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CITY OF CREST HILL PLAN COMMISSION

PUBLIC HEARING AND CONSIDERATION OF CASE)
 NUMBER PUD-24-2-6-1: A REQUEST OF MIDWEST)
 INDUSTRIAL FUNDS SEEKING PRELIMINARY AND)
 AND FINAL PLANNED UNIT DEVELOPMENT SPECIAL)
 USE PERMIT AND ZONING VARIATION APPROVALS)
 FOR A NEW SPECULATIVE INDUSTRIAL/WAREHOUSE)
 BUILDING ON THE VACANT PROPERTY (LOT 17 IN)
 THE CREST HILL INDUSTRIAL PARK) LOCATED AT)
 THE SOUTH TERMINATION OF ADVANTAGE AVENUE IN)
 CREST HILL, ILLINOIS)

Report of proceedings had in the
 above-entitled matter commencing at 7:00 p.m. on the
 27th day of June, 2024, in the City Council Chambers
 of the City of Crest Hill, 20690 City Center Blvd.,
 Crest Hill, Illinois.

COMMISSIONERS PRESENT:
 MR. BILL THOMAS - CHAIRMAN
 MR. KEN CARROLL
 MS. CHERYL SLABOZESKI
 MR. JOHN STANTON
 MR. JEFF PETERSON
 MR. ANGELO DeSERIO

Present: MR. MICHAEL STIFF
 Spesia & Taylor
 Joliet, IL
 Appeared on behalf of the City;

Also Present: Ms. Samantha Tilley - Commission Clerk
 Ms Zoe Gates - Building Department
 Mr. Ron Mentzer - Interim Community and
 Economic Development Director

1

2 CHAIRMAN THOMAS: Okay, it is 7 o'clock. I don't
3 know who in here is jinxing this meeting, but the AV
4 man needs 10 more minutes to get it going, so I
5 promise you we're not leaving here until we finish
6 this meeting. We're 10 minutes late. He will let us
7 know when we start. Probably 7:10. It could be me
8 that's jinxing this meeting.

9 Okay, what do you know? Let me call
10 the meeting to order at 7:03.

11 And if you can, please rise for the
12 Pledge of Allegiance.

13 (Whereupon, the Pledge of Allegiance
14 Was recited.)

15 CHAIRMAN THOMAS: Okay. Samantha, can we have
16 roll call, please?

17 THE CLERK: Ken Carroll?

18 COMMISSIONER CARROLL: Yes, here.

19 THE CLERK: Commissioner DeSerio?

20 COMMISSIONER DeSERIO: Here.

21 THE CLERK: John Stanton?

22 COMMISSIONER STANTON: Here.

23 THE CLERK: Cheryl Slabozeski.

24 COMMISSIONER SLABOZESKI: Here.

1 THE CLERK: Jeff Peterson.

2 COMMISSIONER PETERSON: Here.

3 THE CLERK: Bill Thomas.

4 CHAIRMAN THOMAS: Here.

5 The first order of business is I
6 need a motion for the approval of the May 9th, 2024,
7 Plan Commission meeting.

8 (Whereupon, court reporter went off
9 the record).

10 CHAIRMAN THOMAS: We have two cases on the
11 agenda tonight. First I would like to apologize to
12 both applicants for having to postpone our original
13 June meeting twice. I know you are both anxious to get
14 these cases heard by us so they can get on to the City
15 Council. Normally we would have moved it to July but
16 in spite of the debates, we decided to come here
17 instead, so we are going to do our best to get these
18 cases through in a very timely fashion.

19 The first case is number V-24-2-6-1.

20 (Whereupon, court reporter went off
21 The record)

22 CHAIRMAN THOMAS: The second case is
23 PUD-24-2-6-1, a request of Midwest Industrial Funds
24 seeking preliminary and final planned unit development

1 special use permit and zoning variation approvals for
2 a new speculative industrial/warehouse building on the
3 vacant property known as Lot 17 in the Crest Hill
4 Industrial Park located at the south termination of
5 Advantage Avenue in Crest Hill, Illinois.

