Regular City Council Meeting
Crest Hill, IL
May 04, 2026
7:00 PM
Council Chambers
20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

1. **OPENING OF MEETING**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS**

   A. Update of the CMAP (Chicago Metropolitan Agency for Planning) Pavement Management Program 2026

   B. A Proclamation for ALS Awareness Month

   C. A Proclamation for National Police Week

   D. A Proclamation Honoring the Employees of the City of Crest Hill Public Works Department

5. **PUBLIC COMMENT FOR AGENDA ITEMS ONLY:** ***(Limit 3 minutes per person)***

6. **CONSENT AGENDA:** ***(All items on the Consent Agenda are considered routine by one motion. These items will not be separately discussed unless an Alderperson so requests, in which event the item will be removed from the Consent Agenda and considered separately.)***

   A. Approve the Minutes from the Work Session Meeting Held on April 13, 2026

   B. Approve the Minutes of the Regular City Council Meeting Held on April 20, 2026

   C. Approve the Minutes from the Work Session Meeting Held on April 27, 2026

   D. Approve the Mayor to Execute the MFT Forms for Resolution for Maintenance Under the Illinois Highway Code, Estimate of Maintenance Costs and Maintenance Engineering to be Performed by a Consulting Engineer for 2026/2027 MFT Program as Included in the 2026/2027 City Budget

   E. Awarding the Contract to P.T. Ferro Construction Company for the Innercircle Water Main and Roadway Rehabilitation, Phase 2 Improvement in the Amount of $933,395.46

F. Awarding the Contract to P.T. Ferro Construction Company for the Oakland Avenue Water Main and Roadway Rehabilitation, Phase 2 Improvement in the Amount of $1,686,708.10

G. Approve a Resolution Approving a Professional Service Agreement for Design Services for the Lincoln Ave. and Crestwood Dr. Watermain Replacement and Roadway Rehabilitation Improvement by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a Cost of $89,975.00

H. Approve a Resolution to Approve a New Independent Contractor Agreement Consulting Service Agreement by and between the City of Crest Hill, Will County, IL, and Ronald Mentzer

I. Approve an Ordinance Approving a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from the Crest Hill Code of Ordinances-Sign Code with Respect to Certain Real Property Located at 905 Theodore Street in Crest Hill, Illinois (Application of Jorge Cruz - 2836 INVESTMENTS LLC)

J. Approve an Ordinance Approving a Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/ Painting Business, and Variations from the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1923 N. Broadway Street in Crest Hill, Illinois (Application of Francisco Martinez Trejo)

K. Approve a Resolution Approving an Intergovernmental Agreement by and between the City of Crest Hill and the Geographic Information System Consortium (GISC) and its Members and Designating the City of Crest Hill Director and Alternative Director to the GISC Board

L. Approve a Resolution Approving a GIS Consortium Service Provider Contract by and between the City of Crest Hill and Municipal GIS Partners, Inc. (MGP)

M. Approve a Promotion of Jacob Poor to Full-Time Building Inspector

N. Approve a Promotion of Zoe Gates to Administrative Assistant for Community Development

O. Approval of the Veterans/Police Memorial FY Budget 26-27

P. Approval to Purchase a Drone DJI M4TD from Unmanned Vehicle Technologies, LLC (UVT) in an Amount not to Exceed $14,183.54

Q. Approval of a Special Event Police Services Agreement with Palladin Productions LLC

R. Approval of Pay Request #40 from Vissering Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of $177,742.00.

S. Approval of the Regular and Overtime Payroll from April 6, 2026, through April 19, 2026, in the Amount of $292,517.88

T. Approval of the List of Bills Issued through May 5, 2026, in the Amount of $540,274.52

7. **REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS**

A. Mayor's Report:

A. Re-Appointment of Civil Service Commissioner Tom Hunter

B. Re-Appointment of Plan Commissioner Marty Flynn

C. Re-Appointment of Plan Commissioner Gordon Butler

B. City Clerk's Report:

C. City Treasurer's Report:

D. City Administrator:

1. Approve an Ordinance Approving Officer and Employee Salaries for Fiscal Year 2026-2027

E. City Attorney:

1. Approve a Resolution Approving an Engagement Letter Proposal by and between the City of Crest Hill, Will County, Illinois and Ketchum Advisory, LLC

2. Approve a Resolution Approving an Engagement Letter Proposal by and between the City of Crest Hill, Will County, Illinois, and Hervas Condon & Bersani for Legal Services Related to the Investigation and Forensic Audit of the Crest Hill Events Committee

F. Public Works Department:

G. City Engineer:

1. Approve the Notice of Intent to Award a Contract to Vissering Construction Company for the City of Crest Hill Eastern and Western Receiving Stations and Execute all Required Documents and Direct City Staff to have Strand Associates, Inc. Prepare the Full IEPA Submittal Package and Submit to the IEPA for Approval in the Amount of $9,427,000.00

H. Finance:

I. Police Department:

J. Community Development:

11. **UNFINISHED BUSINESS:**

12. **NEW BUSINESS:**

13. **COMITTEE/LIAISON REPORTS:**

14. **CITY COUNCIL COMMENTS:**

15. **PUBLIC COMMENT: (*Limit 3 minutes per person)***

16. **EXECUTIVE SESSION:**

17. **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.

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	CMAP Pavement Management Program Update 2026

Summary: Staff along with the Chicago Metropolitan Agency for Planning (CMAP) during the past year have been updating the original 2020 Pavement Management program. The update was funded primary through financial assistance by CMAP.

Attached is a powerpoint presentation of the objectives and goals of this update along with how over the past few years the city efforts to provide funding for the yearly street rehabilitation program have seen positive effects on the overall condition of its roads.

A representative of Applied Pavement Technology who is under contract with CMAP to complete these updates will present the attached presentation. Once the presentation has concluded we will address any comments from Council.

Recommended Council Action: CMAP Pavement Management Program Update 2026.

Financial Impact:

Funding Source: TBD

Budgeted Amount: TBD in future budgets

Cost: TBD

Attachments:

2026-05-04 Crest Hill Council Presentation

applied pavement TECHNOLOGY

CMAP Pavement Management Program

BOARD PRESENTATION – CITY OF CREST HILL
MAY 04, 2026

Luis Sibaja, P.E.
APTech Program Manager

CMAP Pavement Management Work Plan

The Chicago Metropolitan Agency for Planning (CMAP) is the region's official comprehensive planning organization.

This program supports effective and efficient use of member agency resources using pavement management tools and incorporation of preservation approaches in agencies.

CMAP hired APTech to implement pavement management for the City.

Program Goals

- **Promote and support asset management at the local level**
- Implement the PAVER pavement management system
- Perform a comprehensive pavement condition survey
- Evaluate the impact of the City's existing funding level on future pavement conditions
- Determine funding levels required to:
  - ✓ Maintain current pavement conditions
  - ✓ Improve current pavement conditions
  - ✓ Eliminate rehabilitation and reconstruction backlog
- Recommend pavement preservation and rehabilitation projects

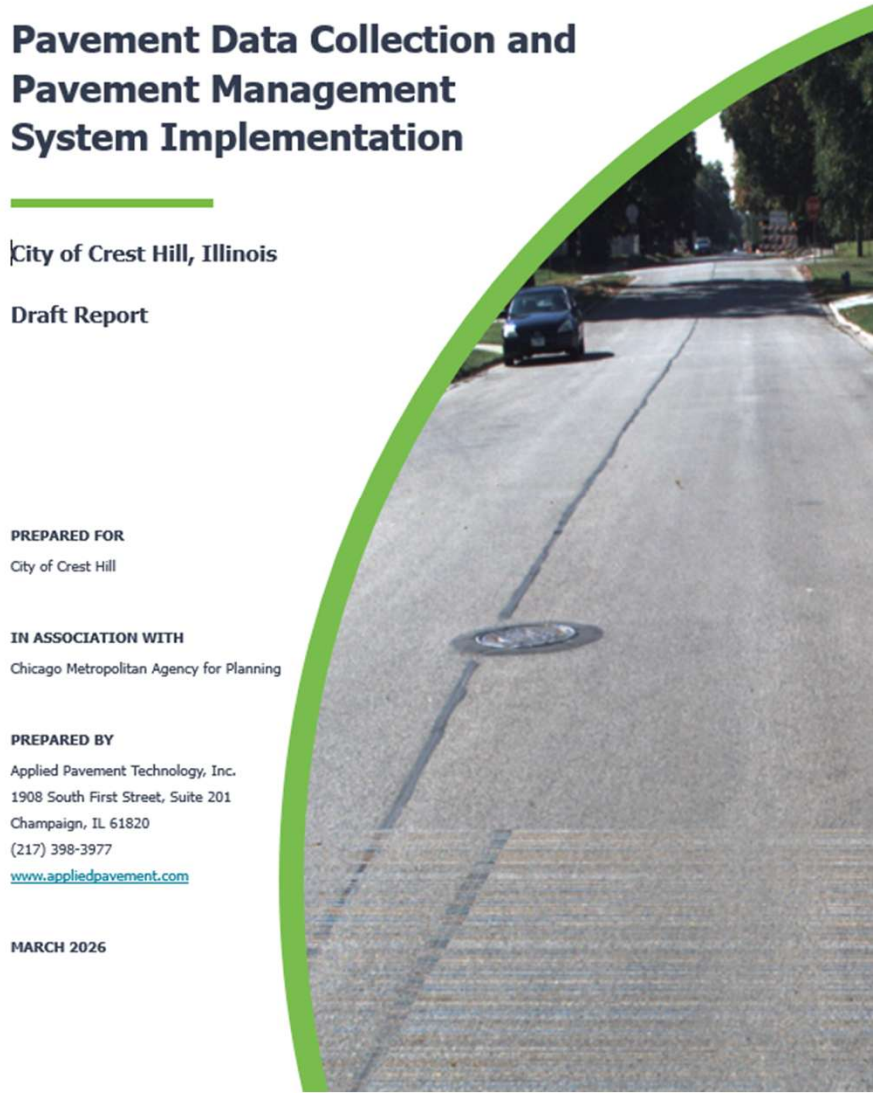
Why Pavement Management Makes Sense

- According to the AASHTO PM Guide, Pavement Management provides a systematic approach that enables agencies to evaluate consequences of investment decisions and determine most cost-effective use of resources.
- Agencies have reported benefits including:
  - Developing strategies to use resources more efficiently
  - Data-driven, performance-based decision making
  - Better understand current and future road needs
  - Better respond to queries both internal and external
  - Better communication
  - Improved transparency in decision making
  - Better credibility

CMAP PM Project Overview

- Working with the City;
  - Define pavement network
  - Assess treatment types and costs
  - Gather budget information
- Collect 2025 pavement condition information
- Update PAVER pavement management software
- Run “scenario” analyses and present results to the City
- Document work, results, and recommendations in report
- Provide PAVER training
- City Council presentation

4



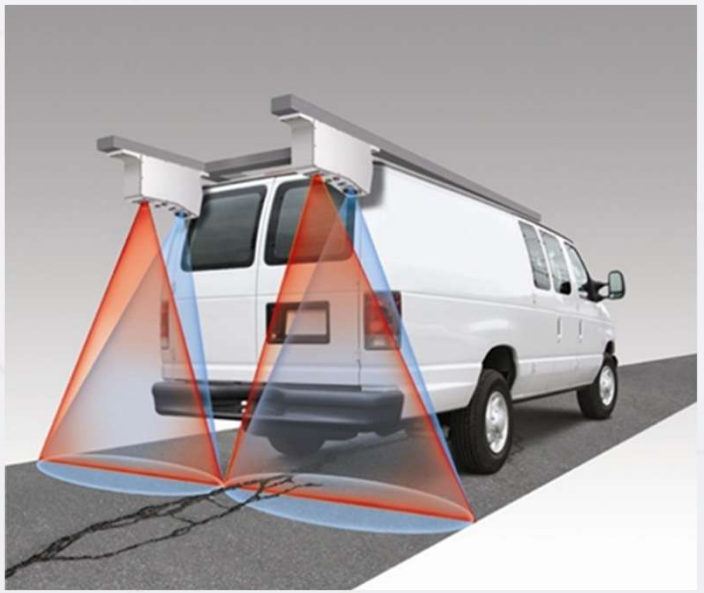
Data Collection

Data collection with APTech's EDGE van
September 24 - 25, 2025

- LCMS sensors
- Road Surface Profiler,
- ROW Cameras (front-facing 3 angles and rear-facing)
- GPS receivers for spatial positioning.

