



STATE OF ILLINOIS JB PRITZKER, GOVERNOR JIM UNDERWOOD, EXECUTIVE DIRECTOR

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May 25, 2023

Andres Padua Deputy General Counsel Illinois Capital Development Board 555 W Monroe St, 8th fl Chicago, IL 60661

Maura A. Rigoni, AICP Senior Planner Robinson Engineering 1700 South Park Ave South Holland, IL 60473

RE: CDB Proj. #291-000-018, Construct New Crime Lab

Ms. Rigoni -

It was a pleasure speaking with you yesterday. Thank you for your question about the applicability of the City of Crest Hill's zoning ordinances to the Illinois State Police project referenced above ("project"). We have reviewed the City of Crest Hill's Zoning Ordinance and found that these codes are not applicable to the work performed by the State of Illinois in this project.

Generally, municipal codes cannot be enforced on entities engaged in a State of Illinois construction project. See City of Joliet v. Snyder, 317 Ill. App. 3d 940 (1st Dist. 2000) and Board of Trustees of the University of Illinois v. City of Chicago, 317 Ill. App. 3d 569 (2000). In various decisions, the Illinois Court of Appeals has held that municipalities in Illinois cannot enforce their local codes on the State of Illinois where the State is pursuing a statewide mandate, such as the above-referenced project. Id. There are, however, several exceptions to this rule, including situations in which federal or state laws authorize municipalities to enforce specific municipal codes. We have not found any exceptions with regard to the zoning codes in question here. If you have any reason to think otherwise, please contact the undersigned to discuss.

Please bear in mind that the State and the entities working on our behalf will communicate and coordinate with the City on all issues the City deems necessary. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