6 Samantha, is the paperwork in order?

7 THE CLERK: Yes, the necessary paperwork is in
8 order.

9 CHAIRMAN THOMAS: Okay. Then I would like to
10 have a motion to open the public hearing for case
11 PUD-24-2-6-1.

12 COMMISSIONER CARROLL: So moved.

13 COMMISSIONER PETERSON: Second.

14 CHAIRMAN THOMAS: Motion by Commissioner
15 Carroll. Second by Commissioner Peterson.

16 Roll call, please.

17 THE CLERK: Ken Carroll?

18 COMMISSIONER CARROLL: Yes.

19 THE CLERK: Jeff Peterson.

20 COMMISSIONER PETERSON: Yes.

21 THE CLERK: John Stanton.

22 COMMISSIONER STANTON: Yes.

23 THE CLERK: Cheryl Slabozeski.

24 COMMISSIONER SLABOZESKI: Yes.

1 THE CLERK: Commissioner DeSerio.

2 COMMISSIONER DeSERIO: Yes.

3 THE CLERK: Commissioner Thomas.

4 CHAIRMAN THOMAS: Yes.

5 THE CLERK: Motion carries.

6 CHAIRMAN THOMAS: The subject of this public
7 hearing is to discuss PUD-24-2-6-1.

8 Ron, are you going to explain this
9 one? Okay. Our Interim Community and Economic
10 Development Director Ron Mentzer will present the
11 specifics.

12 MR. MENTZER: I will provide an overview of the
13 request, and, of course, there is three
14 representatives of Midwest Industrial Funds here
15 tonight that can fill in any details I miss or address
16 any questions that the commission may have regarding
17 the project.

18 So this is a project that staff has
19 been communicating with Midwest Industrial Funds
20 representatives for five or six months now. Gotten to
21 a point where the project has been massaged. The
22 concept plan review before the City Council six, eight
23 weeks ago, and council seemed to be receptive to the
24 concept of this project on that 88.8 acreage on the

1 south lot of Advantage Drive, one of the few remaining
2 properties in the Crest Hill Industrial Park.

3 The underlying property is zoned M-1,
4 which is the zoning classification that this type of
5 building and these types of uses are listed as
6 permitted uses.

7 No special approvals for the type of
8 use. No special use permit needed for the proposed
9 operations that they are envisioning take place on the
10 property once it gets built.

11 The property is large enough, though,
12 that the city zoning ordinance requires it to be
13 processed as a planned unit development, so the
14 applicant has requested special use permit approval of
15 the planned unit development.

16 Plans for the project, those plans
17 are the plans that were submitted and distributed --
18 submitted by the applicant, distributed to the Plan
19 Commission in the agenda packet you have before you.
20 Those are the plans that were the basis for the plan
21 commission staff report that we prepared and
22 contributed for tonight's meeting. That report has a
23 June 13th date on it.

24 As part of the project, they are

1 looking to build a 150,000 square foot speculative
2 office warehouse distribution-type facility. Most
3 likely will end up being occupied by multiple tenants.
4 Will be similar in appearance, not size, but
5 appearance to the similar building that MIF is
6 currently constructing on the 34-acre site just to the
7 immediate east of this particular site.

8 In conjunction with the project
9 design, they have submitted a request for two
10 variations. One which will allow the building to have
11 a reduced front yard setback along the Advantage
12 Avenue frontage right adjacent to the cul-de-sac in
13 that one district. There is a 30-foot required front
14 yard setback along that little cul-de-sac. The
15 building that they are proposing to construct, they
16 have a 15-foot setback.

17 And the second variation is for a
18 parking lot pavement, drive aisle setback along the
19 south property line which is the rear property line.
20 The zoning ordinance normally would require a 5-foot
21 setback along that property line, and what they are
22 proposing is a 0-foot setback.

23 I think it is important to note along
24 that property line that -- I should say that property

1 line is adjacent to an offsite detention facility so
2 there is no additional development located to the
3 south.

4 The hardships that they've
5 represented for the property is, although it is a
6 relatively large property, 8.88 acres, it is a
7 relatively narrow property. Normally for this type of
8 development you would not -- when you are subdividing
9 property and creating lots, you wouldn't create lots
10 with this type of configuration, long and narrow. That
11 just makes the functionality of the building
12 challenging.

13 So they are trying to create a
14 building footprint that works proficiently in the
15 marketplace. In order to do that, they need to
16 stretch the building and encroach into those two
17 setbacks that I had outlined.

18 From the staff perspective, we think
19 there is unique conditions with this lot and a
20 hardship that does exist and warrants the approval of
21 those variations.

