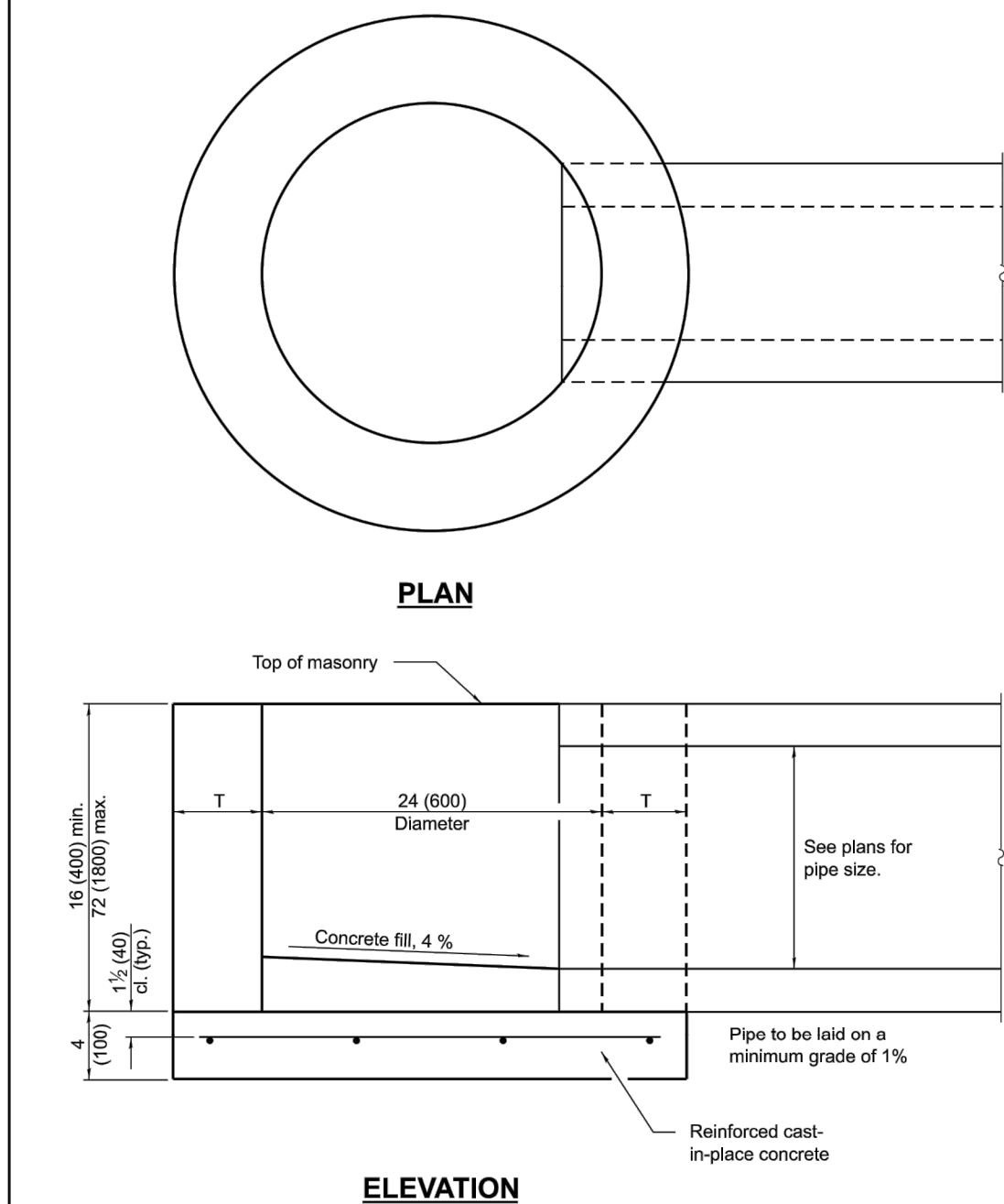
All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in inches (millimeters) unless otherwise shown.

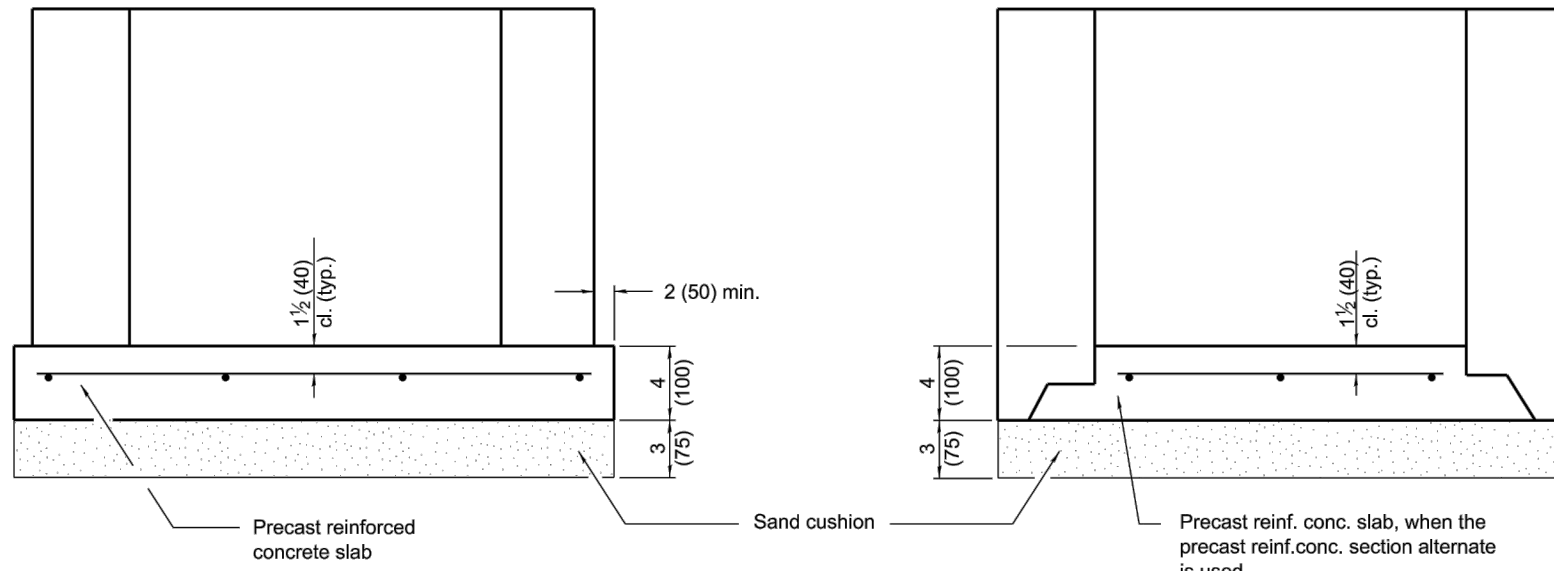
DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed 'inner' to 'outer' cage. ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03



ALTERNATE MATERIALS FOR WALLS	T (min.)
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.

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to height. Added general notes.

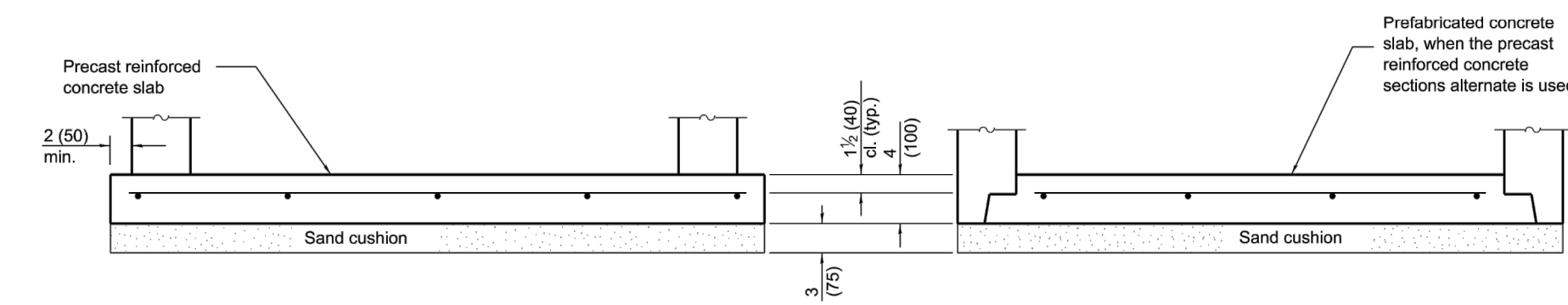
INLET - TYPE A

STANDARD 602301-04

Illinois Department of Transportation

APPROVED January 1, 2011
Michael Brand
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2011
Santosh
ENGINEER OF DESIGN AND ENVIRONMENT



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.