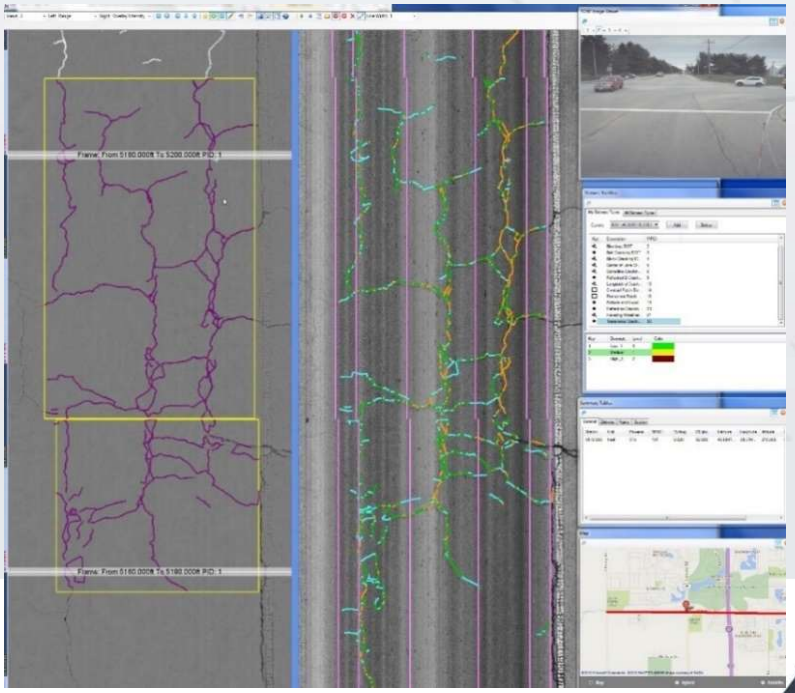
The van drove the City roadways with a driver watching the road and a separate technician reviewing data in real time.

Safe, efficient, unobtrusive.

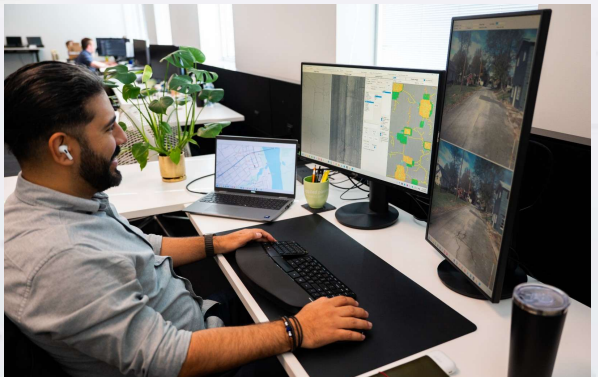


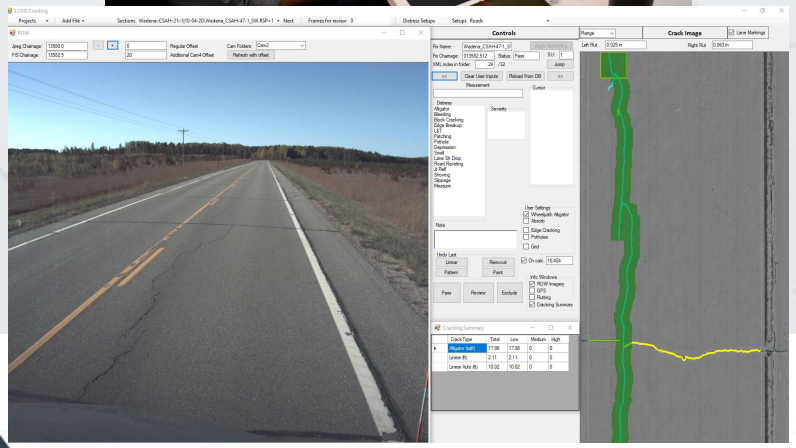
Distress Data Extraction

Laser Crack Measurement System produced range and intensity 3D images. Automated image processing algorithms initially identified distress.

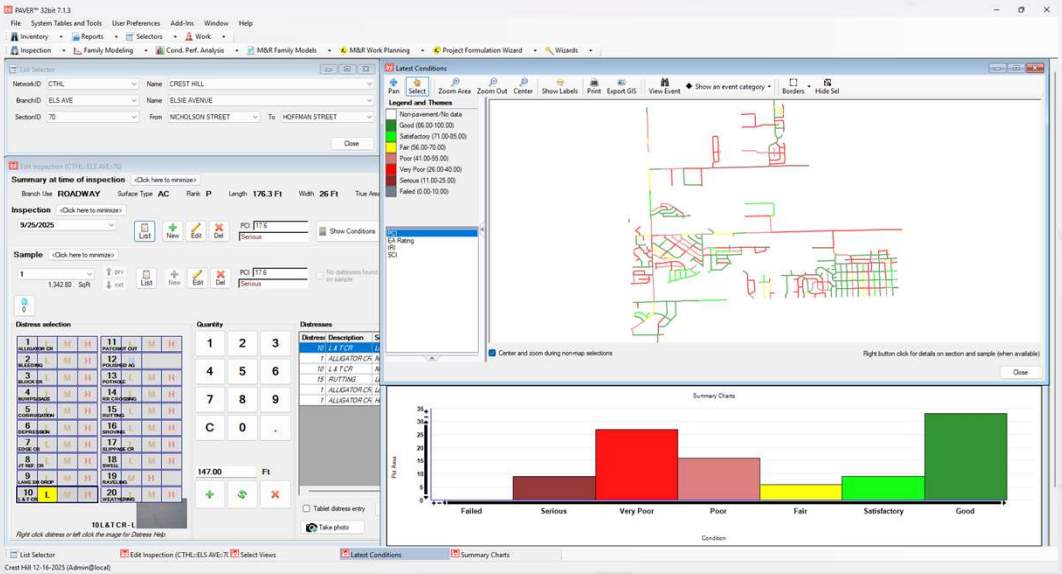


Trained surveyors reviewed on workstations to complete the surveys.





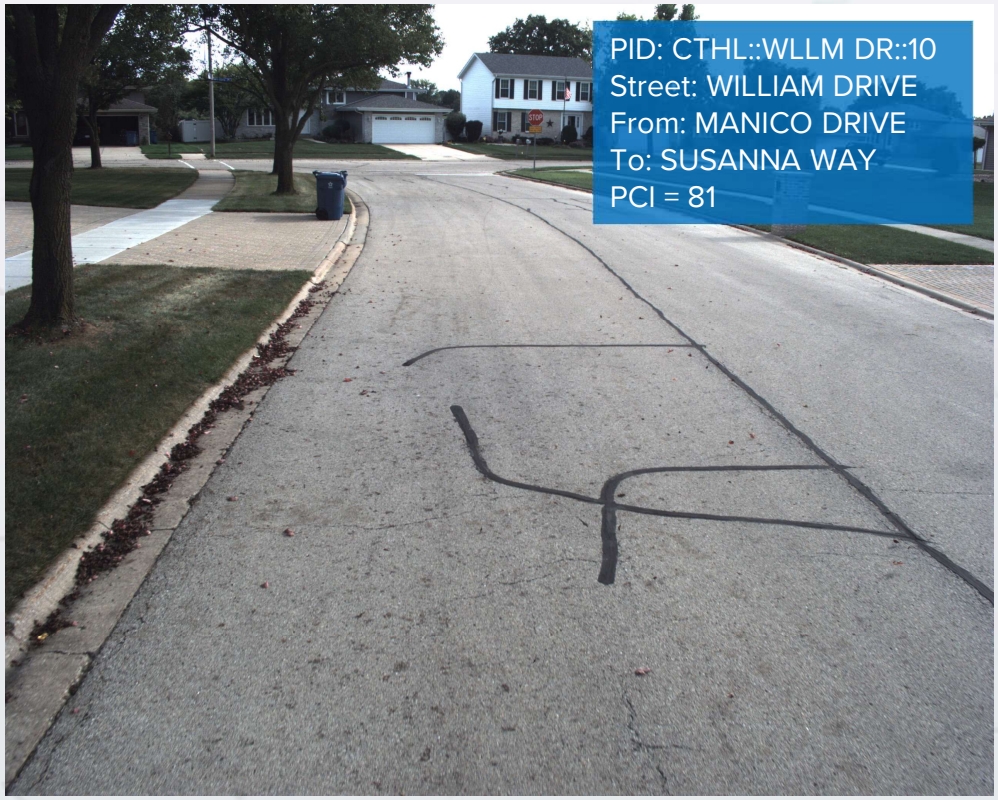
Calculation of Pavement Condition Index (PCI)



Distress
- Type
- Severity
- Extent

PCI Range		Condition Category	
100	86	Good	
85	71	Satisfactory	
70	56	Fair	
55	41	Poor	
40	26	Very Poor	
25	11	Serious	
10	0	Failed	

Pavement Condition Examples



Pavement Condition Examples (cont.)

Pavement Condition Examples (cont.)

Pavement Condition Examples (cont.)