22 Overall the project is probably a
23 positive addition from an economic development
24 standpoint. I think it is a -- would be a high quality

1 use for this particular lot. There are a number of
2 other proposals that the city has considered, none of
3 which were as attractive from an economic development
4 tax generation standpoint as what is being proposed
5 here tonight.

6 For the most part, the plans are all
7 in order with the city's regulations. There are a
8 number of cleanup items that need to be taken care of
9 before the plans are finalized and permits are being
10 issued, but those cleanup items are relatively minor
11 in nature and won't change the design of the building.
12 It is small specifications, things of that nature.

13 So with that, if there is any
14 questions, I would be happy to answer those.

15 Staff is recommending -- does feel
16 that recommendation for the Plan Commission to approve
17 this project would be appropriate.

18 In the staff report we did identify
19 six conditions that we would recommend from a staff
20 perspective be attached to any positive recommendation
21 that the city's Plan Commission forwards to the City
22 Council on this particular project.

23 With that, I would address any
24 questions you may have.

1 CHAIRMAN THOMAS: Any questions for Ron?

2 Steve, if you or whoever else is
3 going to come up, please make sure you are signed in.

4 MR. STEVE GULDEN: Thank you again for having
5 this meeting. I know some issues with quarums and
6 stuff, I really appreciate -- we really appreciate you
7 coming here for this special meeting tonight to hear
8 these cases.

9 CHAIRMAN THOMAS: Can I stop you for a minute?
10 Raise your right hand. Make sure you are telling the
11 truth.

12 (Whereupon, witnesses sworn.)

13 CHAIRMAN THOMAS: Continue.

14 MR. STEVE GULDEN: Truthfully, we really
15 appreciate you guys coming here and having this
16 special meeting for us.

17 With me here tonight is Mike
18 Androwich, one of the co-owners of Midwest Industrial
19 Properties or Midwest Industrial Funds, and Patrick
20 Swiszczy, one of his right-hand people is here to
21 answer any questions or just facilitate any type of
22 discussion.

23 Just to remind you as Ron had said,
24 we were here about one year ago and we received

1 approvals from planning and zoning as well as from the
2 City Council for the 577,000-square-foot building
3 that's adjacent to this property.

4 If you had a chance to go out to the
5 business park, it is a very impressive building. These
6 guys do a great job in building, keeping the streets
7 clean, following all of Crest Hill's codes. It is
8 under roof. Very impressive building that these --
9 that this company has put together.

10 This building will be the same type
11 of quality. Same type of professionalism in building
12 it.

13 So, again, this property is right
14 adjacent to this 577, or 577 building, 8.88 acres. Pat
15 and Mike are here to answer any questions or
16 facilitate any discussions.

17 MR. PATRICK SWISZCZ: Thank you, Steve. Thank
18 you, council, for being here today.

19 I am glad we can make it out. A third
20 time is the charm, hopefully.

21 My name is Patrick Swiszc
22 development manager at Midwest Funds. Like Ron
23 mentioned, we are seeking approval for
24 150,000-square-foot speculative facility on this lot.

1 The two variances that Ron brought up
2 are very important to us as this site has a very
3 tricky, long and narrow configuration. With these
4 variations, this allows us to meet an industry
5 standard or get very close to trying to have a
6 200-foot-depth building. We can't get to 200 feet. We
7 get to 192. And without these variances, we can't even
8 get close. We would have to lose another 25 feet, 30
9 feet which is not what we're looking for.

10 So with these tricky narrow
11 configurations, we really need these variances. The
12 site has been vacant since the creation of the
13 business park due to this configuration. The uses that
14 we're targeting here is manufacturing like TLC
15 Ingredients is a speculature nature, so we'll be
16 targeting manufacturing food users, warehousing, light
17 assembly.

18 The building since it is not 200 feet
19 or very close to it is very shallow in nature, so the
20 building is catered to be multitenant. This building
21 most likely will be three or four tenants with the
22 configuration like this. This building is catered
23 towards manufacturers with high-paying jobs.

24 This isn't the Amazon across the

1 street. This isn't the most intense use. We don't have
2 trailer parking away from this building like the
3 Amazon facility.

4 We're really hoping that you guys see
5 the value in this building, and like Ron mentioned,
6 hoping to bring in a good tax base, and finishing out
7 the last lot in the business park in Crest Hill.

