



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

July 12, 2022

To: Mayor Ray Soliman and City Council of Crest Hill

Re: Request for a PUD and Special Use Permit

Dear Mayor Soliman and City Council Members,

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

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

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

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

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

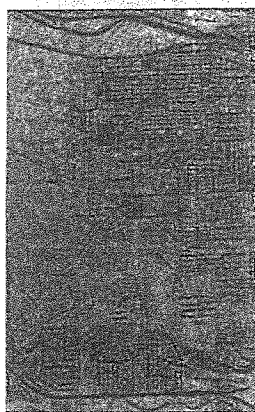
A site plan of the center is attached to help orient you to the location of both of these projects.

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

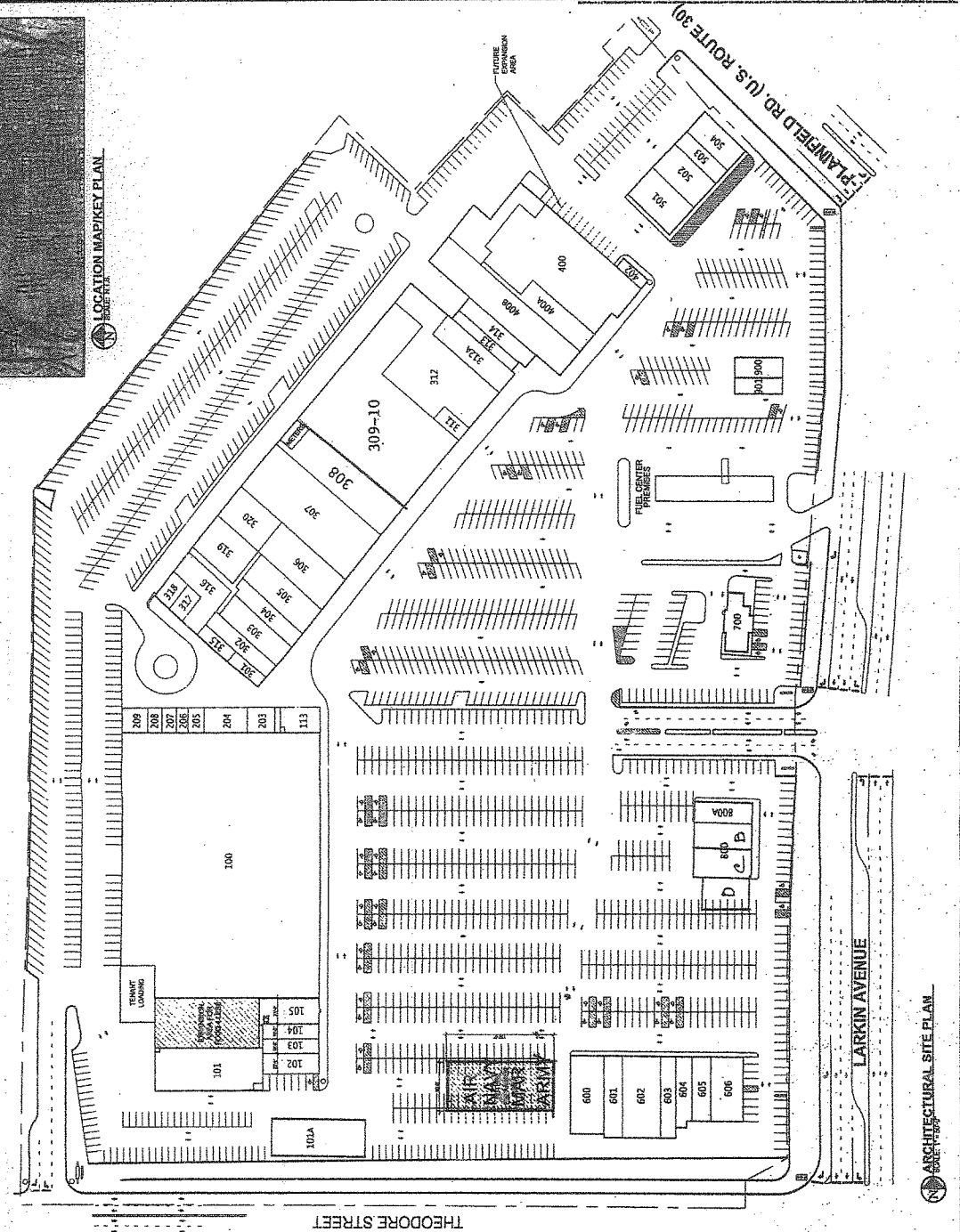
Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke.