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

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Waverly Road, Suite 100
Crest Hill, IL 60522
Phone: (630) 271-1050
Fax: (630) 271-0599
Website: www.medi.com



FIELD CREW: PIW
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

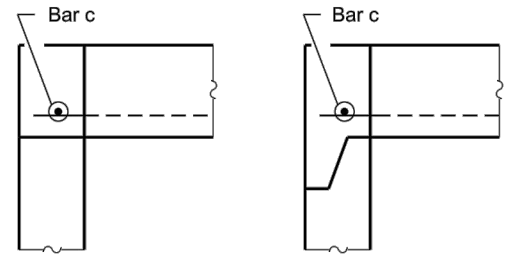
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Illinois Department of Transportation

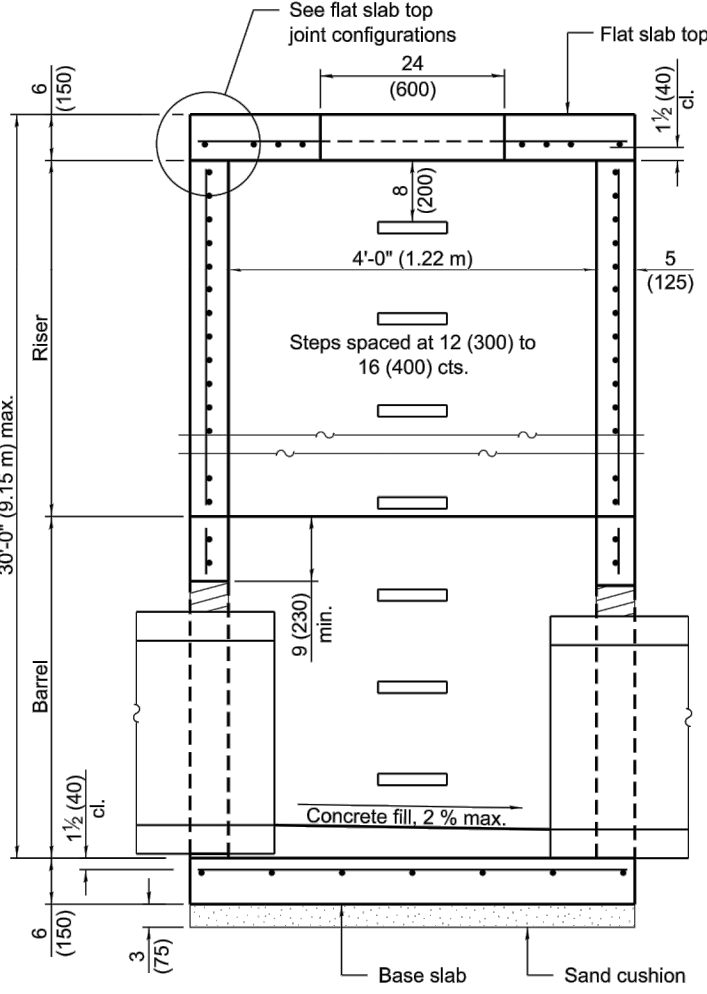
APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

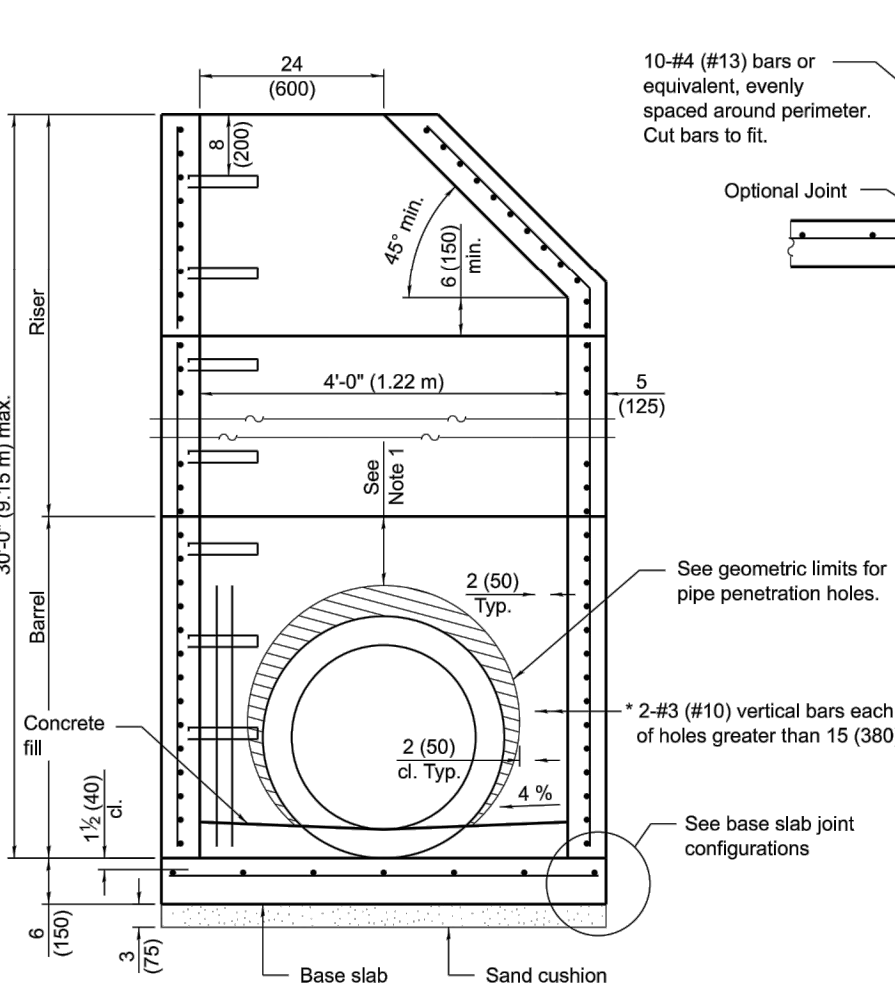
FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)



SECTION PARALLEL TO PIPE
(Without conical top riser)



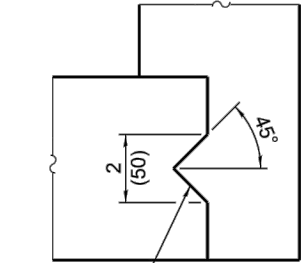
SECTION PERPENDICULAR TO PIPE
(With conical top riser)



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.

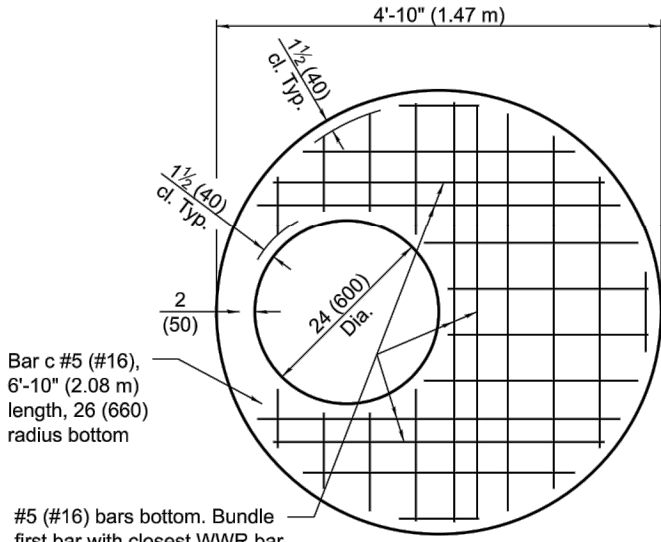
PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
(Sheet 1 of 2)
STANDARD 602401-07

Illinois Department of Transportation

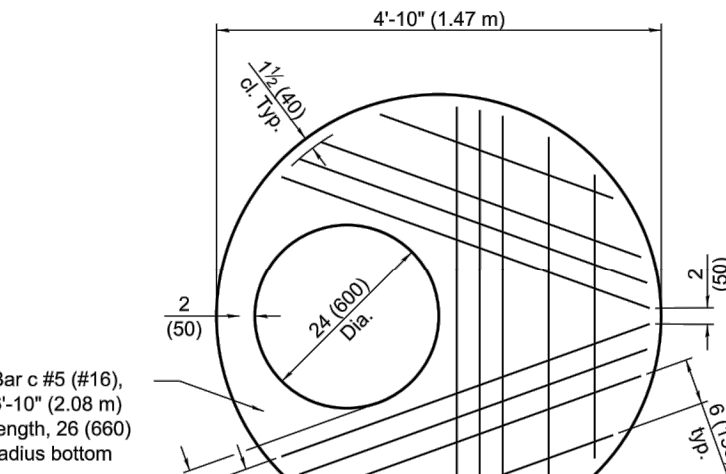
APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