8 CHAIRMAN THOMAS: Okay. Questions? Jeff?

9 COMMISSIONER PETERSON: No.

10 COMMISSIONER CARROLL: I have one question. It
11 was reference to being -- working with TLC in order to
12 make a connection to Lidice Parkway.

13 Have you started on that?

14 MR. PATRICK SWISZCZ: So Crest Hill has actually
15 started those conversations and -- Ron, correct me if
16 I'm wrong -- I believe Maura reached out to TLC and
17 they were active to talking with us.

18 Once we know what exactly
19 communications, we will talk with TLC and try to
20 figure out some possible additional access on the
21 northeast to connect to Churnovic.

22 COMMISSIONER CARROLL: The community I live in
23 is right adjacent to Division Street. We would like to
24 keep as much traffic off of Division as we can.

1 Because we have a lot of 80-year-olds over there. They
2 don't match too well with a lot of trucks or -- you
3 know, some heavy vehicular traffic. I'm glad to hear
4 that's in the works. Thank you.

5 CHAIRMAN THOMAS: Cheryl?

6 COMMISSIONER SLABOZESKI: How long do you think
7 it will take to build this facility?

8 MR. PATRICK SWISZCZ: A year. About a year. Our
9 anticipated start time would be here in the fall and
10 completion in late summer. Almost a year.

11 COMMISSIONER DeSERIO: I have nothing.

12 CHAIRMAN THOMAS: Okay. I've got a few.

13 Let's talk about -- I was very
14 impressed with the traffic study. Let's talk about a
15 few things in there I did not see.

16 So when a truck leaves your facility
17 on Advantage Drive and goes east, when it gets to
18 Weber Road, which way do you anticipate these trucks
19 going? Straight? Left? Right? Do you have an idea
20 based on what you are going to have in them?

21 MR. PATRICK SWISZCZ: Since it is a speculative
22 building in nature, I can't foreshadow which direction
23 they will be going.

24 It is our understanding that most of

1 the users -- you know, the attractiveness about this
2 lot is that it is located really close to I-55, so we
3 believe most of the traffic will be making a left on
4 Advantage and heading west towards I-55. Because if
5 you are heading towards the east, that's more than
6 double the amount of mileage to get to 55 at Weber
7 Road or if you are heading south to get back on to
8 Plainfield. The easiest path would be due west.

9 But I can't speak for what exactly is
10 going to happen, but that's what we believe.

11 CHAIRMAN THOMAS: The intersection of Division
12 and Weber is a little bit of a problem for us. There
13 seems to be a lot of car traffic going straight. We
14 don't own the property southwest, so we can't put a
15 right-turn lane in there. Getting a lot of complaints
16 from Carillon Lakes people that want to go to Menards
17 sometimes have to wait two lights because there is so
18 much traffic going straight. So that was -- I was just
19 curious.

20 You answered my question about when
21 they get to Gaylord, they are going to continue on
22 Division to connect to I-55.

23 All right. I think you have already
24 answered all the rest of that stuff that I was going

1 to ask you.

2 I know the city engineer had some
3 questions off of your original PUD submission, and you
4 responded to those questions.

5 I don't think, unless you have gotten
6 a response, I don't think he's finished his review on
7 that yet.

8 So basically you are going to have a
9 couple weeks before it comes before the City Council.
10 So that's certainly something we have to watch out
11 for.