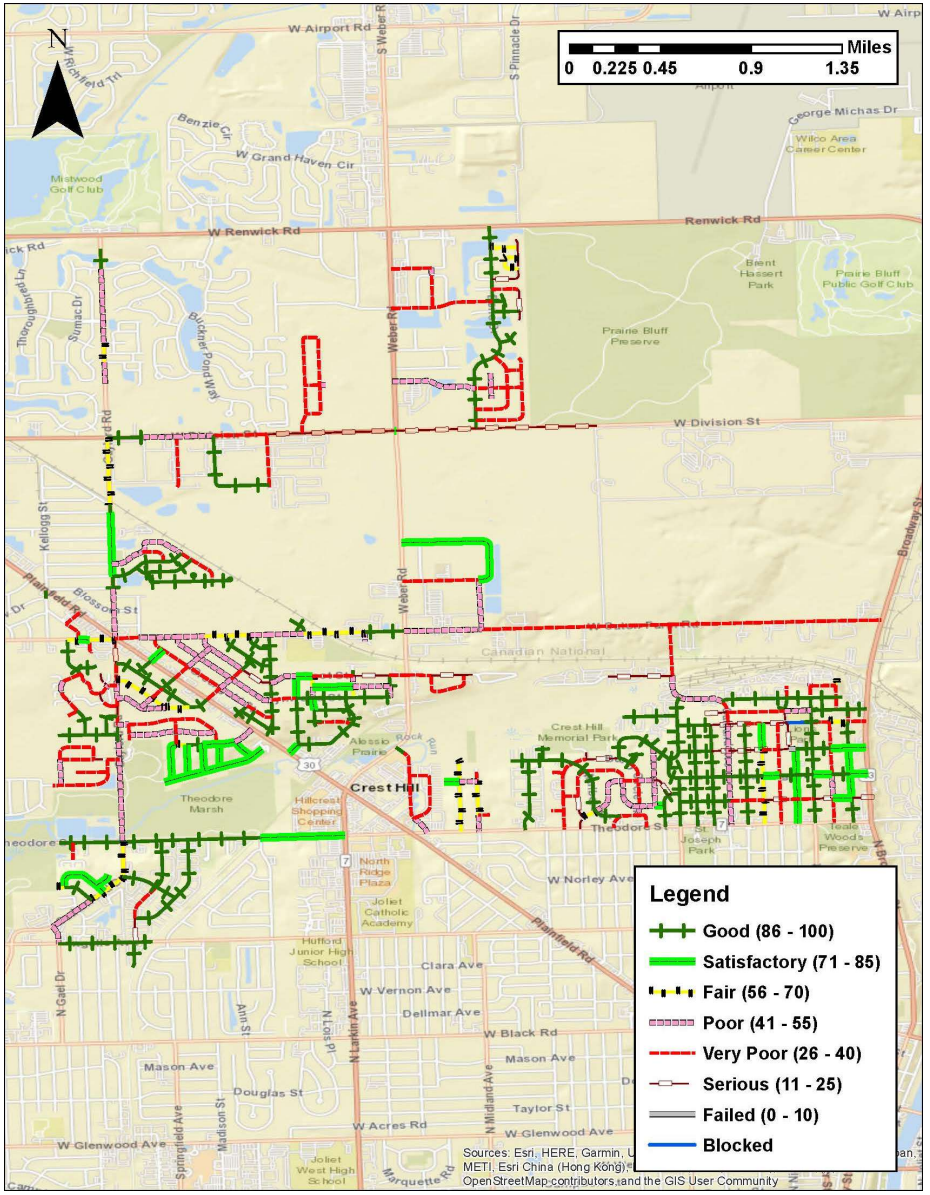
11

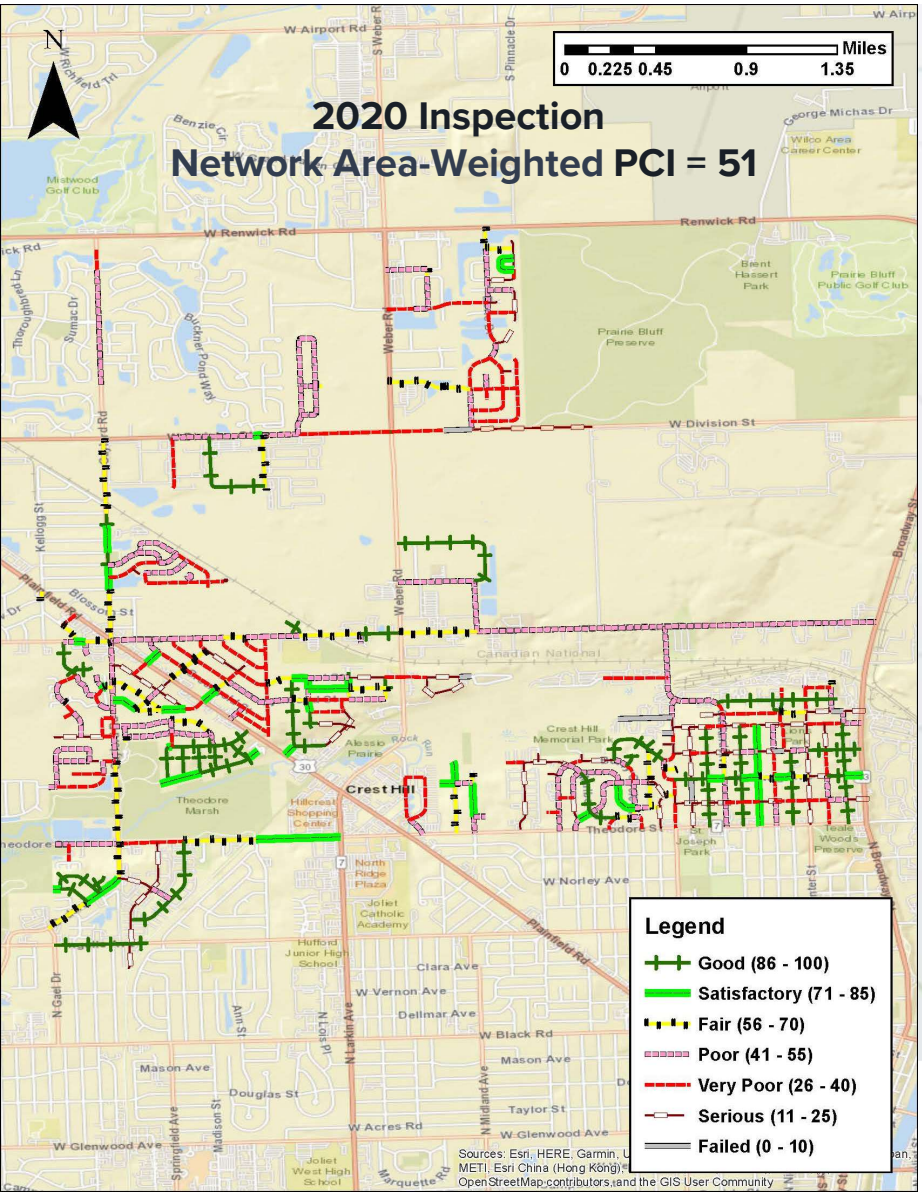
PCI Results

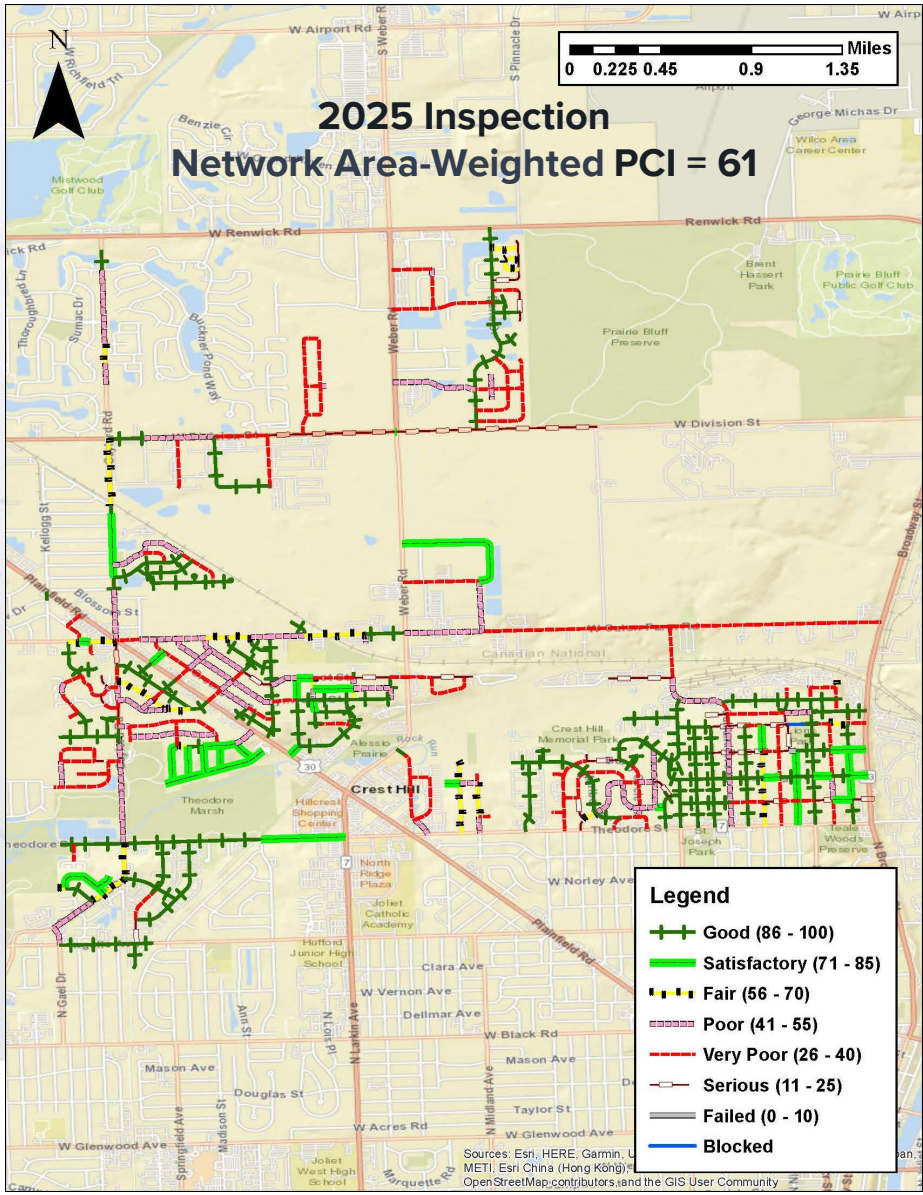
PCI Range		Condition Category	
100	86	Good	
85	71	Satisfactory	
70	56	Fair	
55	41	Poor	
40	26	Very Poor	
25	11	Serious	
10	0	Failed	

Network Area-Weighted PCI = 61

50.5 Total Centerline Miles

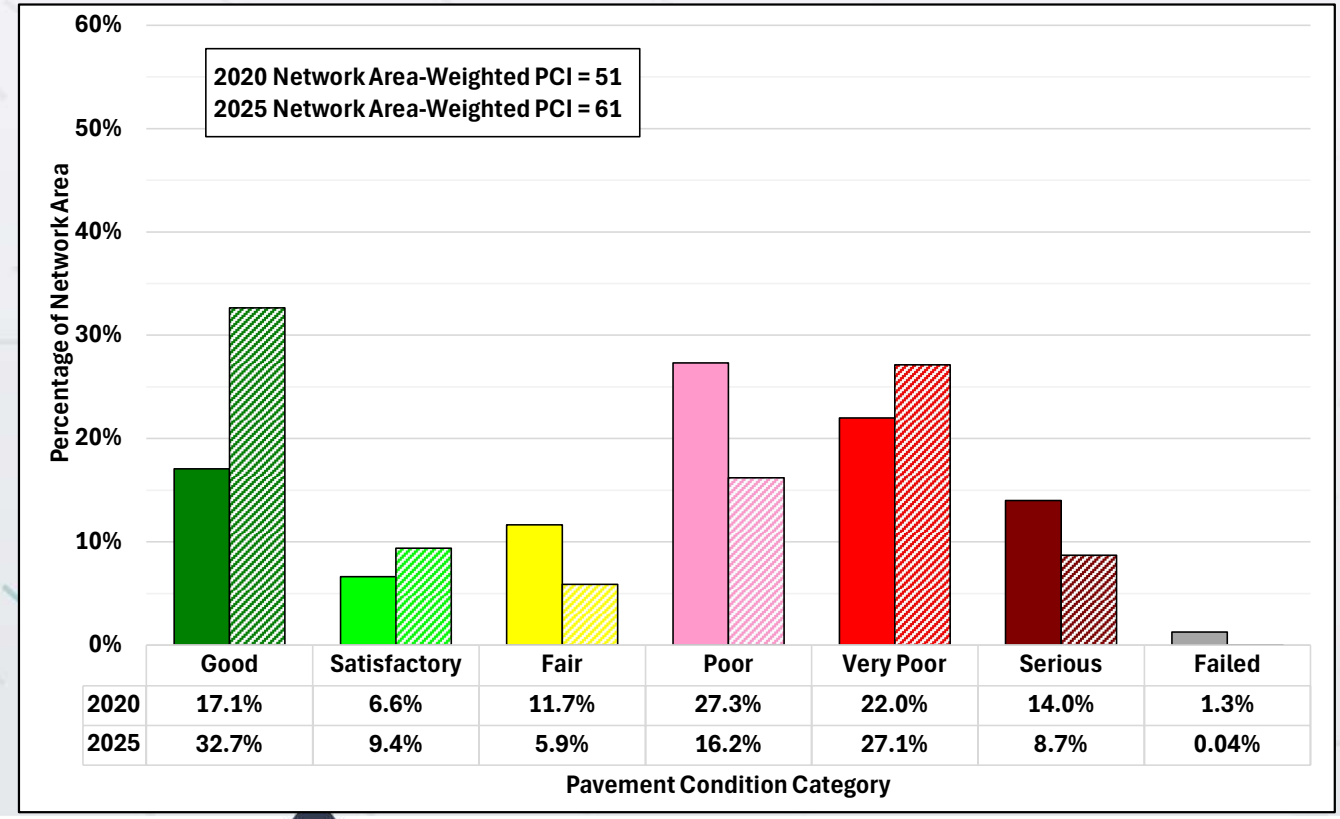



2020 Inspection
Network Area-Weighted PCI = 51
N
Miles
0 0.225 0.45 0.9 1.35
Legend
Good (86 - 100)
Satisfactory (71 - 85)
Fair (56 - 70)
Poor (41 - 55)
Very Poor (26 - 40)
Serious (11 - 25)
Failed (0 - 10)
Sources: Esri, HERE, Garmin, U
METI, Esri China (Hong Kong),
OpenStreetMap contributors, and the GIS User Community


