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CITY OF CREST HILL

Building Department
815-741-5106
buildingdepartment@cityofcresthill.com

20600 City Center Blvd.
Crest Hill, IL 60403
www.cityofcresthill.com

COMMERCIAL PERMIT APPLICATION

FOR OFFICE USE ONLY: Permit number

23-12-0024

Please print in black or blue ink

Property ownerContact if different from ownerName: Go West, LLCName: John J. Russ Jr.Street address: ~~150~~ 16151 S RankinStreet address: 11City, St., Zip: Lockport, ILCity, St., Zip: 11Phone: 815 405.3634Phone: 11Email: ~~BT~~Email: 11John Russ @ J RUSS AND Company . comLocation of proposed constructionStreet address: 1269 CATON Farm RoadType of business: Warehouse

If new building construction:

PIN (Property Identification Number): 04-32-100-033Lot number: 2Size in acres: ~~0.80~~ .80Type of ConstructionBriefly describe proposed work: POUR Floor, Install 3, Trim ElectricalBathrooms, Exterior Masonry, Office Trimout.Cost of construction: \$94,000.00Square footage: 16,080

Will work enter upon City property including easement, right of way, and the like which may contain a
City water and/or sewer line? () Yes (X) No

Donald Seeman

From: John Russ <johnrussj@jrussandcompany.com>
Sent: Monday, January 15, 2024 5:53 PM
To: Donald Seeman
Cc: Scott Russ
Subject: 1269 caton farm road permit extension request

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

Good Afternoon Don:

Thanks for taking the time to get into the weeds on this. Obviously, it was not our intent to have a building of this type take us over two years to complete but with the supply chain interruptions due to COVID-19 things that customarily take 1-2 weeks to procure, were and are, still taking over 70 weeks on certain items.

For the last 42 years, now matter what town we own industrial assets in, buildings of this type of construction have been taking us relatively 5-6 months from permit issuance to occupancy. The supply chain constriction has caused this building to take over 25 months from permit issuance date.

Our initial permit from the City was issued and paid for in December of 2021 (\$4,520.00) along with the \$30,684.00 in tap on fees. Once the permit was issued went under contract with our electrical contractor which was the longest lead item we had been experiencing on other projects. We were hit with one back order after another with the main electrical switchgear- the primary heart of the building's heavy electrical system- being the worst. At the time the lead was at 62 weeks.

We held off on starting the building because of the massive cost and tax implications we would start to incur with having a finished building without having any way to power it while we diligently worked to source the gear elsewhere. Electrical lead times turned into pipe dreams as dates came and went unfulfilled.

Finally, on August 1st 2023, we decided that if we didn't begin as soon as possible - even without our electrical gear or transformers - our entire proforma would be blown up because all the costs were rising geometrically with every subcontractor both due to supply chain constraints and inflation. We paid for and extended our permit again (\$3,850) which allowed us until the end of the year , 2023.

(4,250)

Unfortunately, even as rapidly as we were able to construct the lot, building and associated underground apparatus, with both the electrical switchgear still not being in as well as a back order in cement all of last year, we still were not able to get movement on some critical path items. This created even more schedule disruption. We experienced delays in garage doors, insulation, windows, doors and shortages and allocations in cement.

At this point I have engaged the ICC to help alleviate the congestion with COMED. We are currently sourcing the switchgear outside of the United States. I believe our latest number that they gave us is 30 weeks but we are working around to get that number down to 8 weeks.

Currently the building is 90% complete with the interior office/warehouse trim out to complete along with the masonry and interior /exterior lighting. My goal would be to have an occupancy inspection by April 1st or sooner for substantial completion and put this nightmare behind me. These disruptions in schedule have already cost us two national tenants that were slated to move in. Both ended up in Joliet.

If you need anything else please let me know.

Thanks again,

JR

John J. Russ Jr.

J. Russ and Company, Inc.

Manager – Special Projects & Assets Group

Cell : (815) 405-3634

Office: (815) 729-3822

§ 15.08.090 PENALTY FEE.

A penalty of three times the permit fee shall be added to each permit issued after unpermitted construction has commenced. No penalty fee shall be added for emergency construction as authorized by the Building Commissioner.

(Ord. 1237, passed 3-18-02; Am. Ord. 1339, passed 1-18-05; Am. Ord. 1915, passed 7-5-22)

§ 15.08.100 FEES FOR EXTENSIONS OF BUILDING PERMITS.

At any time prior to the expiration of the one-year time period applicable to a building permit, a permit holder may make an application the city Building Department for an extension of the permit. However, in no case shall a building permit be extended for more than one year past its original expiration date. Where an extension is granted, the Building Commissioner or their designee shall require that all construction be completed no later than expiration of the extended time period. The Building Commissioner shall have authority to grant a grace period beyond the expiration of the time period where a developer or contractor, in the sole opinion of the Building Commissioner, has exercised good faith in attempt to complete construction within the one-year time period.

(A) Where the permit holder applies for an extension before expiration of the original time period, an additional pro-rated fee shall be charged in the amount of one-twelfth of the building permit fee for each month that the permit is extended. The proration shall be assessed in accordance with the fee structure that is current as of the date the extension is granted, and not the date when the original building permit was issued. If the permit holder does not complete construction with the extended time period, a new permit must be secured by making a new application and submitting to the standard permitting process as established by this Code.

(B) Where the original building permit has already expired, the same requirements concerning monthly proration of the current permit fee as is found in division (A) shall apply if the extension is requested within the first six months after expiration of the original permit. If the extension is not requested within six months of the original expiration date, the extension fee shall be 100% of the then current building permit fee for the construction involved. In no event shall an extension of the original building permit last longer than one year from the original expiration date. If the permit holder cannot complete construction within the two years from issuance of the original permit, a new permit must be secured by making a new application and submitting to the standard permitting process as established by this Code.

(C) Where a builder or developer has obtained a building permit to erect a model home, in addition to the requirements of divisions (A) and (B) above, on each anniversary date of the original time period and on each anniversary date thereafter, the Building Department shall assess an additional fee of \$100 for the following year. Said fee shall be assessed each year until a certificate of occupancy is issued.
(Ord. 1450, passed 2-19-08; Am. Ord. 1915, passed 7-5-22)