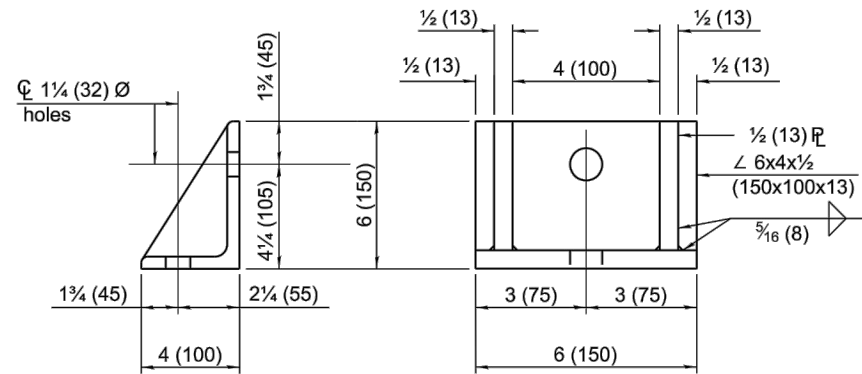
PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



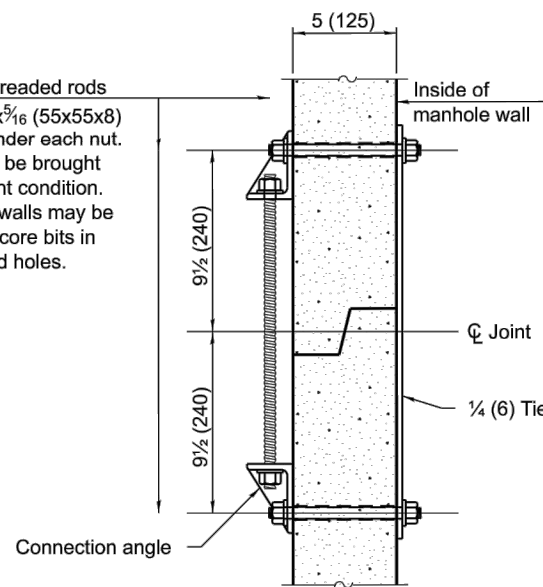
PLAN - FLAT SLAB TOP
(Showing layout of reinforcement bars and c bars)



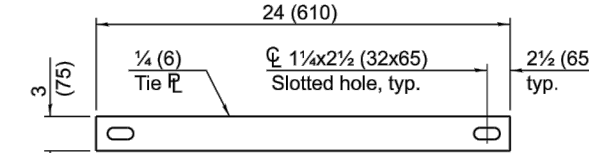
CONNECTION ANGLE



JOINT SPLICE



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 (#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)
Bottom Mat	> 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m) 10 (250)

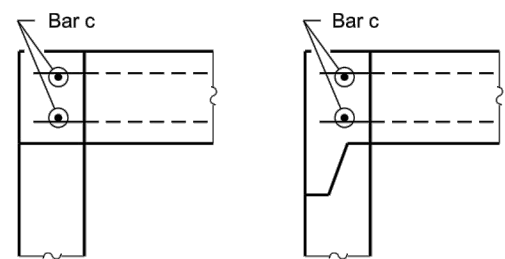
PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
(Sheet 2 of 2)
STANDARD 602401-07

Illinois Department of Transportation

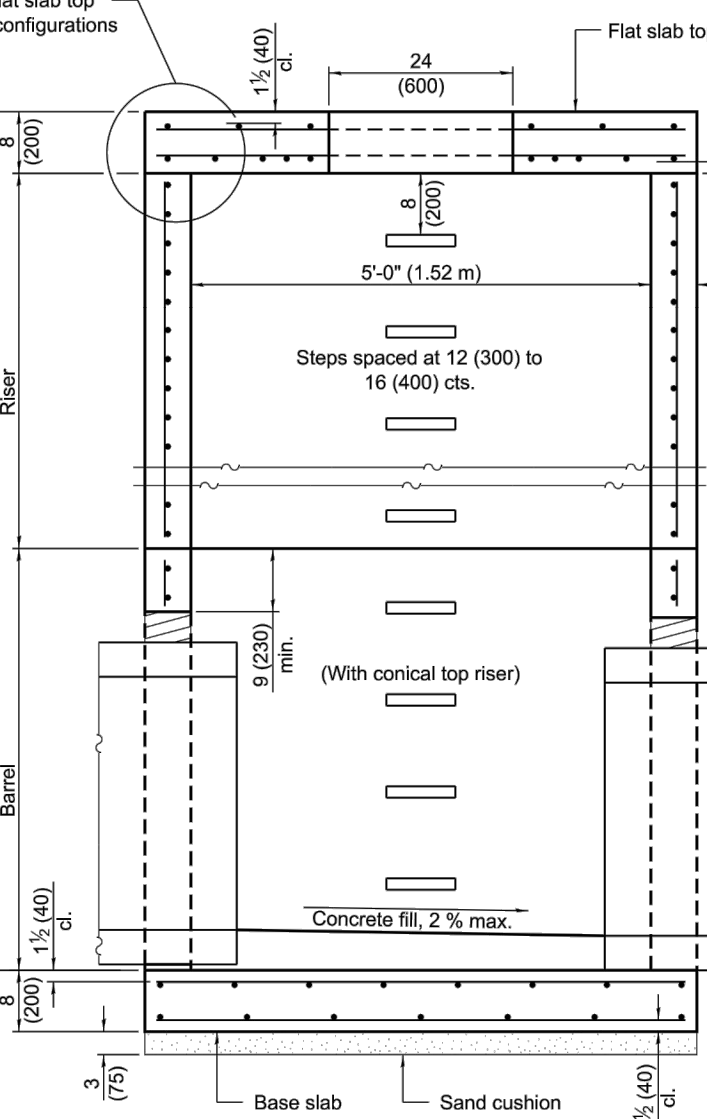
APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

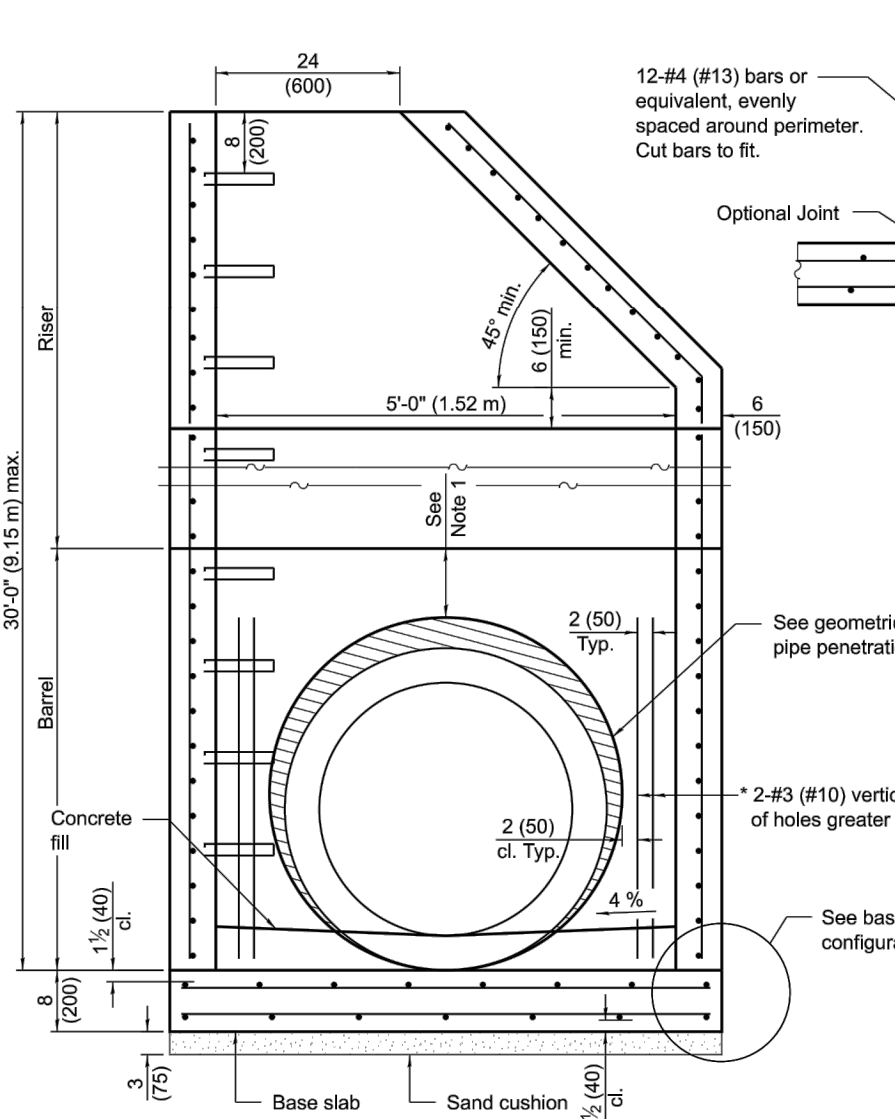
FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)



SECTION PARALLEL TO PIPE
(Without conical top riser)



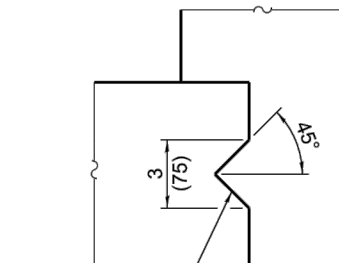
SECTION PERPENDICULAR TO PIPE
(With conical top riser)



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.