Abe Katz
Managing Member
Joliet Hillcrest Shopping Center, LLC



LOCATION MAP/KEY PLAN



ARCHITECTURAL SITE PLAN

SITE SIGNAGE LEGEND	
[Symbol]	TRAFFIC LIGHT
[Symbol]	STREET SIGN
[Symbol]	TENANT ENTRY SIGN
[Symbol]	SHOP SIGN

LAND & PARKING LEGEND	
NUMBER OF	1681 SPACES
PARKING SPACES	45 HANDICAP SPACES
TOTAL LAND AREA	1,173,466.9 SQUARE FEET
TOTAL BUILT AREA	240,368
PARKING RATIO	7.25 SPACES/1,000 SQ. FT.

LEASED SPACE AND SQUARE FOOT LEGEND	
TENANT SPACE	TOTAL SQ. FT.
100	FOODLESS
101	PLAY TIME
101B	THE WIZARD INTERNATIONAL CORP
102-103	14.6 BLACK
104	CLARITY/TFP
105	PRELUDE VIBRON
106	FREEWAY INSURANCE
107	URGE (ARMY)
108-109-110-111-112-113	SPURGE
114	THE FIRST CLASS BARBER STUDIOS
115	WASH WATCHERS
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Application for Development

For Office Use Only: Case Number:

Project Name: Hillcrest Shopping Center
 Owner: Joliet Hillcrest Shopping Center LLC Correspondence To: Abe Katz
 Street No: 3175 Commercial Ave, Suite 100 Street No: 3175 Commerical Ave, Suite 100
 City, State, Zip: Northbrook, IL 60062 City, State, Zip: Northbrook, IL 60062
 Phone: 224-927-5138 Phone: 224-927-5138
 Email or fax: abek@arkatz.com Email or fax: abek@arkatz.com

Property Address:	Property Information:
Street No: <u>1701 N. Larkin</u>	Lot Width: <u>1,390</u>
City, State, Zip: <u>Crest Hill, IL 60403</u>	Lot Depth: <u>943</u>
PIN: <u>11-04-31-404-012</u>	Total Area: <u>26.31 acres</u>

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

* Submit electronic version of the legal description to:

mdeharo@cityofcresthill.com and lthrasher@cityofcresthill.com.

Existing Zoning: ☐ Existing Land Use: B-2 General Business
 Requested Zoning: ☐ Proposed Land Use: B-2 General Business

Adjoining Properties Zoning and Uses:

North of Property: B-2 & B-3
 South of Property: City of Joliet B-3
 East of Property: B-1 & B-3
 West of Property: Forest Preserve

Purpose Statement (intended use and approval sought):
construct a building addition and new building for general retail

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ Special Use: drive-thru permit

☐ Variance: _____

☒ Planned Unit Development: construct two new buildings within existing PUD

☐ 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.

<input type="checkbox"/> Civil Engineer	<u>Thomas Carroll</u>	Phone Number	<u>815-730-1010</u>
	Company <u>Geotech Inc.</u>	Email Address	<u>tcarroll@geotechincorp.com</u>
<input type="checkbox"/> Contractor	<u>TBD</u>	Phone Number	_____
	Company _____	Email Address	_____
<input type="checkbox"/> Architect	<u>Thomas Bajt</u>	Phone Number	<u>815-741-8229</u>
	Company <u>Buchar, Bajt Architects</u>	Email Address	<u>tbajt@buchar.com</u>
<input type="checkbox"/> Builder	<u>TBD</u>	Phone Number	_____
	Company _____	Email Address	_____