2025 Inspection
Network Area-Weighted PCI = 61
N
Miles
0 0.225 0.45 0.9 1.35
Legend
Good (86 - 100)
Satisfactory (71 - 85)
Fair (56 - 70)
Poor (41 - 55)
Very Poor (26 - 40)
Serious (11 - 25)
Failed (0 - 10)
Blocked
Sources: Esri, HERE, Garmin, U
METI, Esri China (Hong Kong),
OpenStreetMap contributors, and the GIS User Community

2020 vs 2025 PCI Results
Network Level (Percentage of Area)

PCI Range		Condition Category
100	86	Good
85	71	Satisfactory
70	56	Fair
55	41	Poor
40	26	Very Poor
25	11	Serious
10	0	Failed

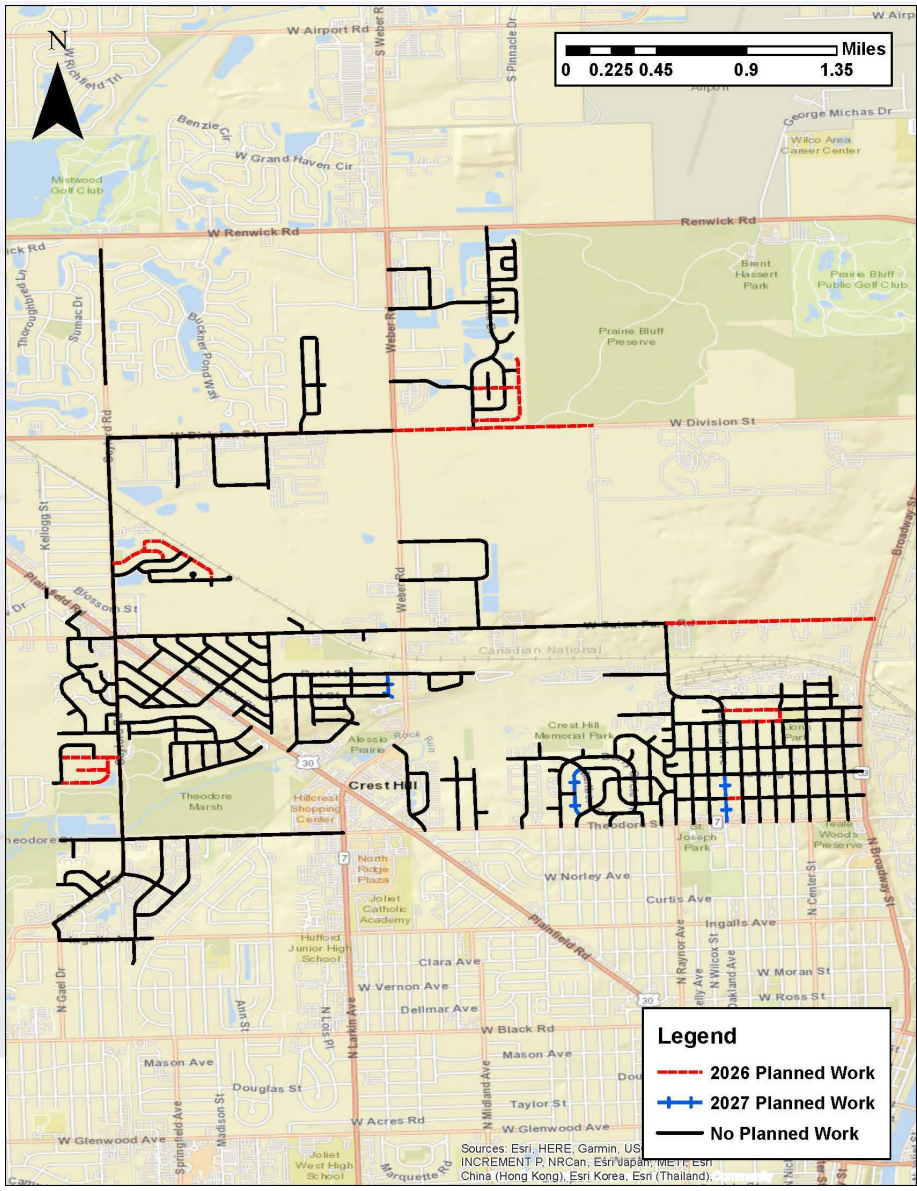


	Good	Satisfactory	Fair	Poor	Very Poor	Serious	Failed
2020	17.1%	6.6%	11.7%	27.3%	22.0%	14.0%	1.3%
2025	32.7%	9.4%	5.9%	16.2%	27.1%	8.7%	0.04%

Planned Work (2026-2027)

- **2026** – Street Rehabilitation and Division West of Weber Roadway Reconstruction

- **2027**– Water main replacement
  - Oakland from Ludwig to Theodore.
  - Imperial Dr. from Root to Lynwood (Plus Stormwater Updates)
  - Inner circle from Marlboro Dr. to Hosmer Ln

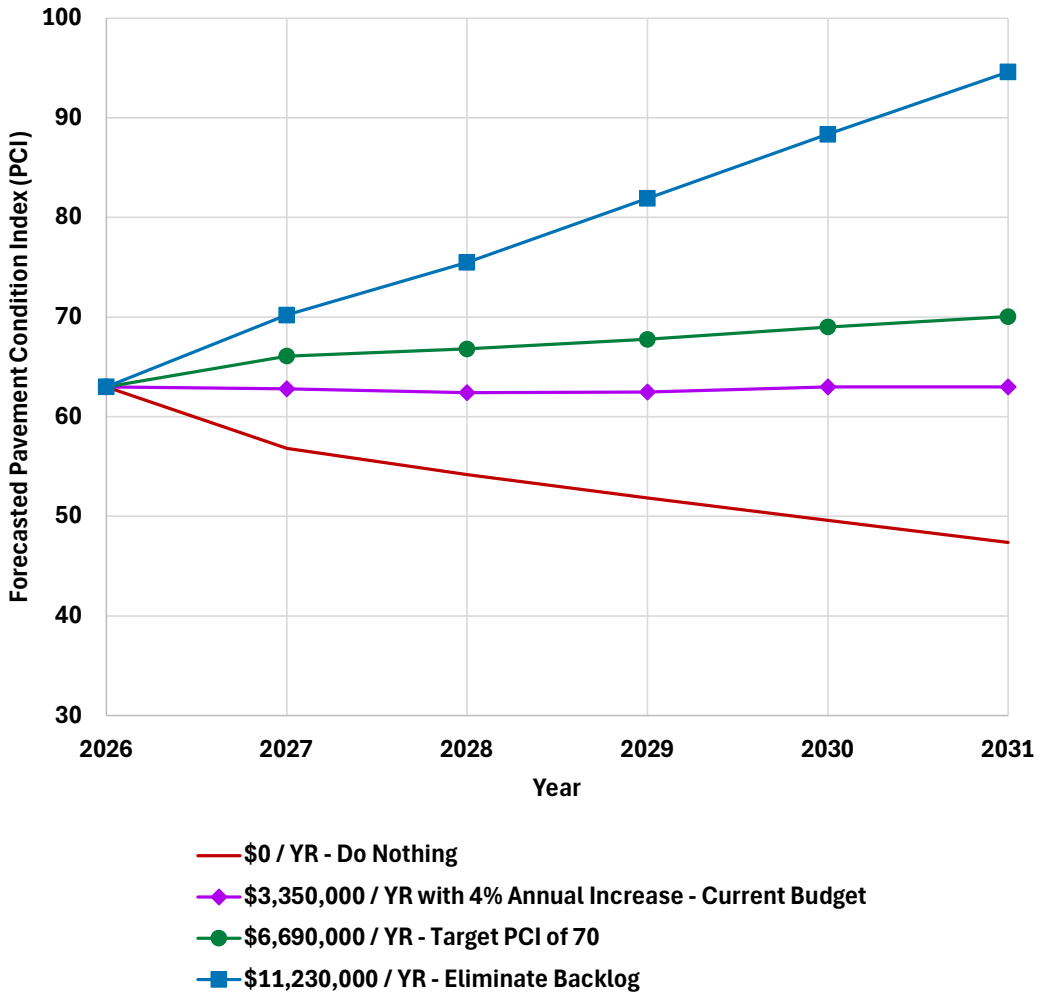


Budget Analyses Forecasted PCI (5-year analysis)

- $0/yr (safety repairs only). Final PCI = 47
- $3.35M/yr – Current Funding with a 4% Annual increase. Final PCI = 63
- $6.69M/yr – Reach Target Condition. PCI = 70
- $11.23M/yr – Eliminate Backlog. Final PCI = 95