12 Yeah, okay. That's all I have for
13 now. Is there anybody in the audience wants to make a
14 comment about this?

15 I think we scared them all off with
16 all the troubles we were having.

17 If there is nobody -- and staff, any
18 more questions?

19 MR. STIFF: No.

20 CHAIRMAN THOMAS: Without any more questions,
21 let me have a motion to close the public hearing.

22 COMMISSIONER DESERIO: So moved.

23 COMMISSIONER SLABOZESKI. Second.

24 CHAIRMAN THOMAS: Motion by Commissioner

1 DeSerio. Second by Commissioner Slabozeski.

2 Roll call, please.

3 THE CLERK: Commissioner DeSerio?

4 COMMISSIONER DeSERIO: Yes.

5 THE CLERK: Cheryl Slabozeski.

6 COMMISSIONER SLABOZESKI: Yes.

7 THE CLERK: Ken Carroll.

8 COMMISSIONER CARROLL: Yes.

9 THE CLERK: John Stanton?

10 COMMISSIONER STANTON: Yes.

11 THE CLERK: Jeff Peterson.

12 COMMISSIONER PETERSON: Yes.

13 THE CLERK: And Bill Thomas.

14 CHAIRMAN THOMAS: Yes.

15 THE CLERK: Motion carried.

16 CHAIRMAN THOMAS: All right. Ron mentioned it,
17 before we give you our decision, you mentioned the six
18 conditions. I believe those six conditions were sent
19 to you. I don't think we heard anything back that you
20 couldn't do. But I would like to take a moment and
21 we're going to read these six conditions so that they
22 get in the minutes.

23 To start us off, I'm going to ask for
24 Commissioner DeSerio to read the first three.

1 COMMISSIONER DeSERIO: Number 1, loading dock
2 restriction: The maximum number of loading docks
3 permitted for the speculative industrial warehouse
4 office building shall not exceed 34 for the PUD. Any
5 increase in the number of loading docks above 34 will
6 require a new public hearing and approval of a PUD
7 amendment.

8 Number 2, truck route monetary
9 contribution: Unless otherwise approved by the City
10 Council, MIF shall make a monetary contribution to the
11 city that the city can use for the design,
12 construction, and/or land acquisition for the city's
13 planned future truck route extension to Weber Road.
14 The details of this monetary contribution shall be
15 finalized in the development agreement reviewed and
16 approved by the City Council.

17 Number 3, Lidice Parkway driveway
18 connection: MIF shall make contact and have
19 meaningful communications with TLC ownership regarding
20 what MIF is prepared to do to obtain parkway -- to
21 obtain TLC's approval for a driveway connection
22 between the subject property and Lidice Parkway.

23 MIF shall summarize the details of
24 these communications in writing for City Council

1 reference during his consideration and potential
2 approval of the Plan Commission recommendation on this
3 product.

4 CHAIRMAN THOMAS: Commissioner Slabozeski?

5 COMMISSIONER SLABOZESKI: Number 4. Final design
6 documents approval: Approval of the requested
7 preliminary and final PUD special use permit is
8 subject to final civil engineering design plan,
9 photometric/electrical plan and associated platting
10 approved by city staff and consultants.

11 Number 5, project signage: All sign
12 proposals shall comply with applicable sign code
13 regulations of Crest Hill sign code regulations.

14 And, finally, Number 6, compliance
15 with plans: The development, maintenance, and
16 operation of the project shall be in substantial
17 compliance with the plans and documents included in
18 the project submittal checklist dated June 5th, 2024,
19 as may be revised to address city staff, city
20 attorney, and city consultant review comments and City
21 Council special use permit approval conditions.

22 CHAIRMAN THOMAS: Thank you.

23 Again, hopefully this isn't the first
24 time you have been hearing that.

1 I want to make a comment about the
2 Lidice Parkway connection and how important that is to
3 us.

4 The building that you are almost done
5 with is going to meet our current restrictions which
6 is when a truck comes out of there and wants to go
7 east, they have to exit on Enterprise Drive.

8 And when a truck comes out of there
9 and wants to go west, they have to exit on Churnovic
10 Road.

11 That was put in place for Amazon and
12 Old Dominion because the subdivision Carillon Lakes
13 exit is right between all that, and as Commissioner
14 Carroll said, a lot of concern about old people coming
15 out of there, getting tired of waiting, and darting
16 out one way, not seeing somebody coming from the other
17 direction.

18 So this will be a little bit against
19 what we have been requiring. I have already gotten a
20 phone call from some people at Carillon Lakes saying
21 we hear there is more trucks coming. I say, well,
22 there is not going to be as many trucks as the
23 previous ones but we are working towards the future
24 resolving this. They didn't object after I said that.

1 I hope that's the case. It is really
2 critical that what the end result is, we need to
3 finish this road. Thank you for your contribution
4 coming out the south and coming out on to Weber Road
5 that way and getting all this traffic as much as we
6 can off of Division Road.

7 Okay. We did that. So before I bring
8 this up for a vote with the commissioners, I just
9 want, again, to say thank you to Midwest Industrial
10 Funds for your commitment to the city of Crest Hill as
11 you build yet another facility in our business park.
12 Ron mentioned it. I think Steve mentioned it. For you
13 guys to want to work with Lot 17 and do all you did to
14 make that work, I thought maybe that lot was going to
15 be there forever and be turned into a park or
16 something, but you are going to turn it into a very
17 valuable asset. So I want to thank you for doing that.