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


Signature of the Applicant

7/12/22
Date

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

Signature of the Owner

Date

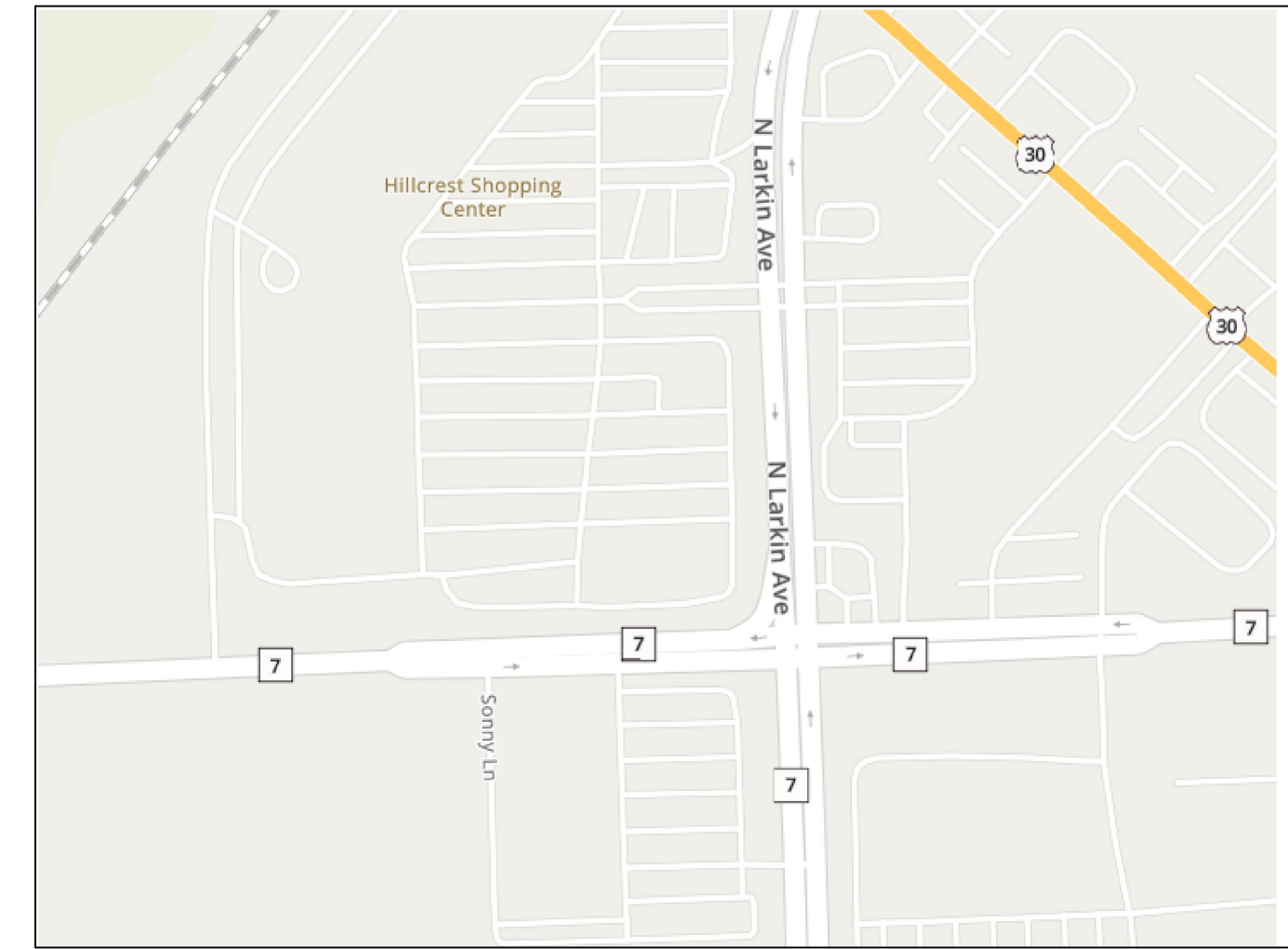
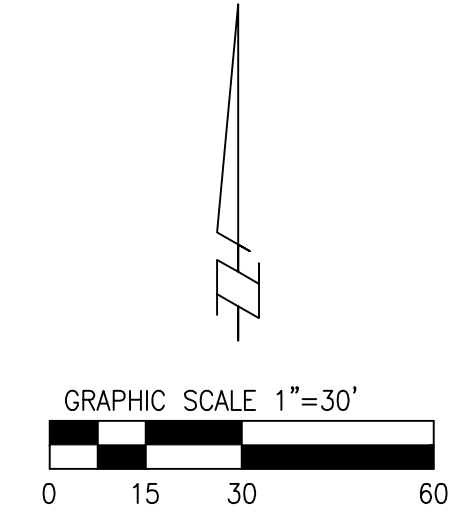
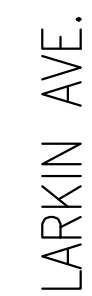