CAPITAL DEVELOPMENT BOARD

Office of Legal Counsel

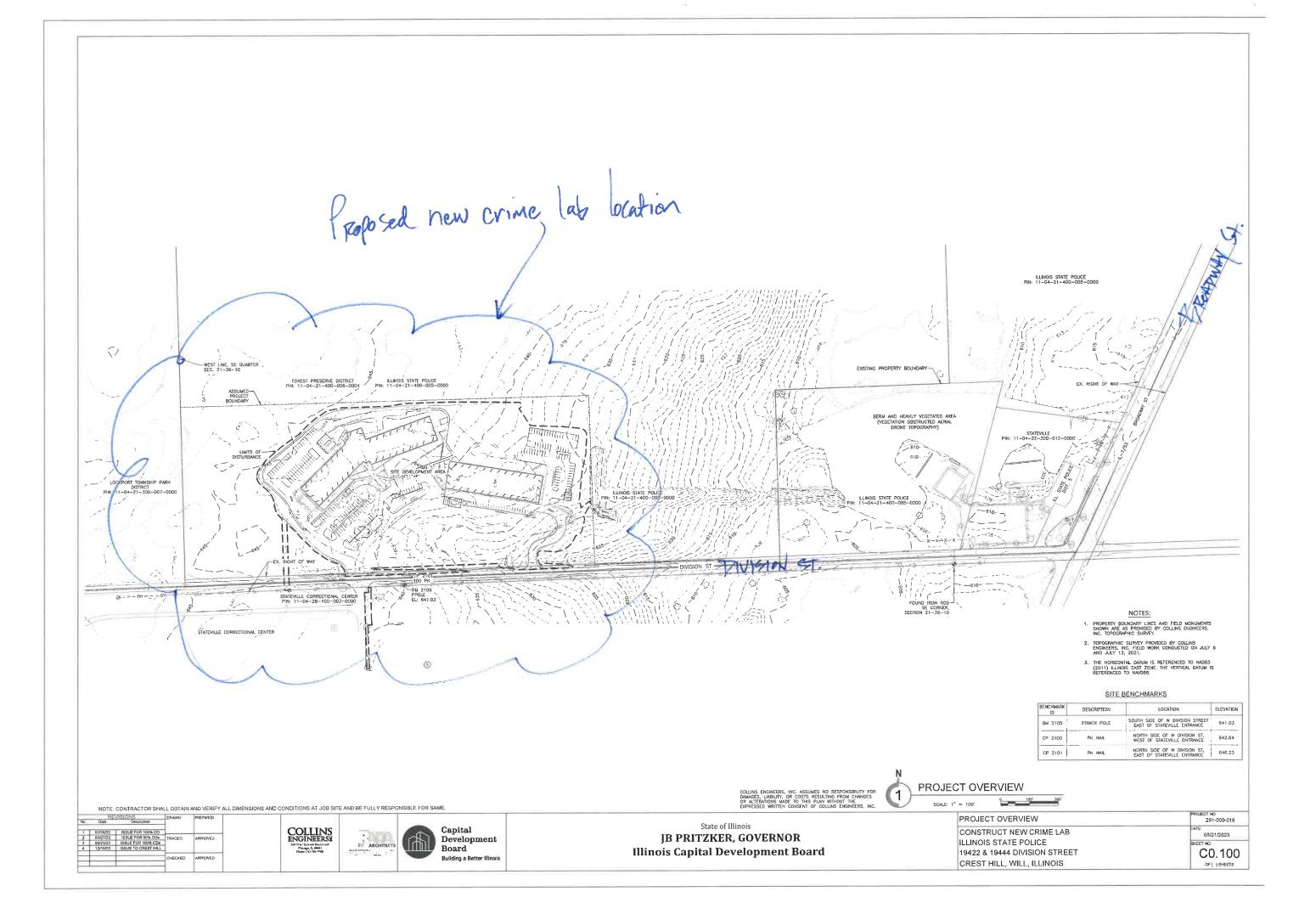
Andres Padua

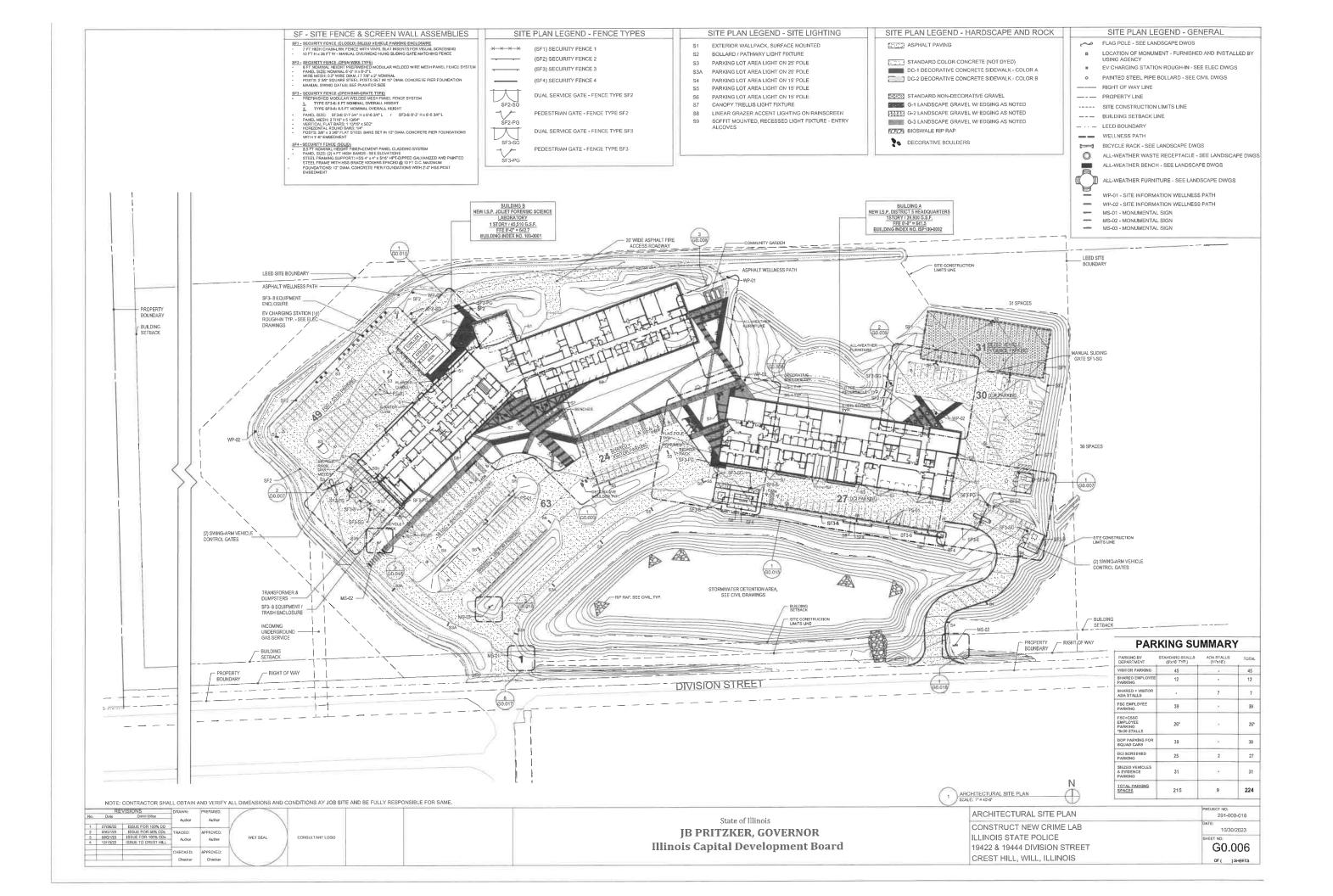
Deputy General Counsel

Amy Romano, CDB John Zimmerman, ISP Chima Uwanamodo, CDB Aaron Session, ISP

Natasia McDade, CDB

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