All scenarios include planned work

4% inflation rate used for all scenarios



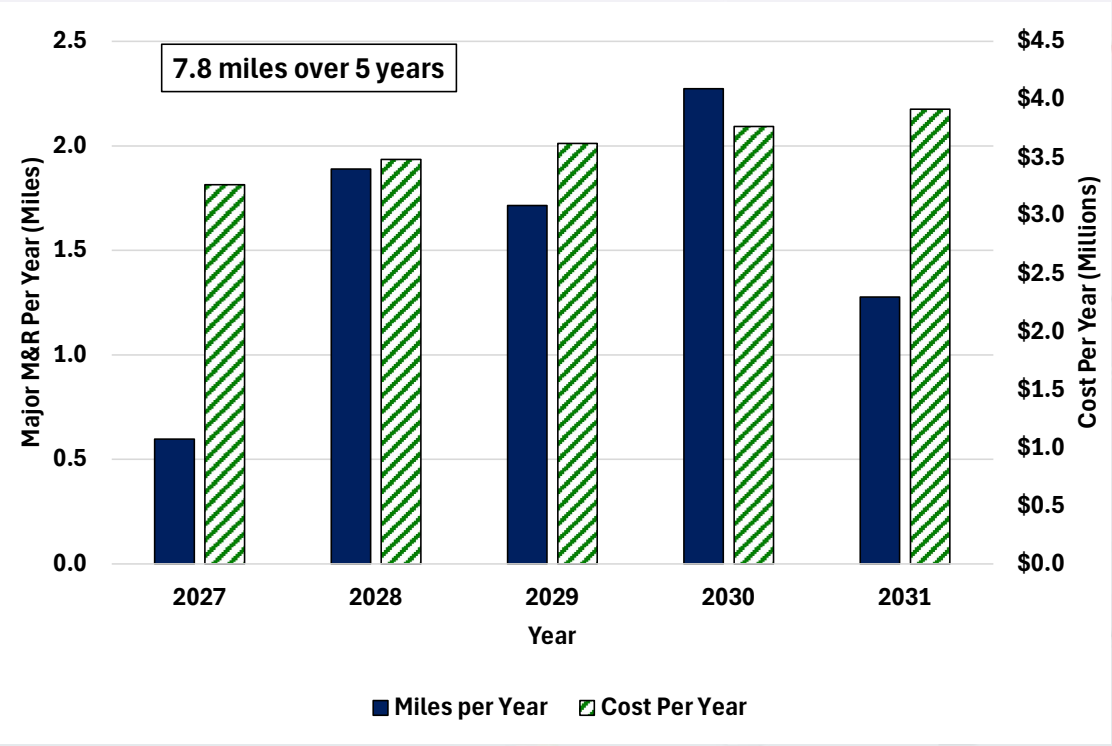
Overview of Budget Scenario Results

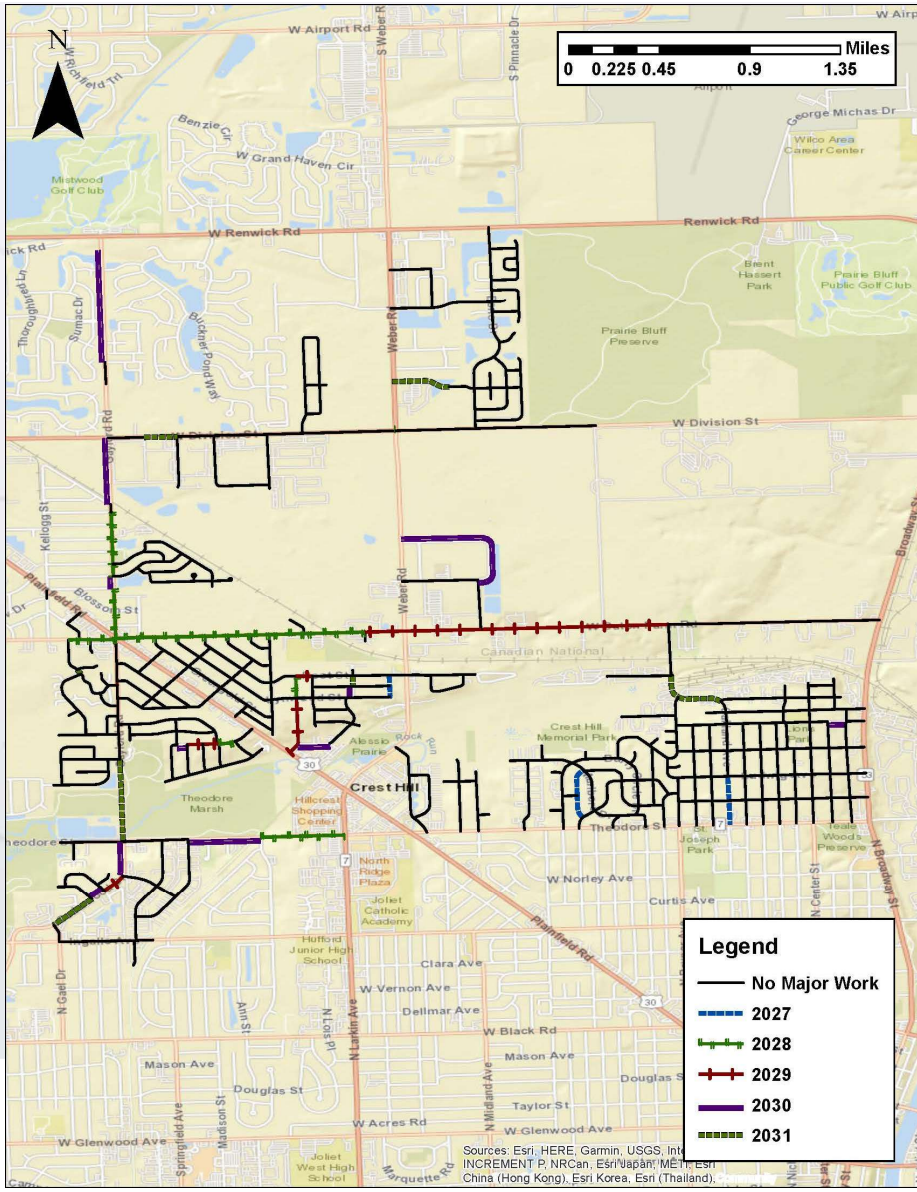
Funding Scenario	Total 5-Year Funded Costs	Remaining M&R Backlog in 2031	Total Funded + Backlog	Forecasted PCI in 2031
$0 / YR - Do Nothing	$0	$82,224,593	$82,224,593	47
$3,350,000 / YR with 4% Annual Increase - Current Budget	$18,051,207	$52,604,933	$70,656,140	63
$6,690,000 / YR - Target PCI of 70	$33,459,956	$37,593,449	$71,053,404	70
$11,230,000 / YR - Eliminate Backlog	$56,153,543	$0	$56,153,543	95