3175 COMMERCIAL AVENUE, SUITE 100 / NORTHBROOK, IL 60062-1924 / PHONE (847) 205-1200 / FAX (847) 205-1212

Findings of fact

Re: PUD and Special Use Permit for Hillcrest Shopping Center

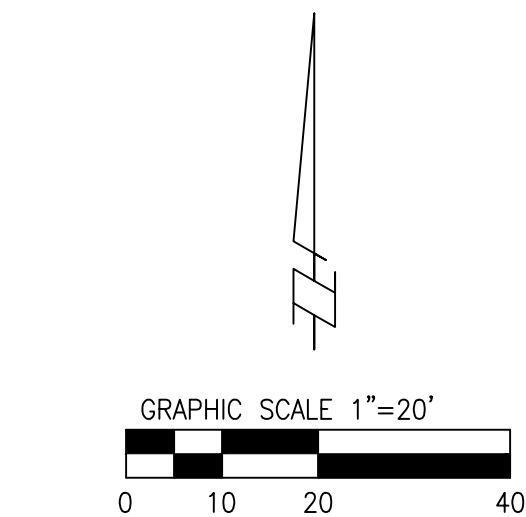
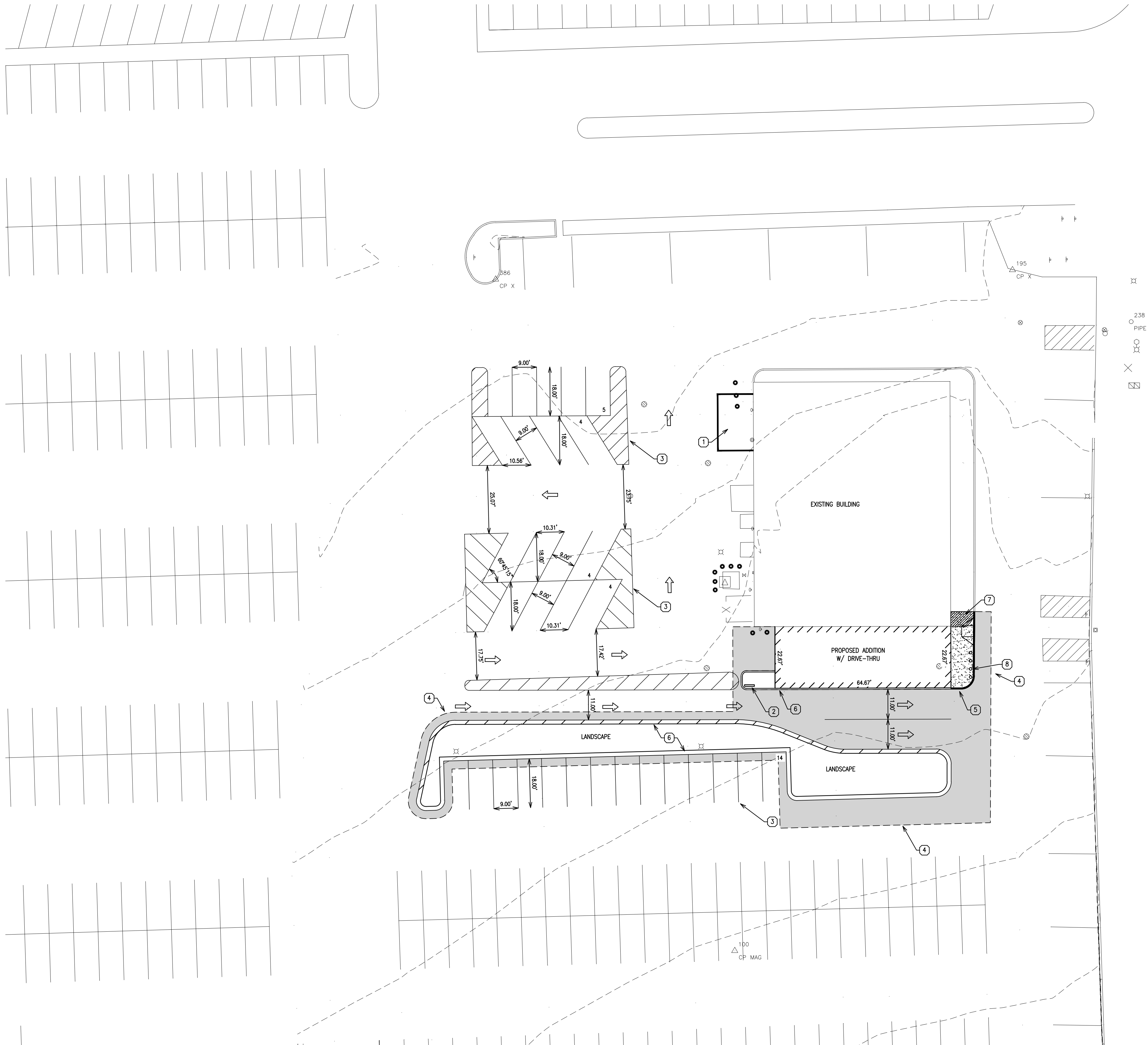
1. The proposed plan is consistent with the stated purpose of the PUD regulation in that the design of the new building is consistent with the existing architecture of the shopping center. They will meet or exceed the environmental requirements for insulation, heating & cooling efficiency, and lighting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