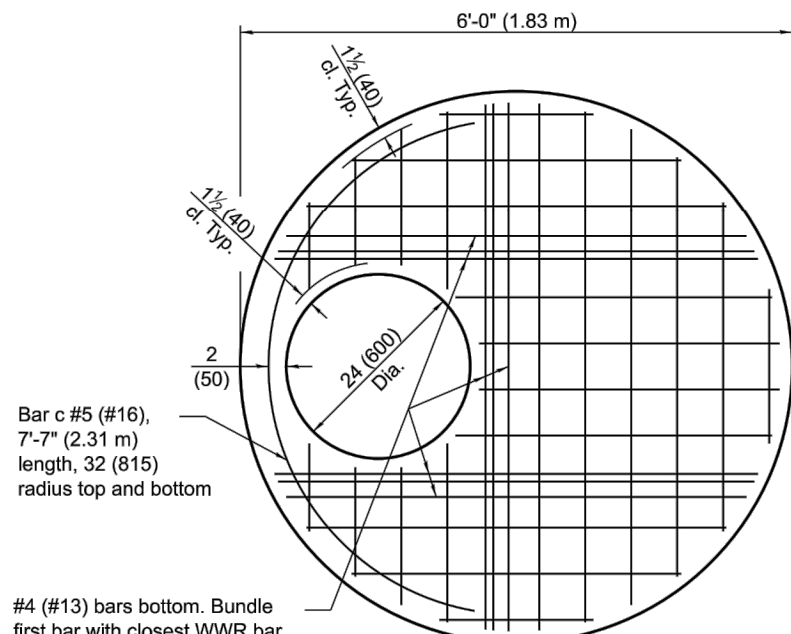
PRECAST MANHOLE TYPE A
5' (1.52 m) DIAMETER
(Sheet 1 of 2)
STANDARD 602402-03

Illinois Department of Transportation

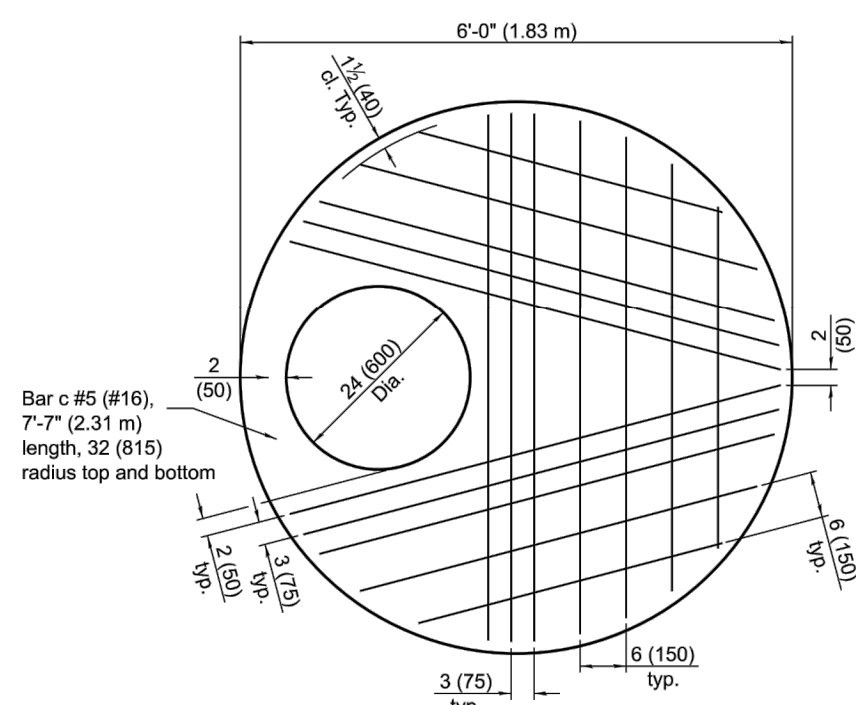
APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT

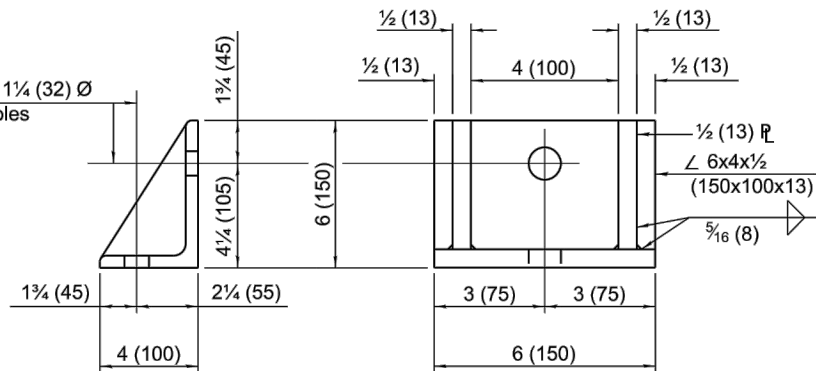
PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



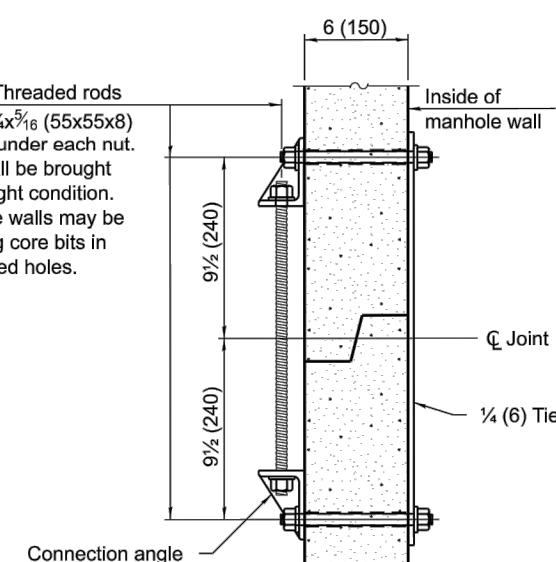
PLAN - FLAT SLAB TOP
(Showing layout of bottom reinforcement bars and c bars)



CONNECTION ANGLE



JOINT SPLICE



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)	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 (#13)

** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

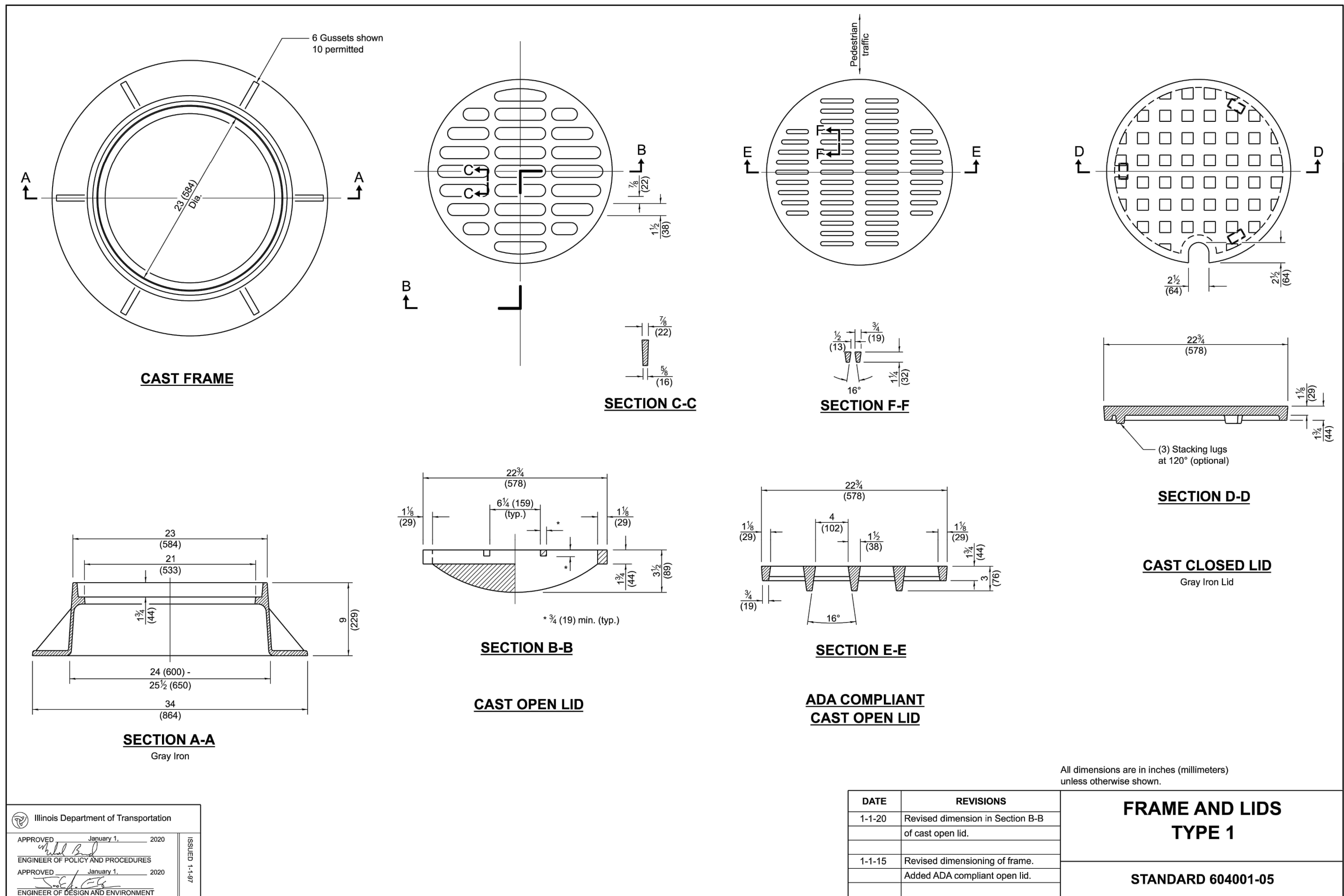
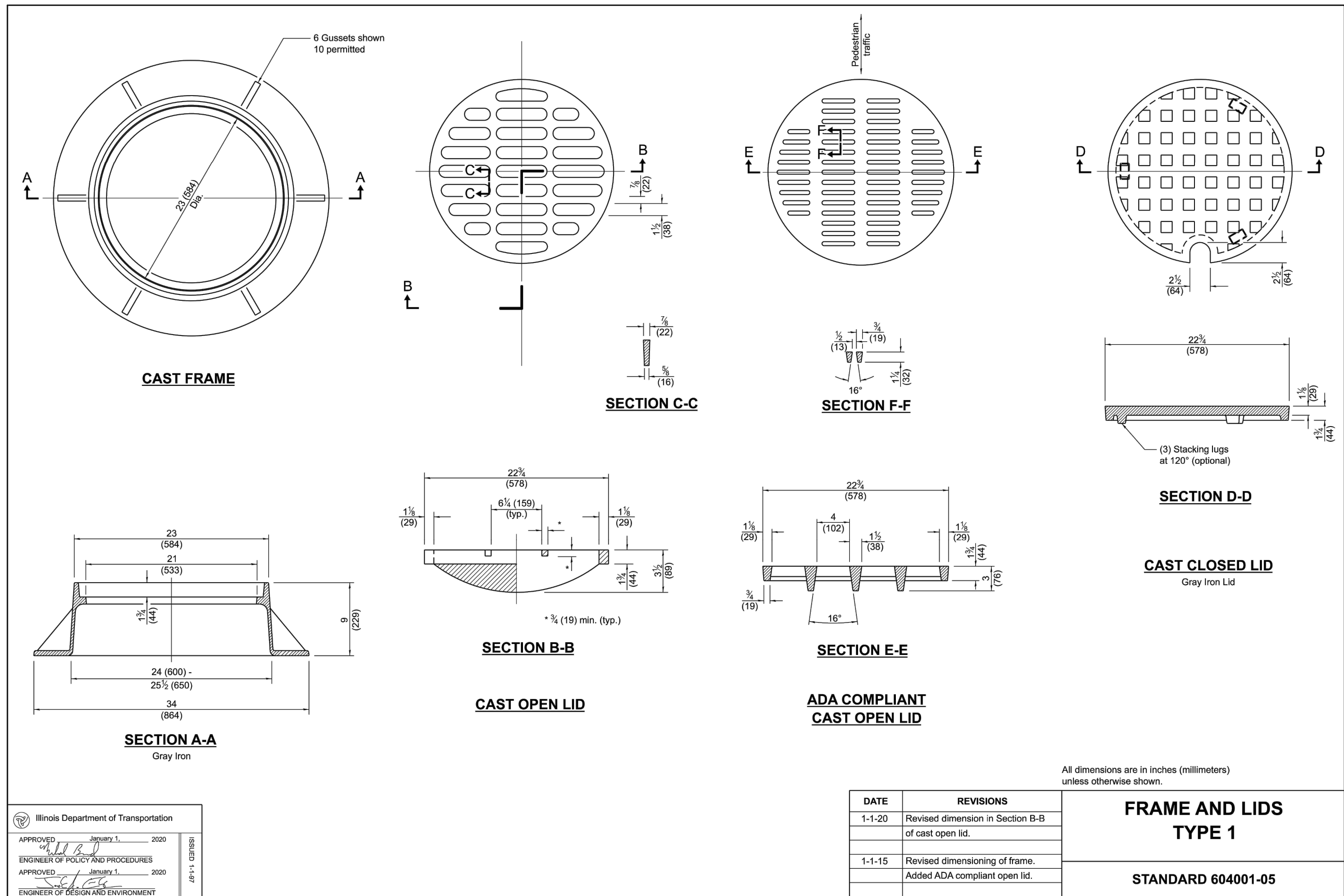
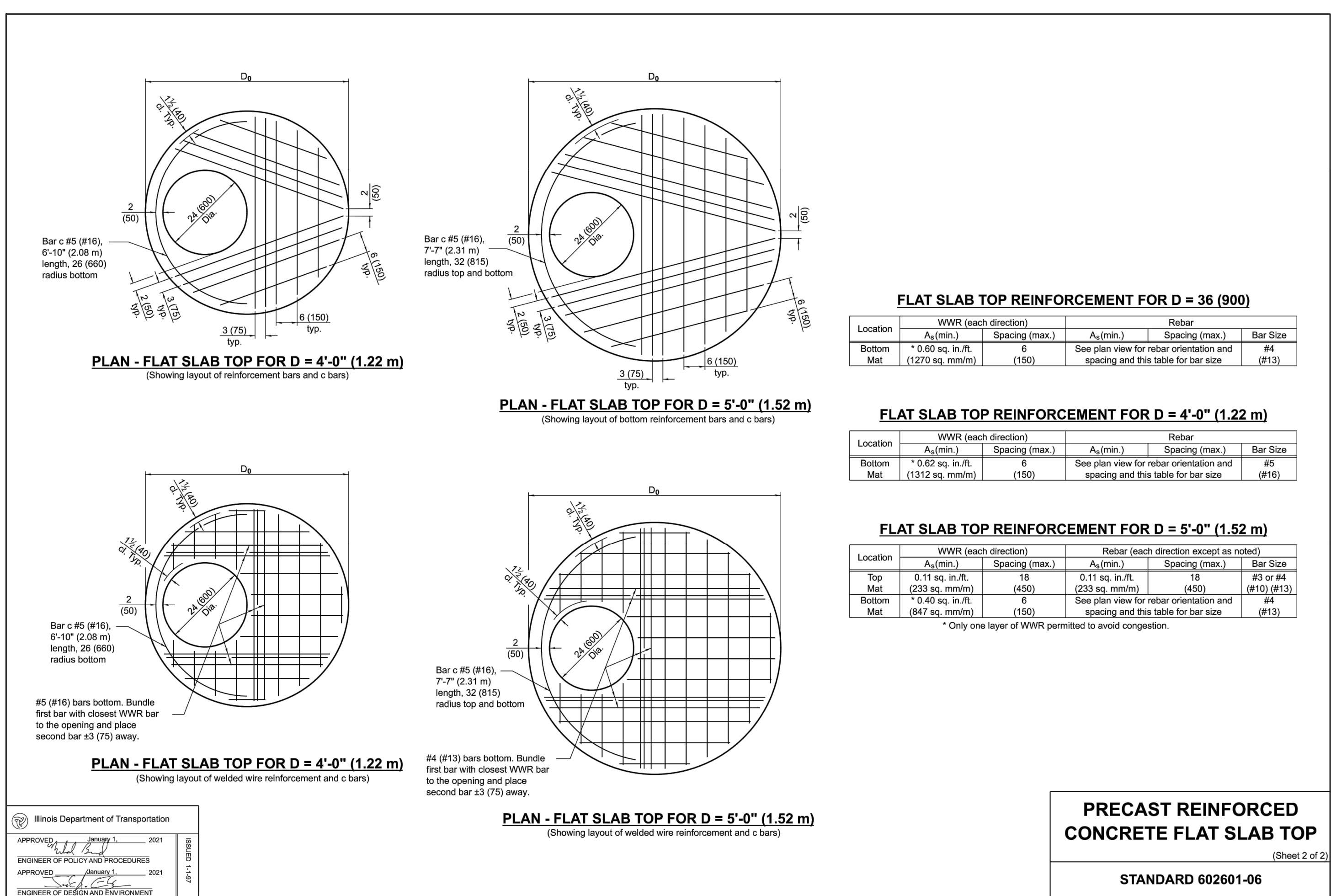
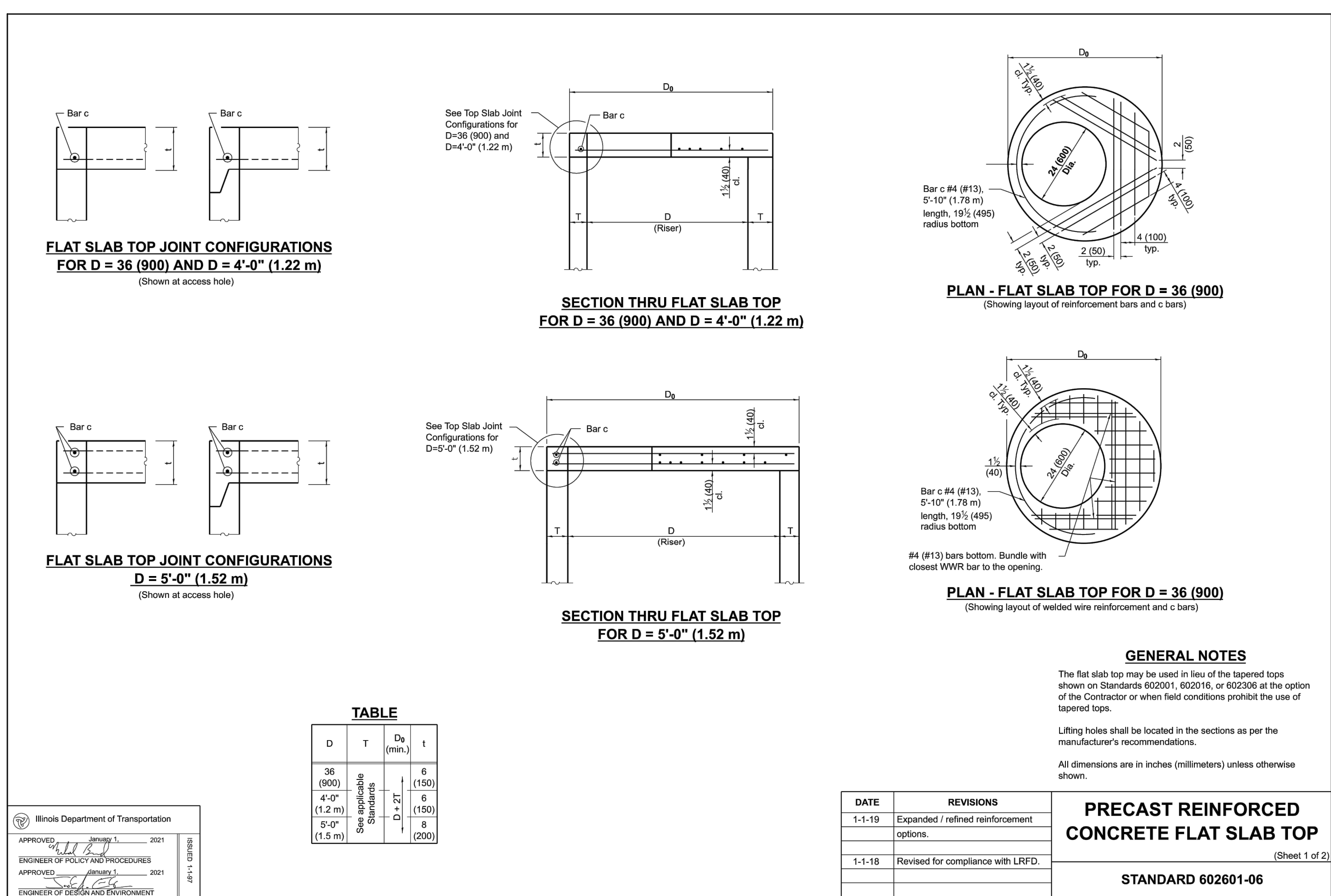
Location	Orientation	WWR or Rebar
		A_s (min.) Spacing (max.)
Riser	Circumferential	0.15 sq. in./ft. (318 sq. mm/m) 6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m) 8 (200)
Barrel	Circumferential	0.15 sq. in./ft. (318 sq. mm/m) 6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m) 4 (100)