All scenarios include planned work

4% inflation rate used for all scenarios

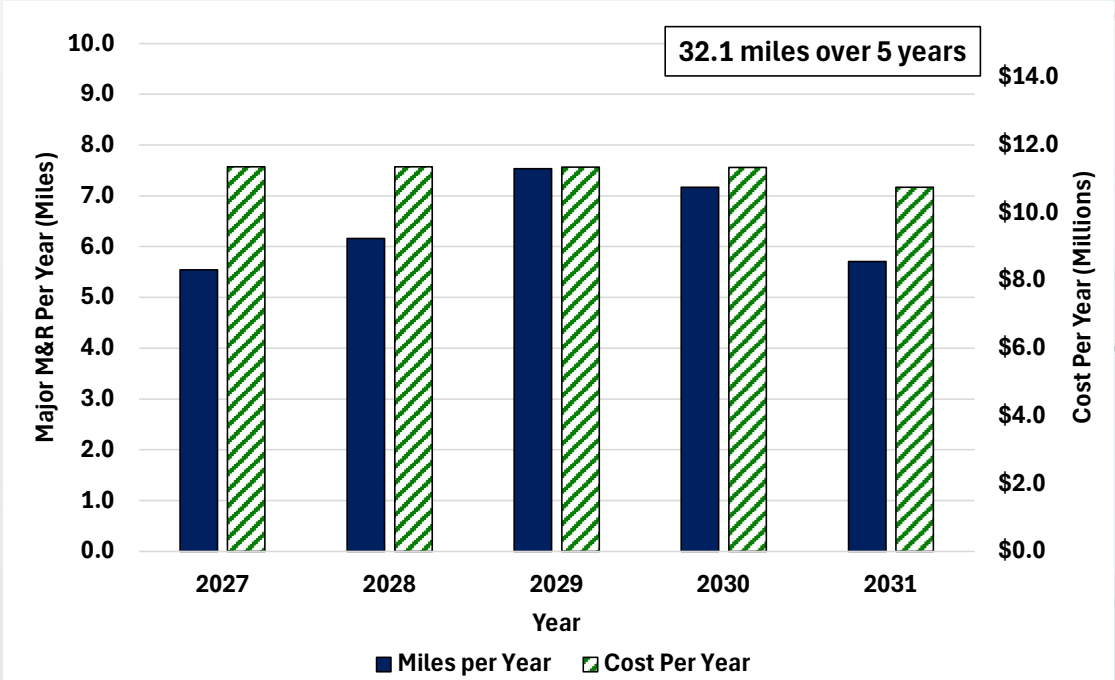
Current Funding 2027-2031
Major M&R

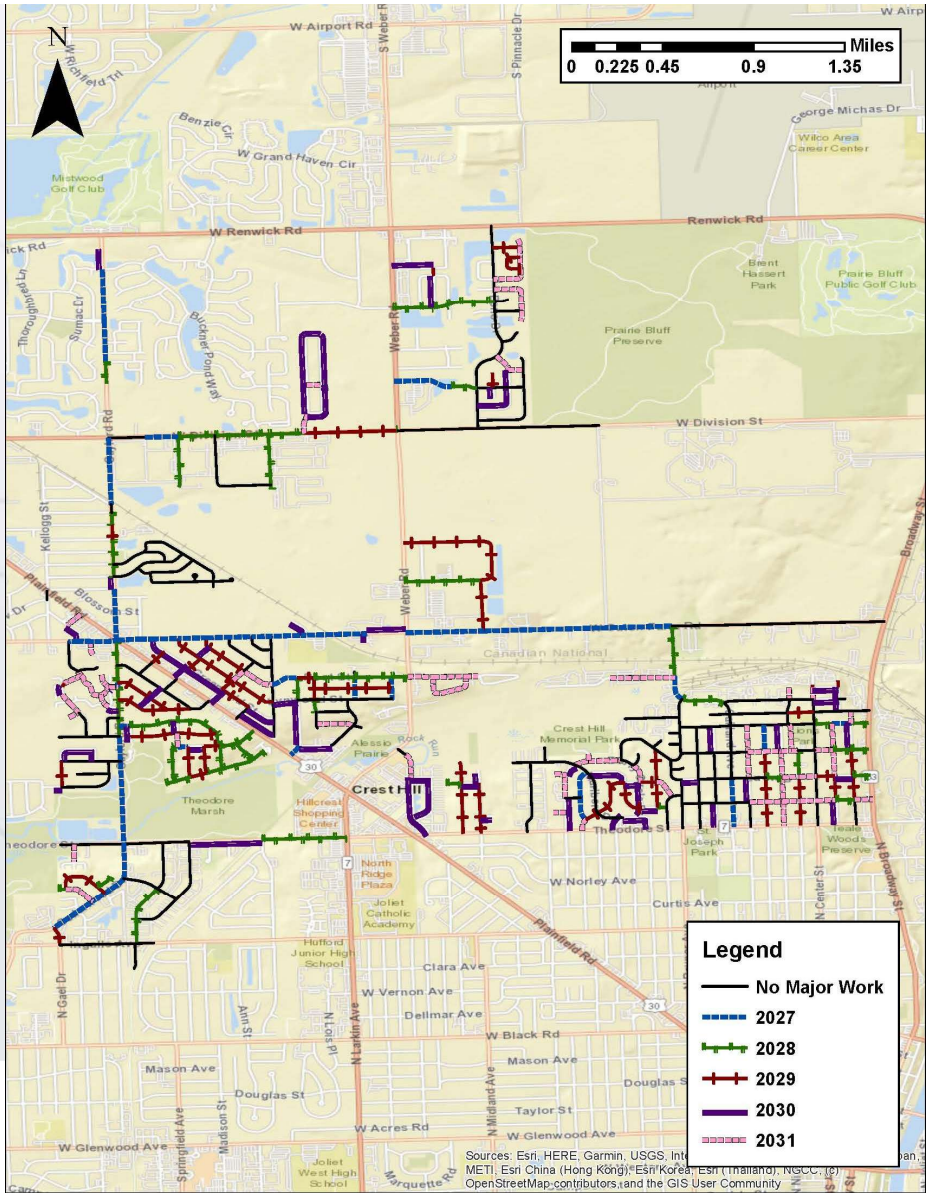




Eliminate Backlog 2027-2031

$11.23M per Year – Major M&R

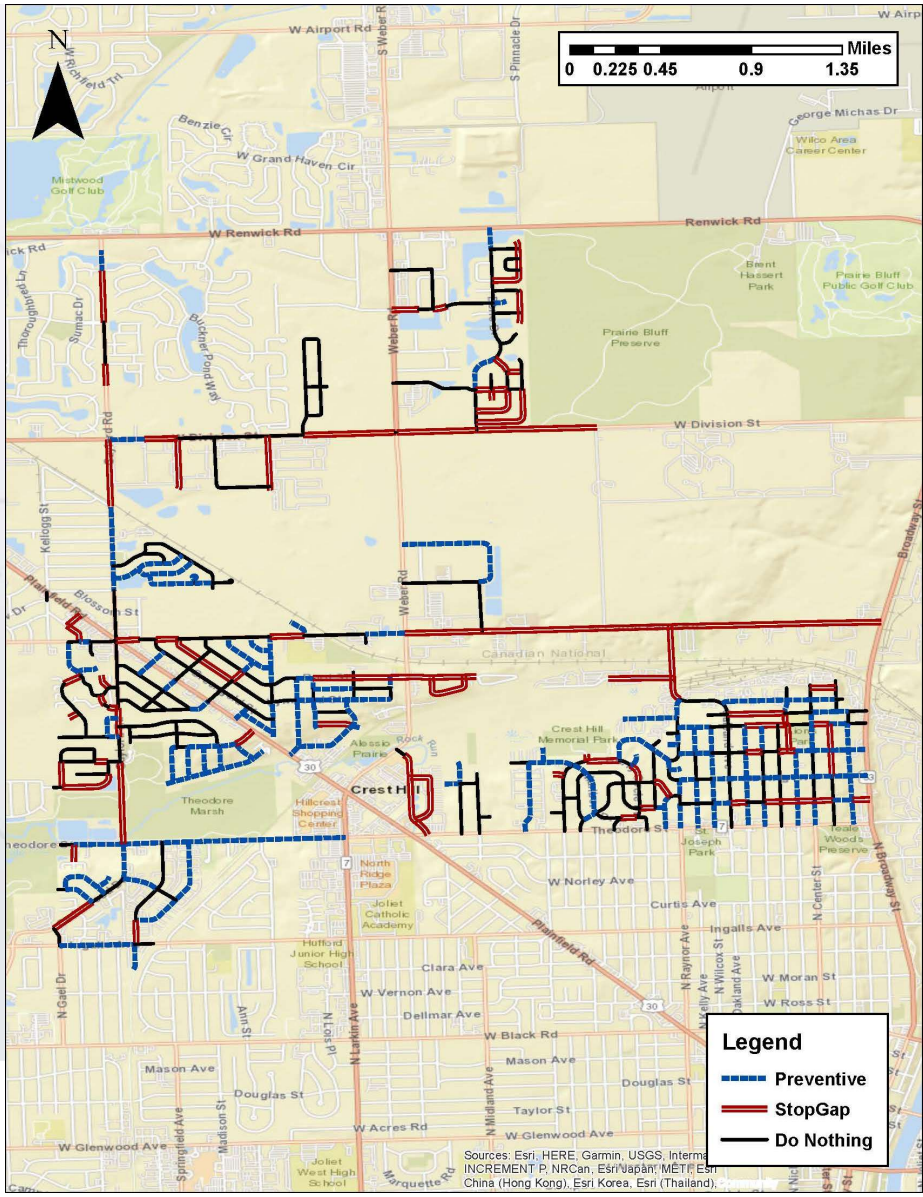




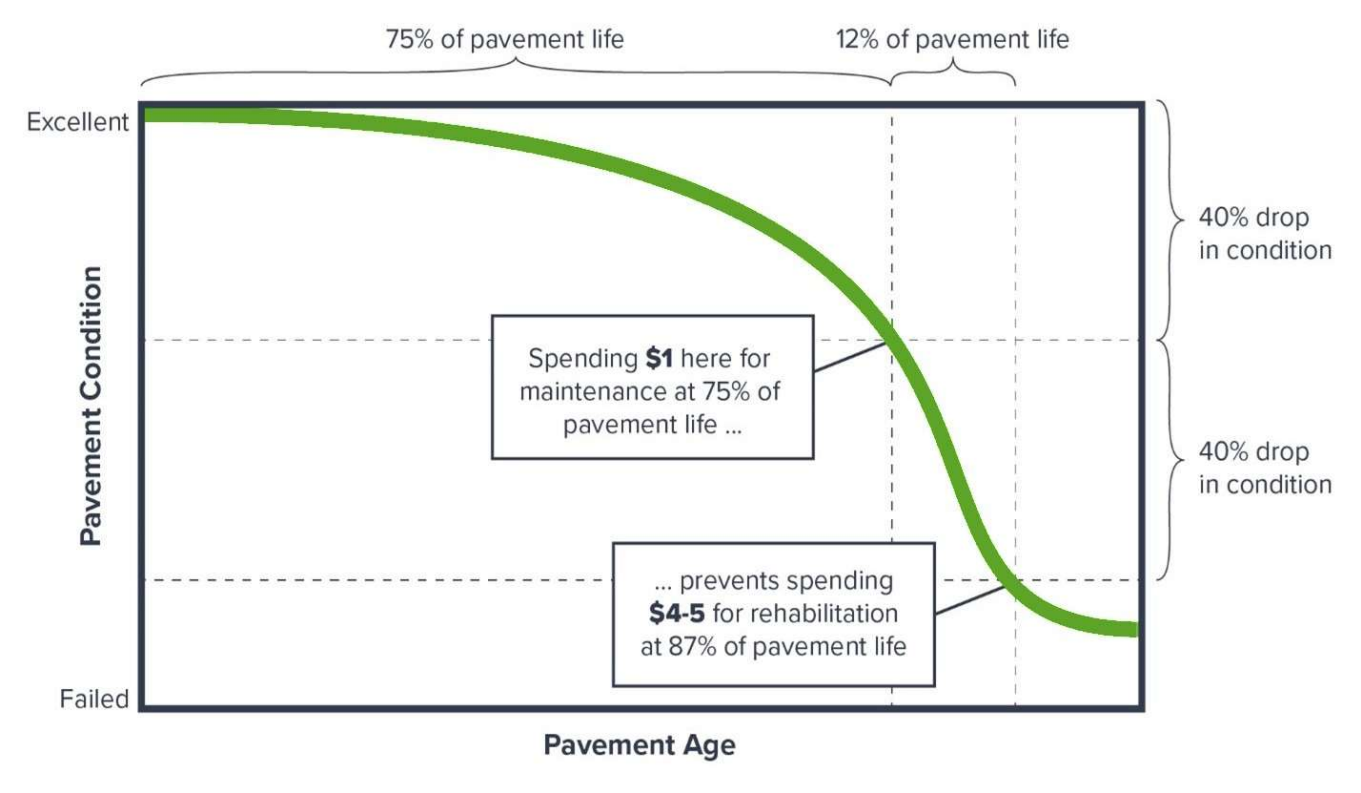
Localized Maintenance Recommendations

Policy	Number of Sections	Cost	Weighted Average PCI Before Maintenance	Weighted Average PCI After Maintenance
Stopgap	95	$87,967	32.50	34.20
Preventive	168	$30,675	90.60	91.90

Policy	Work Description	Work Quantity	Work Cost
Stopgap	Patching	16,504 ft^2	$87,967
Preventive	Crack Sealing	9.676 ft	$8,225
Preventive	Patching	4,212 ft^2	$22,450
Total			**$118,642**



Pavement Life Cycle and Expected Costs



Recommendations

- Maintain the PMS
  - Annual updates to work history
  - Update condition data about every 3-5 years
  - Update treatment unit costs
- Use the PMS to make accountable, performance-based, data-driven decisions about work needs, and to demonstrate progress towards achieving goals.
- Use preventive maintenance (preservation) approaches to make the most effective use of available resources by extending pavement life.

Acknowledgements

- City of Crest Hill
- Chicago Metropolitan Agency for Planning (CMAP)
- AECOM – Program management support for CMAP

Discussion

- Thanks for your time attention!
- Any questions?

Contact Information:
Luis Sibaja, P.E.
lsibaja@appliedpavement.com
775-762-4734

Agenda Memo

Crest Hill, IL

CITY OF NEIGHBORS

Meeting Date:	May 4, 2026
Submitter:	Mayor Raymond R. Soliman R.S.
Department:	Mayor's Office
Agenda Item:	Proclamation for ALS Awareness Month in the City of Crest Hill

Summary: Mr. John Eldridge of Crest Hill has requested a Proclamation to proclaim the month of May 2026 as ALS Awareness month in the City of Crest Hill. Mr. Eldridge's sister is currently battling this disease and will be at our May 4th City Council meeting to accept the Proclamation.

Recommended Council Action: Approval

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

Proclamation

WHEREAS, amyotrophic lateral sclerosis, also commonly known as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with their muscles, slowly reducing a person's ability to walk, talk, eat, and eventually breathe; and

WHEREAS, thousands of new amyotrophic lateral sclerosis (ALS) cases are reported every year, and estimates show that every 90 minutes, someone is diagnosed with ALS and someone passes away from ALS; and

WHEREAS, on average, patients diagnosed with ALS survive only two to five years from the time of diagnosis; and the exact causes of ALS are unknown and there is no known cure for ALS; and

WHEREAS, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and

WHEREAS, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS. And clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and

WHEREAS, the ALS Association is the largest philanthropic funder of ALS research globally and has committed more than $154 million to support more than 550 projects across the United States and 18 other countries; the ALS Association is committed to make ALS livable and cure it for everyone, everywhere; and

WHEREAS, Amyotrophic Lateral Sclerosis Awareness Month provides an opportunity to increase public awareness of the dire circumstances of people living with ALS, acknowledge the terrible impact this disease has on those individuals and their families, and support research to eradicate this disease;

NOW THEREFORE, I, Raymond R. Soliman, by virtue of the authority vested in me as the Mayor of the City of Crest Hill, do hereby proclaim the month of May as

ALS AWARENESS MONTH

AND urge all of our citizens to join in supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Corporate Seal of the City of Crest Hill this 4th day of May, 2026.

CITY OF CREST HILL SEAL WILL COUNTY ILLINOIS

Raymond R. Soliman

Raymond R. Soliman, Mayor

Crest Hill
CITY OF NEIGHBORS

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Mayor Raymond R. Soliman R.S.
Department:	Mayor's Office
Agenda Item:	Proclamation-National Police Week 2026

Summary: I am presenting a Proclamation for National Police Week in the City of Crest Hill from May 11-17, 2026.

Recommended Council Action: Approval

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

Proclamation

WHEREAS, the City of Crest Hill is faithfully served by the officers of its police department, men and women who diligently perform their assigned duties to maintain peace and justice in the City of Crest Hill; and

WHEREAS, the Police Officers of the City of Crest Hill are of great strength and character, placing their personal safety on the line every shift to preserve the peace and enforce the laws of the State of Illinois and the Ordinances of the City; and

WHEREAS; it is appropriate in the week of national recognition of the efforts of all Police Officers, federal, state and local, to similarly acknowledge the work of Police Officers, by the declaration of a week in their honor;

NOW THEREFORE, I, Raymond R. Soliman by virtue of the powers vested in me as the Mayor of the City of Crest Hill, along with the members of the City Council, do hereby designate and proclaim the **week of May 11 through May 17, 2026 as "National Police Week" in the City of Crest Hill, Illinois**, in honor of all Police Officers nationwide, but especially in recognition of the efforts of our very own members of the City of Crest Hill Police Department.

The Mayor and City Council of the City of Crest Hill declare and proclaim that **May 17, 2026, be designated as "National Peace Officers' Memorial Day"** in the City of Crest Hill in honor of all Police Officers killed in the line of duty especially Officer James W. Nink and Sergeant Timothy A. Simenson. I urge all citizens to recognize the contributions which Police Officers make to protecting our health, safety, welfare and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Corporate Seal of the City of Crest Hill this 4th day of May 2026.