18 MR. MICHAEL ANDROWICH: Thank you.

19 CHAIRMAN THOMAS: Having said that, I would
20 like to have a motion to approve the request from
21 Midwest Industrial Funds for the preliminary and final
22 planned unit development special use permit and zoning
23 variation approvals for speculative
24 industrial/warehouse building on the vacant property

1 known as Lot 17 in the industrial park located at the
2 south termination of Advantage Avenue in Crest Hill.

3 COMMISSIONER CARROLL: So moved.

4 COMMISSIONER PETERSON: Seconded.

5 CHAIRMAN THOMAS: Motion by Commissioner
6 Carroll. Second by Commissioner Peterson.

7 Roll call?

8 THE CLERK: Ken Carroll.

9 COMMISSIONER CARROLL: Yes.

10 THE CLERK: Jeff Peterson.

11 COMMISSIONER PETERSON: Yes.

12 THE CLERK: John Stanton.

13 COMMISSIONER STANTON: Yes.

14 THE CLERK: Cheryl Slabozeski.

15 COMMISSIONER SLABOZESKI: Yes.

16 THE CLERK: Commissioner DeSerio?

17 COMMISSIONER DeSERIO: Yes.

18 THE CLERK: Bill Thomas?

19 CHAIRMAN THOMAS: Yes.

20 THE CLERK: Motion carried.

21 CHAIRMAN THOMAS: The Plan Commission has
22 approved your request located at the south termination
23 of Advantage Avenue, and those approvals are for
24 preliminary and final planned unit development special

1 use permit. A zoning variation approval for front yard
2 building setback variation that would allow the
3 building to be set back 15 feet from the Advantage
4 Avenue property line, and for the zoning variation
5 approval, for a rear yard parking setback that would
6 allow the parking lot drive aisle pavement to have a 0
7 setback from the south property line of the property.

8 So we will forward our recommendation
9 to the City Council. It sounds like they will also
10 hear your case on July 15th, and I know you folks will
11 probably be there to do it.

12 So congratulations. Again, thank you
13 for supporting our city.

14 MR. STIFF: Mr. Chairman, before we move on, I
15 want to make a record that the publications of the
16 public hearing for both items tonight were originally
17 published for our regularly-set meeting of June 13th.
18 Because of the lack of a quorum, both the website for
19 Crest Hill and the doors to our chambers here were
20 posted to notify anybody that was going to be here for
21 the public hearings published for that night, that
22 they were moved to the 20th, which was last Thursday.

23 Due to a lack of quorum last
24 Thursday, the same process was followed. Our clerk

1 posted on the doorway here notice that those public
2 hearings were being moved to today's date. And that
3 was also posted on the website.

4 My understanding is Mr. Gulden
5 actually came to the chambers both days to see if
6 anyone showed up. And I think he is still under oath
7 and can say for the record for the period of time that
8 he was here, nobody showed up for those hearings.

9 So we proceeded today and we believe
10 that the public has been properly notified and all the
11 paperwork was in order as the clerk stated earlier for
12 both of our public hearings tonight.

13 I just wanted to make that on the
14 record just so we have it in the minutes.

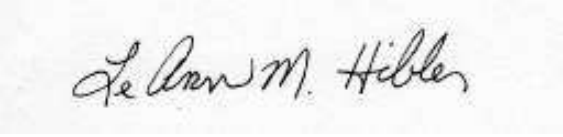
15 CHAIRMAN THOMAS: Okay. Thank you very much.
16 Thank you, guys.

17 MR. PATRICK SWISZCZ: Thank you.

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1 LeAnn M. Hibler, as an Officer of the
2 Court, says that she is a shorthand reporter doing
3 business in the State of Illinois; that she reported
4 in machine shorthand the proceedings of said meeting,
5 and that the foregoing is a true and correct
6 transcript of her shorthand notes so taken as
7 aforesaid, and contains the proceedings given at the
8 said meeting.

9 IN TESTIMONY WHEREOF, I have
10 hereunto set my signature this 11th day of July, 2024.

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20 LeANN M. HIBLER, IL CSR #84-003148
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