BASE SLAB REINFORCEMENT

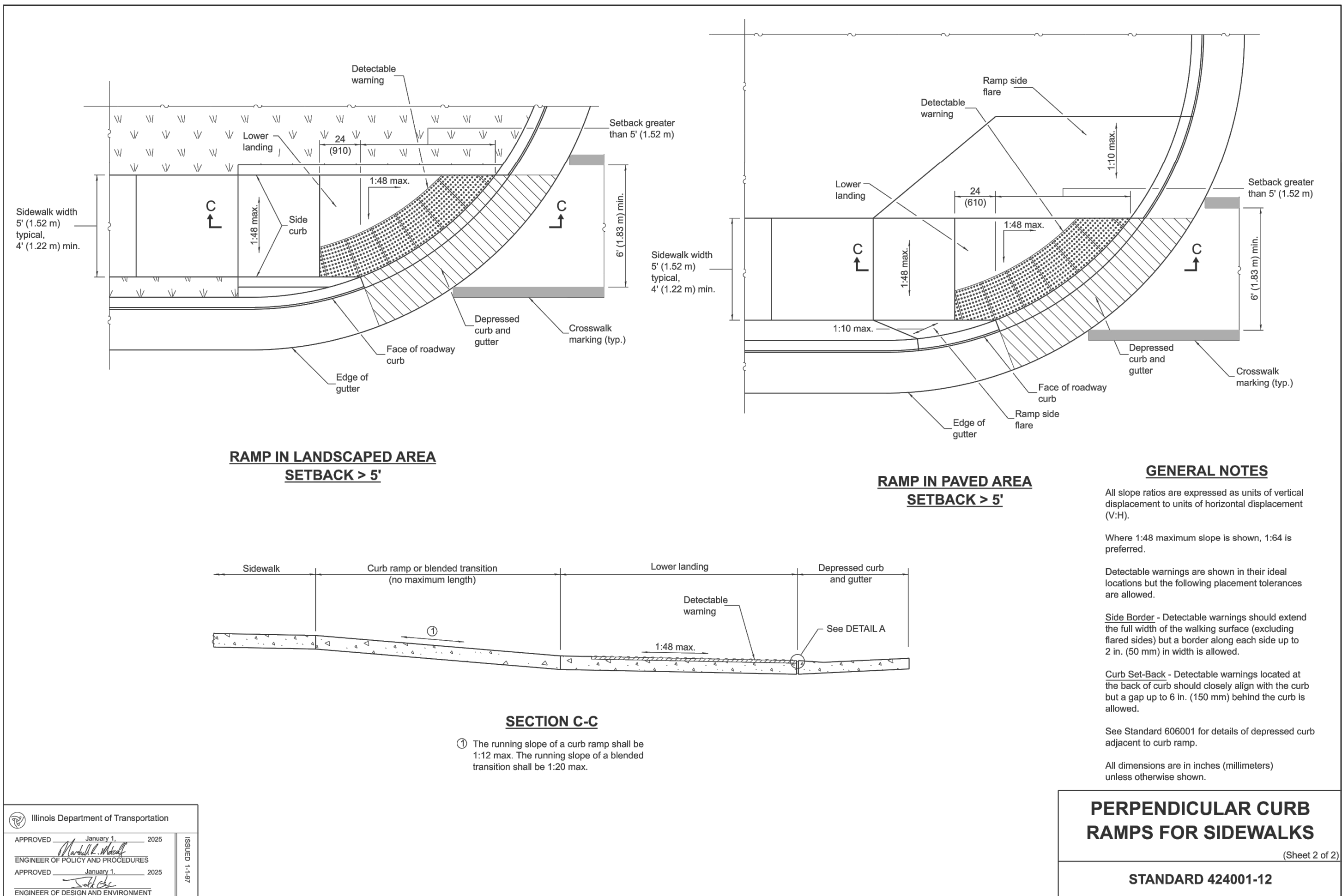
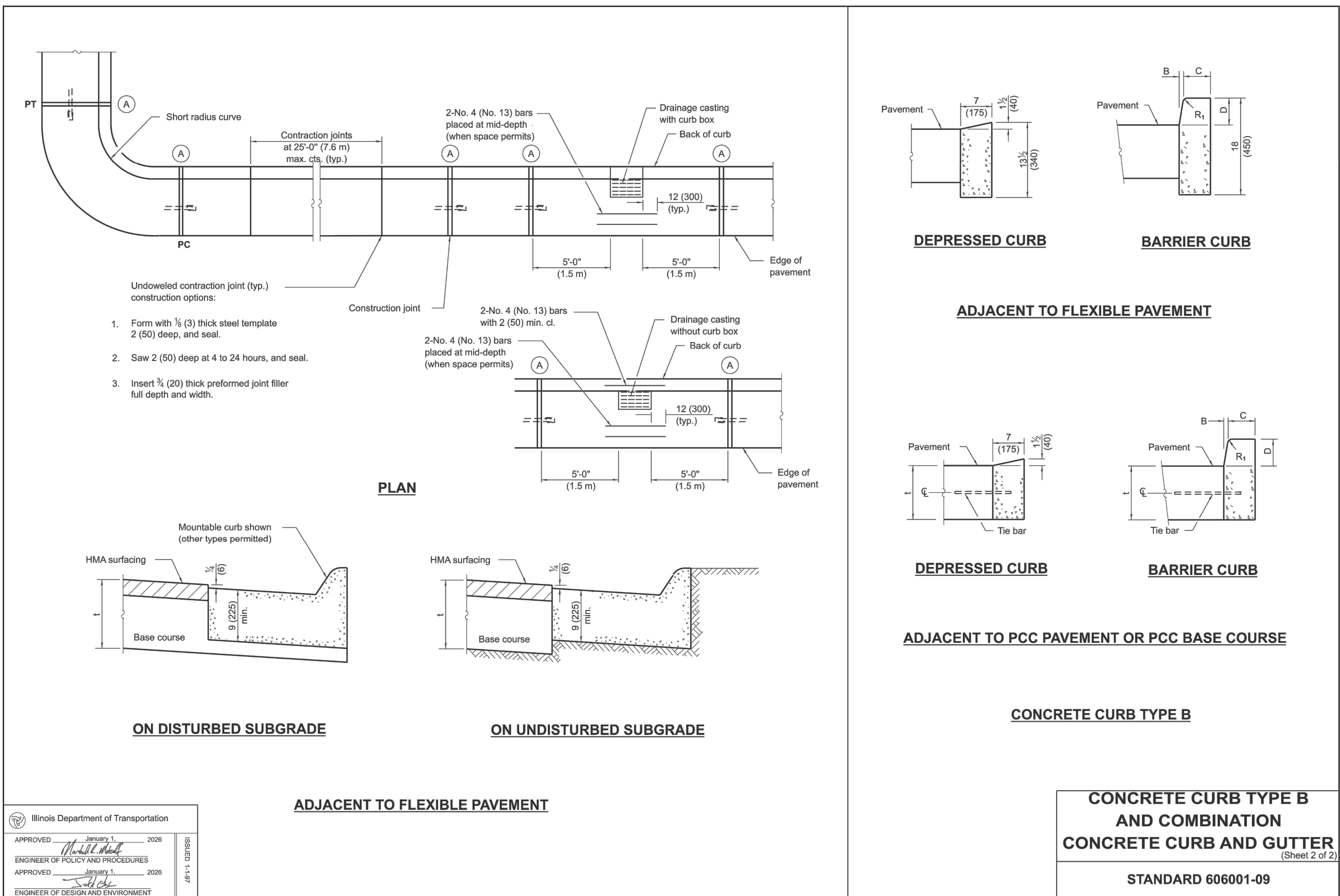
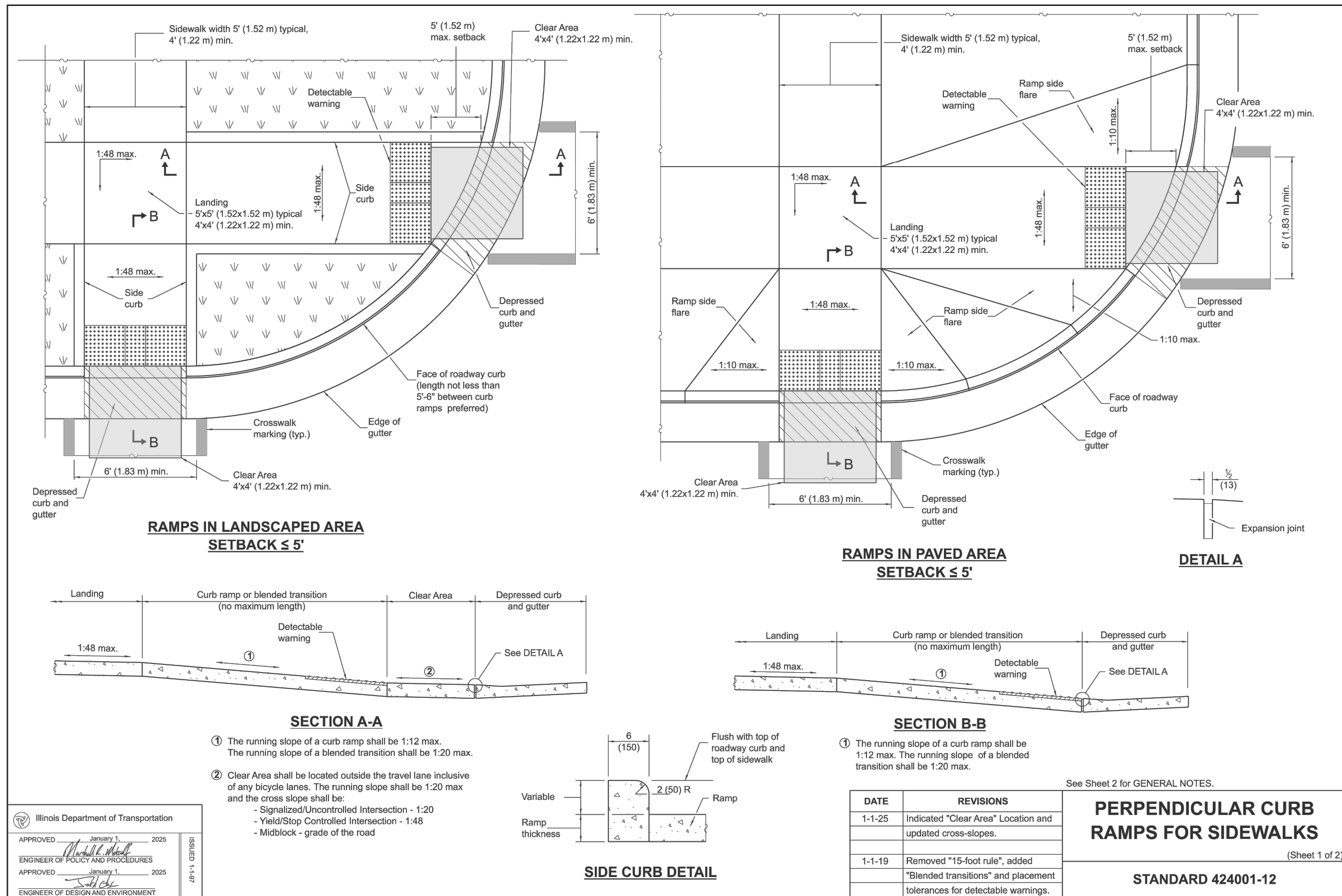
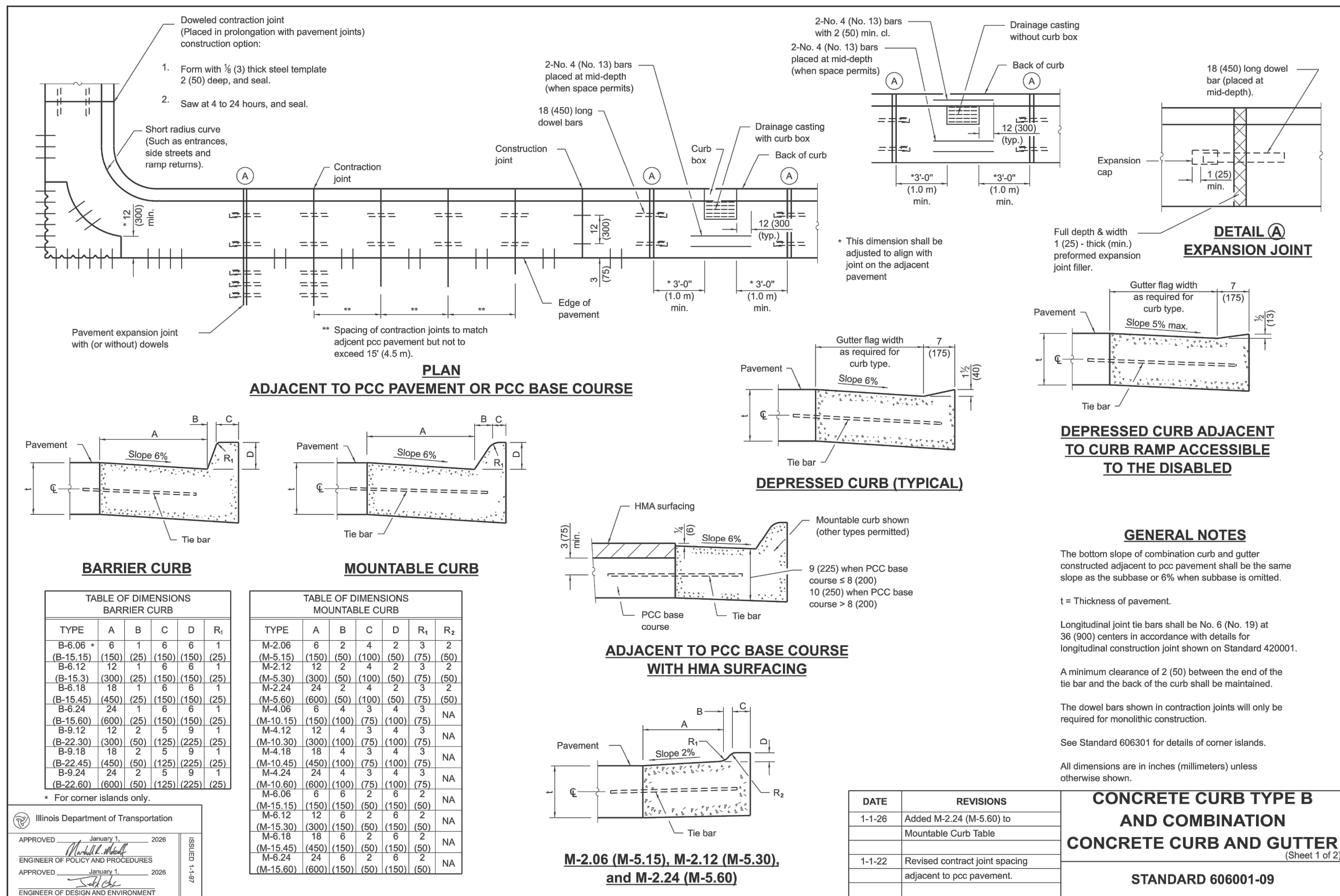
Location	Total Height	WWR or Rebar (each direction)
		A_s (min.) Spacing (max.)
Top Mat	≤ 20 ft. (6.10 m)	0.24 sq. in./ft. (508 sq. mm/m) 10 (250)
Bottom Mat	> 20 ft. (6.10 m)	0.28 sq. in./ft. (593 sq. mm/m) 8 (200)