CITY OF CREST HILL SEAL WILL COUNTY, ILLINOIS

Raymond R. Soliman

Raymond R. Soliman, Mayor

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Mayor Raymond R. Soliman RS
Department:	Mayor's Office
Agenda Item:	Proclamation-Public Works Week 2026

Summary: I am presenting a Proclamation for Public Works Week in the City of Crest Hill from May 17-23, 2026.

Recommended Council Action: Approval

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

A Proclamation Honoring the Employees of the City of Crest Hill Public Works Department

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the City of Crest Hill; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Crest Hill to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

NOW THEREFORE, I, Raymond R. Soliman, by virtue of the powers vested in me as the Mayor of the City of Crest Hill, along with the members of the City Council, do hereby designate and proclaim the **week of May 17 through May 23, 2026, as National Public Works Week in the City of Crest Hill, IL**. I urge all citizens to recognize the contributions which public works employees make to protecting our health, safety, comfort and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Corporate Seal of the City of Crest Hill this 4th day of May 2026.

CITY OF CREST HILL SEAL

Raymond R. Soliman

Raymond R. Soliman, Mayor

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 13, 2026

The April 13, 2026, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Deputy Clerk Karen Kozerka, City Treasurer Jamie Malloy, Alderman Scott Dyke, Alderman Angelo Deserio, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also Present were: City Administrator Blaine Wing, Public Works Director Gary Richardson, Assistant City Administrator/HR Director Ashley Monroe, City Attorney Mike Stiff, Community & Economic Development Dan Ritter, Finance Director Glenn Gehrke, Attorney Jason Blumenthal, and Attorney Mike Bersani (via phone 7:42-8:13pm).

MAYOR
There were no agenda items.

CLERK
There were no agenda items.

TREASURER
There were no agenda items.

ECONOMIC DEVELOPMENT DEPARTMENT

1. Discuss Bernie's Chapter Bites & Bevs Liquor License Request
   Mayor Ray Soliman introduced Bernadette "Bernie" Soto, who had contacted the City 3-4 weeks prior seeking a liquor license. Mayor Soliman stated that Crest Hill doesn't have anything like Bernie's Chapter and it would be a destination point for many people. Mayor Soliman explained that after meeting with Ms. Soto and reviewing her concept, it appeared to fall into a gray area between a bistro and restaurant license. Since the City's bistro licenses are currently capped at seven with no availability, staff were recommending raising the cap from seven to eight to accommodate this unique upscale establishment.

   Community & Economic Development Director Dan Ritter explained that this concept was quite different from typical gaming cafe requests the City regularly receives. He noted that the Bernie's Chapter proposal included a full menu of food and an upscale interior concept, distinguishing it from traditional gaming cafes. The establishment would feature six gaming units like other bistros but would focus primarily on elevated food service.

   Ms. Soto presented her vision for an upscale establishment featuring curated small plates, charcuterie boards, truffle fries, and other elevated appetizers which may change depending on what the community gravitates toward. She emphasized that

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gaming would be secondary, positioned in the back of the establishment, with the focus on creating an intimate, mood-lit atmosphere described as a "home away from home experience." The proposed hours would be 9 AM to midnight or 1 AM. Ms. Soto expressed interest in a location at 2357 Plainfield Road, which has been vacant for several years, and submitted a letter of intent (LOI) for that space. Ms. Soto clarified that while gaming would generate revenue, her concept was genuinely different from typical bistros that offer free food primarily to encourage gambling. She planned to charge for quality food items and create a true dining experience.

Mayor Soliman stated that her request was for six gaming units and not a full liquor license, stating that Ms. Soto is only interested in beer, wine and a couple of hard liquors for some special drinks.

Alderwoman Claudia Gazal questioned why the Council was being asked to increase the bistro cap if this wasn't classified as a bistro, emphasizing that regardless of the elevated concept, it remained fundamentally a bistro operation. She stressed the importance of transparency and consistency in licensing classifications. Mayor Soliman stated that Bernie's Chapter would be a bistro, not a restaurant, because of the gaming.

Director Dan Ritter clarified that the establishment met technical requirements for a restaurant license, but the gaming component placed it in a gray area. He explained that the Council maintains discretion over gaming cafe licenses and approving this concept wouldn't create a precedent requiring approval of traditional gaming cafes.

Alderwoman Gazal asked Ms. Soto if she would consider opening up this establishment without the gaming. Ms. Soto responded that she would consider it because gaming isn't going to be the focus of her place.

Alderman Mark Cipiti asked if gaming would be the majority of her profits. Ms. Soto answered that she wasn't sure, not knowing the future, but if she were to guess it would be 60/40 split between gaming and food/beverage. She stated that it was difficult for her to say since her concept is different from a traditional gaming bistro since the traditional bistro doesn't sell food or drinks. Alderman Cipiti stated that looking at her menu that there weren't a lot of high-ticket items. Ms. Soto responded that she understood, but it doesn't take into consideration the liquor part of the revenue. Alderman Cipiti then stated that the bar looked substantial in the rendering photos and asked how many seats she intended on having at the bar. Ms. Soto answered that she was thinking about six to eight chairs. Alderman Cipiti asked if it was going to be just beer and wine. Ms. Soto answered that she was going to have spirits as well, like a canned white claw or something similar. Lastly, Alderman Cipiti stated that in Ms. Soto's proposal there is not a location yet. Ms. Soto stated that she submitted an LOI as of last week for 2357 Plainfield Road and she is waiting for a response. She stated that the space has been vacant for some time and could use some ramping up in that area. She also stated that she hoped that they would get back to her with something positive because she would like to change that around if she is able. Alderman Cipiti stated his concern about that location as there were already a few bistros in the vicinity.

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Alderperson Tina Oberlin asked Director Ritter if there could be a different license created because of the hybrid concept. Director Ritter stated there were different requirements for specific liquor licenses. He did state that a different license category can be created but referred the question to City Attorney Mike Stiff. Attorney Stiff advised that while the City Council could create different license categories, this concept appeared more aligned with existing bistro classifications. He recommended treating it as a Class K license (bistro) rather than creating confusion with restaurant licensing.

Alderman Dyke asked how it works when a restaurant wants to remove a couple of tables and include the gaming machines. He wanted to know if there is a limit of how many gaming machines they can put in. Mayor Soliman stated that the limit is six gaming machines for everybody. Alderman Dyke stated that even Beggars Pizza has gaming in it, so where does one draw the line with it. Director Ritter stated that Beggars does have a few tables in there and a big kitchen with which to do catering orders there.

Alderwoman Gazal asked how many employees she anticipates needing for operations. Ms. Soto stated that she thought two to three employees would work to start. Alderwoman Gazal stated that she would be okay if the City changed the H liquor license to something else, but not a bistro license. Director Ritter asked what the specific difference would be for this venture. He has had this issue in other communities, and it gets confusing when there are so many different liquor licenses invented for particular concepts. It made sense to simply raise the cap from seven to eight since this is a concept which differs from the traditional gaming cafes.

Alderman Nate Albert supported the concept as bringing something unique to Crest Hill that does not currently exist in surrounding communities. He viewed it as an entrepreneurial venture that could revitalize an underutilized space. Alderman Albert stated that he doesn't see the need to add another license class, but raising the cap from seven to eight seemed logical. Mayor Soliman stated that if the cap is raised to eight and if Ms. Soto doesn't succeed, then the cap can be reduced back to seven.

Alderwoman Gazal stated that this shouldn't be advertised as a bistro because it's not. Residents will not go to another bistro. City Attorney Stiff stated that the vernacular being used might be confusing for Councilmembers as it is not a bistro license, but it is a Class K liquor license that would be needed. Alderwoman Gazal asked if Director Ritter talked about the eating tax with Ms. Soto. Director Ritter stated that he had not since they are not there yet, but he talks to all new business owners.

Mayor Soliman conducted an informal vote to approve the proposal of a K liquor license for Bernie's Chapter if she decides to go forward with liquor license approval and increase the K liquor license cap for the City of Crest Hill from seven to eight.

AYES: Ald. Dyke, Deserio, Jefferson, Gazal, Oberlin, Albert, Kubal.
NAYES: None.

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ABSTAIN: Alderman Cipiti.
ABSENT: None.

Community & Economic Development Director Dan Ritter provided a brief update on Route 66 signage, reporting that three signs are in production and should arrive before the end of April. The signs will be located at Prairie Bluff Golf Course, Merichka's, and the Shell/Dunkin' Donuts on Route 66, with plans to launch the accompanying website once signs are installed.

CITY ADMINISTRATOR

1. Updated Agreement with Comcast/Xfinity for Internet Services

City Administrator Blaine Wing presented a proposal to update the City's Internet services agreement with Comcast Xfinity. He explained that the City had engaged consultant Spyglass to review all telecommunications services (voice over IP, cell phones, and Internet) to identify potential cost savings and service improvements. The immediate need arose from Strand Engineering's requirement for at least one gigabyte of bandwidth at the West wastewater treatment facility for supervisory control and data acquisition (SCADA) services, expected to be operational by June or July 2026. Comcast indicated that significant equipment installation would be required, necessitating a 36-month agreement.

Administrator Wing reported that a usage analysis conducted with IT consultants AIS revealed that several public works locations and well houses were operating beyond normal utilization, requiring speed upgrades from their current levels to meet operational needs. The only building recommended to remain on its current 5-year contract (with 24 months remaining) was City Hall, which houses both City offices and the police department.

A significant discovery was that Comcast had been overbilling the City $1,200 per month ($2,200 instead of the contracted $1,100) for City Hall services. Spyglass verified this billing error against the contract, and Comcast was working to provide credits, in the form of $1,200 monthly credits over the 36-month term of the new agreement.

The proposal involves transferring $11 million from general fund operations ($5 million from general fund, $6 million from home rule taxes) to capital projects, and $6 million from water/sewer operations to water/sewer capital projects. These transfers would fund infrastructure projects including the required Internet upgrades.

Alderperson Tina Oberlin inquired about the billing error timeline, and Administrator Wing explained that Comcast typically only provides credits going back 6 months, despite the contract clearly showing the lower rate. He attributed the error to COVID-era installation rush and administrative oversights.

Administrator Wing noted that similar cost-saving initiatives had already been implemented with Verizon, reducing phone service costs from $55 to $36 per month per line, saving approximately $12,000 annually.

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Mayor Soliman called for an informal vote to update the agreement with Comcast/Xfinity for internet services for the west wastewater treatment plant and for other locations in the City.

AYES: Ald. Kubal, Albert, Cipiti, Oberlin, Gazal, Jefferson, Deserio, Dyke.
NAYES: None.
ABSENT: None.

2. Forensic Audit Discussion

City Administrator Blaine Wing stated, "On page nineteen if the Deputy Clerk could phone in, we will have one attorney joining us by phone and we also have another attorney through SWARM joining us here in person. I'll just start up and allow the attorneys, I don't know who is going to go first, to kind of talk but I'll start up the conversation and allow them to both introduce themselves. As a background, on March 2, 2026, during that Council meeting our City Treasurer Jamie Malloy distributed packets of information for Council and others relating to the Crest Hill Events Committee. Within a few minutes it was verbally noted that there was some private information contained within some of those documents that was not redacted and at the City Attorney's direction those packets were requested to be given to him, that's Mike Stiff. A redacted version of the packet is now since been provided to Council and also made available on the City's website. As our SWARM-assigned attorneys have continued to go through this overall process and in response they are providing tonight their recommendation for moving forward with a forensic audit and that information that they have provided to me is in tonight's packet. And I will hand it over to the attorneys to really explain where they're at in the process and their recommendation because this is not coming from me, this is coming from the attorneys."