LOCATION MAP

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

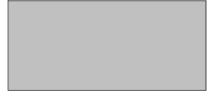




- NOTES:
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DETAILS AND DIMENSIONS. BUILDING FOOTPRINT(S) SHOWN FOR REFERENCE.
 - UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKINGS SHALL BE 4-INCH WIDE STANDARD IDOT PAINTED YELLOW MARKINGS WITHIN A R.O.W. SHALL BE THERMOPLASTIC. DIAGONAL STRIPING SHALL BE 2-FOOT ON CENTER.
 - WHERE SHOWN ON PLANS, SIDEWALKS INTERSECTING CURB SHALL BE CONSTRUCTED WITH DEPRESSED CURBS, A/D ACCESSIBLE RAMPS, AND DETECTABLE WARNING SURFACE PER STANDARD IDOT DETAILS.
 - CURB RAMPS FOR SIDEWALKS ADJACENT TO ACCESSIBLE STALLS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS, PER THE STANDARD IDOT DETAILS. CURB TRANSITIONS FROM FULL HEIGHT TO DEPRESSED, ADJACENT TO THE RAMPS, SHALL BE MINIMUM OF 6" IF.
 - ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
 - PROVIDE FULL DEPTH SAWCUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
 - EXISTING BITUMINOUS PAVEMENT TO BE REMOVED (MILLED) AND EXISTING AGGREGATE BASE ADJUSTED, AS NECESSARY, TO MEET PROPOSED PAVEMENT SUBGRADE ELEVATIONS BASED ON FINN GRADES PROVIDED ON THE GRADING PLAN. STONE SHALL BE COMPACTED PRIOR TO PLACEMENT OF PROPOSED BITUMINOUS PAVEMENT.