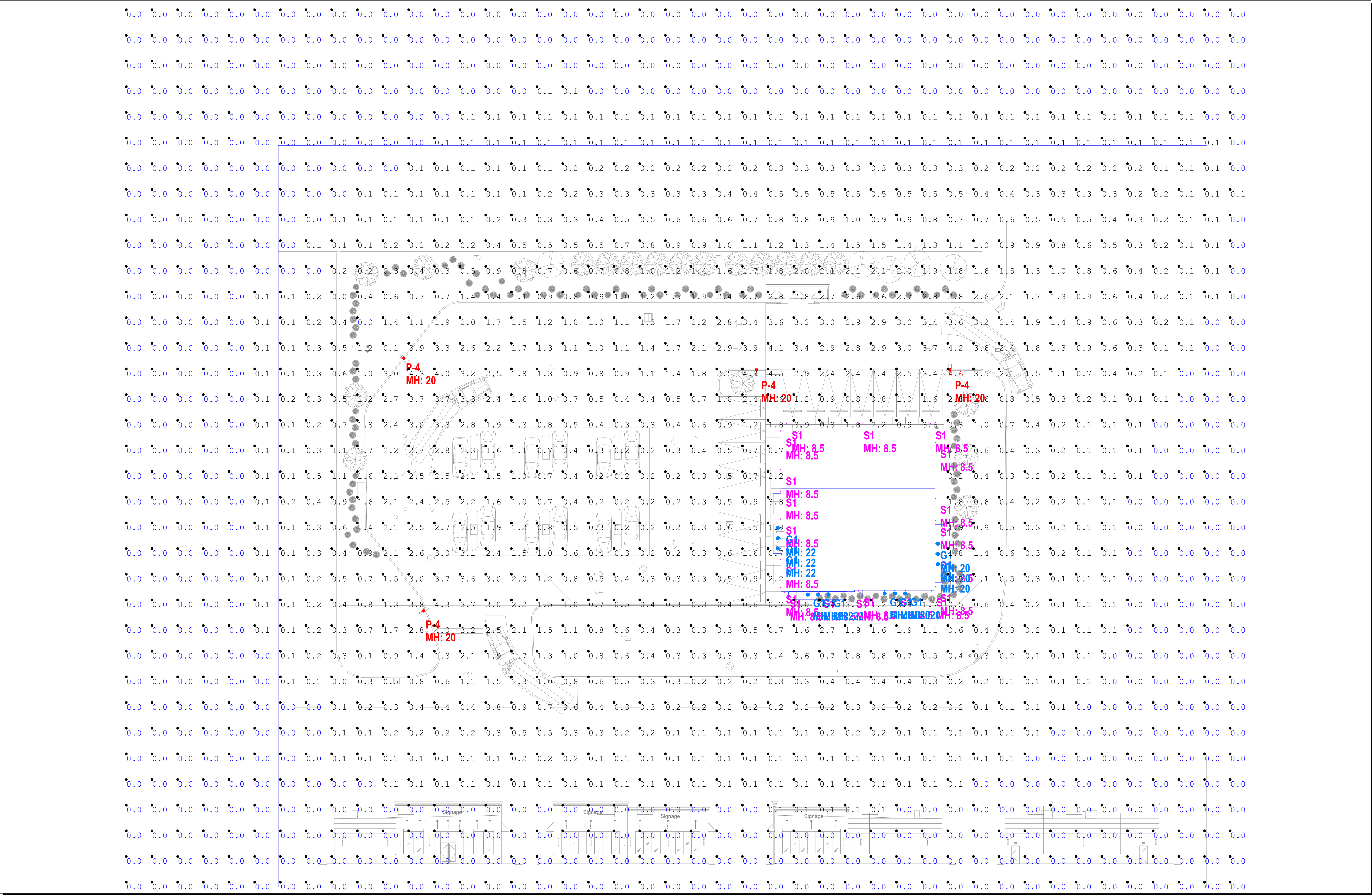
PRECAST MANHOLE TYPE A
5' (1.52 m) DIAMETER
(Sheet 2 of 2)
STANDARD 602402-03

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Luminaire Schedule							
Symbol	Qty	Tag	LLF	Lumens	Watts	Description	[MANUFAC]
	12	G1	1.000	2501	21.91	A814M024LDDW40K	ANP Lighting
	4	P-4	1.000	16270	123.94	DSX1 LED P4 40K 70CRI T4M	Lithonia Lighting
	20	S1	1.000	600	11	33591	BEGA Converted by LUMCat V 22.04.2016 / H.R.

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.46	4.6	0.0	N.A.	N.A.

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- Notes :
1. Calculation Work Plane : Grade
 2. Fixture Mounting Height : AS NOTED
 3. Calculation Point Spacing : 10'x10'