- CONSTRUCTION NOTES:
- PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - DRIVE-THRU SIGN.
 - REMOVE EXISTING PAVEMENT STRIPING AND RE-STRIPES PER PLAN.
 - LIMITS OF PAVEMENT REMOVAL FOR PROPOSED IMPROVEMENTS: PROVIDE FULL DEPTH SAWCUT ALONG ENTIRE PERIMETER OF PAVEMENT TO BE REMOVED. CONNECT TO EXISTING PAVEMENT WITH A BUTT JOINT.
 - PROVIDE DEPRESSED BARRIER CURB ALONG EAST SIDE OF PROPOSED ADDITION.
 - PROVIDE 6" BARRIER CURB AROUND PERIMETER OF PROPOSED BUILDING EXPANSION.
 - EXISTING SIDEWALK TO BE REMOVED AND REPLACED.
 - 6" BOLLARDS AT 3' SPACING, SEE DETAIL.

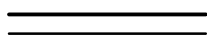
PAVEMENT LEGEND:



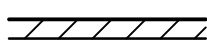
BITUMINOUS PAVEMENT (STANDARD):
1.5" HMA SURFACE, MIX D, N50
2.5" HMA BINDER, I, I19, N50
SEE NOTE 7



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



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



B6.12 CURB & GUTTER (REVERSE PITCH)



DEPRESSED BARRIER CURB
SEE CN 5

SEAL/STAMP

NO. DATE REVISION

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

GEOMETRIC PLAN

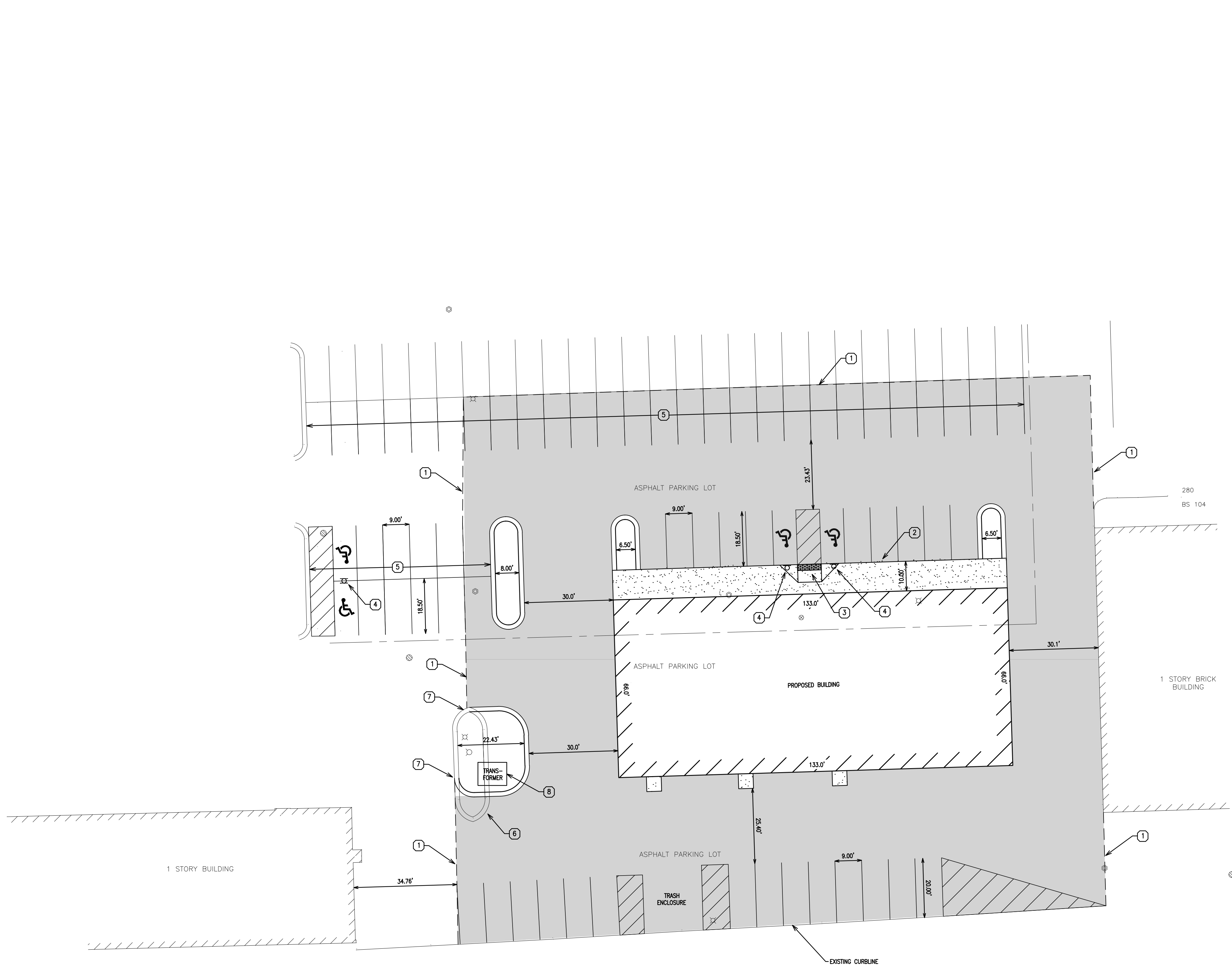
GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

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

SHEET NO.

3

P:\Projects\G121210\Engineering\DWG\21210 base.dwg
PltDate: 6/22/2022 10:44 AM, Layout: GEOMETRIC PLAN



PAVEMENT LEGEND:



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



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



B6.12 CURB & GUTTER (REVERSE PITCH)

CONSTRUCTION NOTES:

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

NOTES:

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



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

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

SHEET NO.

3

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

NO.	DATE	REVISION
1	03.31.22	PERMIT ISSUE
1	06.22.22	REV. BUG LOCATION

SEAL/STAMP

Participating Consultants:

Project Name:

CONSTRUCTION DOCUMENTS

SMOOTHIE
KING

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

Architect's Certification:

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act [410 ILCS 28] and the Illinois Accessibility Code (71 Ill. Adm. Code 400).

Firm #: 184.001521
Expires: 04/30/2023
License: 001.021229
Expires: 11/30/2022

Signature: _____ Date: _____

The following drawings have been prepared under my direct supervision:

A5-1

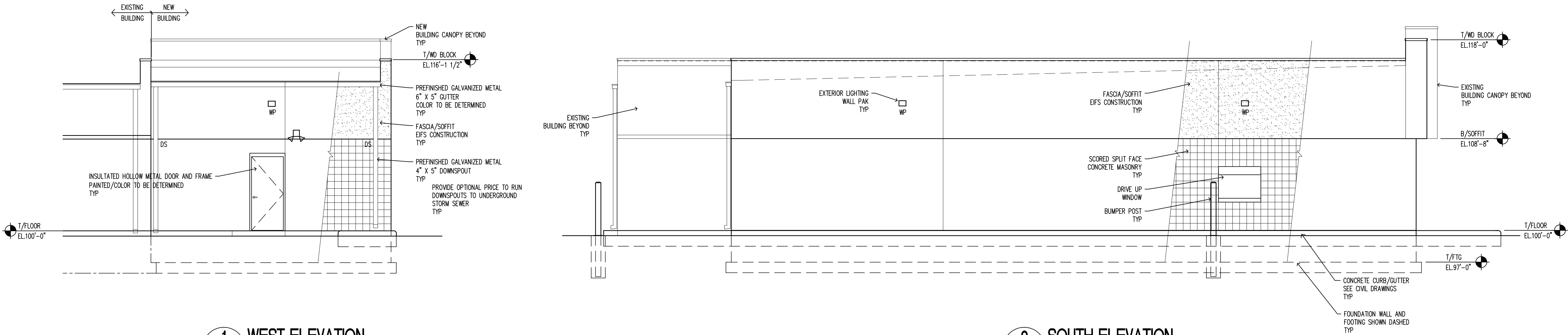
Drawing Title:
EXTERIOR ELEVATIONS

Issue/ Revision:

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

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

A5-1



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

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

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

Participating Consultants:

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

Project Name:

CONSTRUCTION DOCUMENTS

THE ONE THOUSAND
BUILDING

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

Architect's Certification:

STATEMENT OF COMPLIANCE

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

Firm #: 184.001521
Expires: 04/30/2023
License: 001.021229
Expires: 11/30/2022

The following drawings have been prepared under my direct supervision:

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

Drawing Title:
EXTERIOR ELEVATIONS

Issue/ Revision:

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

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

A5-1