After Deputy Clerk Karen Kozerka added the attorney to the meeting remotely via phone, making sure he could hear everybody and everybody could hear him, he responded, "Mike Bersani, attorney." Then present at the meeting in person was, "Jason Blumenthal, attorney. Nice to be back in front of all of you, Mr. Mayor and Council members. Mike Bersani is on the phone as he indicated today. We received at the last time we were here we got direction to look at possible options for a forensic audit for the Special Events Committee of Crest Hill. I will let Mike talk more about that in particular, but this is our recommendation based on that direction we received at the last meeting. Mr. Bersani?"

Mr. Bersani explained, "Yes, I think the Administrator's memo to the Council is pretty self-explanatory. We have worked with Ketchum, who is a forensic accountant, in the past on both litigation and non-litigation matters in our practice representing other municipalities and local governments and it's a firm that would be very qualified to take on this project if the Council so choose. If you wanted to move forward with this, we need to define a scope of work as well so we can make that direction to Ketchum." Mr. Blumenthal stated, "So with that, I think that we are looking for direction on what you as a Council would like to see from us and if this is what you would like to do."

Alderwoman Gazal stated, "I would like to say something for the record. Also, Alderman Jefferson and I requested a forensic audit for a while. That same day

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you requested that as well, is that correct? It's for the record." Alderman Jefferson responded, "Yes." Alderman Jefferson stated, "I have questions about the entire process that is unfolding. I'm not saying anybody is doing anything wrong or anything but the lack of inclusion just from the fact that your firm was hired without coming before the board and normally that's the way we, you know, things come before the Council before it's enacted. I'm not familiar with this Ketchum firm. I know five forensic audit firms along Michigan Avenue in Chicago, two on Jackson Boulevard in Chicago and one on Canal Street and it doesn't seem like we sent anything out to anyone to see if they would pick this up and I just have a little concern about the transparency, the openness, the inclusion, the lack thereof of all of that is a very big concern to me. I'm not saying that anybody is guilty of anything, I know we get in our personal feelings, but my job is to ensure that the process is legit." Mr. Blumenthal said, "Mike, I will start on the first question and please add in anything. In regard to the how we're assigned that we are panel counsel for your insurance pool and that's how we get assigned through your insurance agency. So, just for that process that's how our firm is selected. Mike, is that fair? Is there anything you want to add to that portion?" Mr. Bersani included, "No, no, that's exactly, that's exactly correct and for what it's worth historically our firm has been Crest Hill's attorney through SWARM, the risk pool for many years, probably close to twenty years. So, it's not unusual for counsel assigned to a matter as part of a SWARM assignment to come forward with recommendations on how to proceed so this is part of that recommendation. If it is City Council's desire to go in a different direction or to get more proposals, certainly we can do that, that is not an issue. We were asked to come forward with the recommendation of a firm that we thought was qualified and this firm is certainly qualified if you want to proceed with this investigation of the events committee and that's what we did." Alderman Jefferson asked, "How far back are we talking, with the events committee?" Mr. Blumenthal answered, "That there is the question tonight, is what would that scope be for, if a forensic audit would occur, so that would be at your discretion as to what you're thinking, time frame." Alderwoman Gazal stated, "I would like to touch on what he said, I understand his point. What he's, I think, correct me if I'm wrong, Darrell. The SWARM obviously represents the City no matter what, I mean that's what we have, like you said, for over twenty years but the way I feel is we were never notified that this is who we're going to contact. Usually, things come to the Council. Council are you okay to go with this direction because this happened right now. We just got an email all of a sudden the SWARM they're going to contact us, they're going to question us, and this is the part that I think he's referring, that I'm referring to. Well, no one asked us if this is the procedure we want to take because it was already given to us in an email saying this is the direction that we're going. So, that is the part I want to clarify for myself that nobody asked Council is this the direction you want to go. All of a sudden we're getting these emails from Mike Bersani that you know, he's going to be starting this investigation and all that. So, we're all put in this position, you know?" Mike Bersani responded, "Yes, that's not, that's not accurate. This is what we're doing now is coming to the Council asking you, do you want to investigate this committee? If you do…" Alderwoman Gazal clarified, "I'm talking about from the beginning, Mr. Bersani, from the beginning when the initial email came, do you want to go with the SWARM or do you want to go with someone else. The Council was not given that option. Correct, Blaine? You just sent an email saying this is who we have." City

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Administrator Blaine Wing answered, “Correct. SWARM is already covered so there’s no cost, compared to utilizing our municipal attorneys or hiring another firm which would cost money.” Alderwoman Gazal stated, “Yes, but the Council never approved that. That is what Darrell was trying to say and I concur with him.” Administrator Wing answered, “I guess yes, no. Council approves our risk management and so when something triggers our risk management is who is covered first because it’s in essence already paid for.” Alderwoman Gazal replied, “Yes.” City Attorney Mike Stiff added, “The City is obligated to notify SWARM of a potential claim, so what happened the night of March 2nd was there was a claim that was made and the claim was then submitted to SWARM as the City is obligated to do. They need to put the insurance people on notice as soon as practicable of a claim, so that’s what Blaine did on Tuesday morning the 3rd. And SWARM then took that claim and assigned counsel as they do in the normal course whether it was a lawsuit that actually came in and got served on the City and Blaine tendered it or whether there was just a verbal claim as what was made on the night of March 2nd.”

Alderman Jefferson asked, “So we’re at this point now where we’re considering a forensic audit?” Mr. Blumenthal answered, “Yes, and that was our understanding at the last meeting we were given direction to find a forensic auditing firm that we’ve used historically or that we felt would be able to do this process. The question here would be the scope. However, as Mr. Bersani indicated, if you guys are looking for a different firm or want other proposals that is one hundred percent fine. This is just a firm we’re aware of and we’ve used in the past and know is able to accomplish this task that you guys were looking for.” Alderwoman Gazal stated, “Well, just for the record, I did send an email to the City Administrator that I personally prefer somebody on the outside that has no ties to the City or our attorneys or nobody so this way they don’t say oh we’re playing games, we tweaked it, the Mayor had his hands in it, Councilman has, that was my perspective of how I would like to see it, but again in the end is the majority rules in here. Just my opinion, that’s how I felt.” City Attorney Mike Stiff added, “And I can state just for the record, I mean I know, Claudia, you just mentioned the City Attorneys, you probably included me but you’re also including Mr. Bersani.” Alderwoman Gazal responded, “I did.” City Attorney Still went on, “Mr. Bersani has worked with Ketchum. I have never worked with Ketchum. I don’t know them from Adam. I have never worked with them. And so, there is no affiliation, just for the record, between me, my office and Ketchum.” Alderwoman Gazal stated, “I totally understand. I just, again for the record, I would like to clarify that cause I don’t want something to happen later to say oh the Council knew about they knew this company and so-and-so and for some reason we’ve all been dragged into this, you know. So, to me just be clear and straight forward and transparent from the beginning. Who needs to vote, needs to vote, who needs to abstain, needs to abstain, who needs to be present, needs to be present but that was like my intention in the beginning to be like, okay are we. I just feel more comfortable having somebody on the outside. That nobody knows nobody. That’s me, but I’m only one player. And again, I appreciate everything you’ve done, your interviews and everything. It was very nice. It’s nothing personal with you.” Mr. Blumenthal responded, “Trust me, there is no offense, we’re here for you guys.” Alderwoman Gazal stated, “We’ve just been going down this road for a long time, and I’m tired myself of being dragged

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in all this and the questioning and constantly the people want to know about my committee so." Mr. Blumenthal stated, "Sure and again, that's what tonight is, to hear from you guys on what that next step would look like and what you would want to see. So, if the majority would like to look for other options that's perfectly fine, we just need direction and a scope for what that would look like and what you would desire." Mayor Soliman asked, "Could I ask if anybody on City Council has any knowledge or dealings with Ms. Ketchum?" All Council members stated, "No." Mr. Bersani asked (via phone), "Are you asking just the Councilmen or us?" Mayor Soliman responded, "I was just asking the City Council. That was the concern." Mr. Bersani answered, "Okay, thank you." Mark Cipiti stated, "I don't have any knowledge or experience with them, but I have to agree with Alderman Jefferson, and I would rather have a different firm, nothing personal to Jason or Mike. Just someone that doesn't have any ties to City Attorney SWARM per se through this process so far. Just to guarantee one hundred percent someone coming that doesn't have any connections or past experience. But I definitely think we need to do it. You said this is a forensic audit of the events committee?" Mr. Blumenthal responded, "That was our understanding of the desire of the Board was, yes." Alderman Cipiti stated, "It seemed like, but this came out of the March 2nd meeting Treasurer Malloy's packet, which was really more specific than events committee. It was, seemed to be mostly pertaining to past City picnics. I understand it was under the events committee umbrella, but it was specifically for picnics. Correct? The material." City Treasurer Malloy answered, "Yes, it was for picnics." Alderman Cipiti asked, "So, it would only be a forensic audit of those, that material?" Mr. Blumenthal answered, "Again, that would be at the discretion of what this Council would like and what that scope would be. So, that's the direction that is needed tonight." Alderman Cipiti responded, "Got you." Alderwoman Gazal stated, "To me, if you're going to do a forensic audit about the committee, you do the committee from the day it started until today's when I'm on it. You do it all because you can't pick and choose, you've just got to do everything. That's to me." Alderman Jefferson agreed, "That's the knowledge I have about a forensic audit, that it goes back to inception and comes forward with all documents, not just pertaining to what the treasurer presented goes back to the day of inception all the way up to present. And, in a way, Ms. Ketchum is new because apparently no one here has had any dealings with her. I just couldn't research and find her. A public firm should be able to, you should be able to google them and get something, and I wasn't able to bring that up on my computer, but you know the scope of the forensic audit and how far back it goes those are two things that I'm very much interested in, regardless of who does it. The integrity of the forensic audit means a lot. Not just to me. We got a whole City of twenty plus thousand people that it means a lot to so that is my deepest concern." Alderman Kubal asked, "Tonight, Ray, we're just going to decide whether we're going forward, correct? And what the scope is going to be? Is that what we're going to look at here tonight?" Mayor Soliman responded, "We're hoping to pick somebody." Alderman Kubal stated, "My opinion is, I agree with Claudia. I'm tired of all of this stuff and I think my vote would be it all stops tonight. I've heard enough of it. I don't need this to go forward." Alderwoman Gazal said, "That's not what I said." City Attorney Stiff stated, "I don't think that's what Claudia said. Claudia wants a forensic audit, and she wants it to go back to the beginning of the events committee and go through today's date as opposed to stopping at some point

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before Claudia and Darrell took over." Alderwoman Gazal stated, "And I would like to see two names that we can, names and prices and we go from there. Minimum two names." Alderman Kubal added, "I just see that this is a pretty old issue, several years ago. It's come up here all of a sudden from several years ago and I don't particularly care to see the City spending more money on this particular topic. That's my opinion." Alderman Cipiti stated, "We need to do the audit. There's already been so many questions raised by many people, residents included, and if there's any impropriety or any use of City taxpayer dollars that is not done in the appropriate way then it should come to light and it should be dealt with. To say we're not going to look at it, I don't think is responsible for us as elected officials." Alderman Kubal responded, "I'm like it's not responsible to spend twelve thousand dollars on this right now either. That's just my opinion." Alderman Cipiti responded, "We spend a lot of money on legal fees, Joe, on a lot of different things." Alderman Kubal stated, "We don't have to here." Alderman Cipiti said, "Pardon?" Alderman Kubal restated, "I said my opinion is we don't have to here." Alderman Jefferson stated, "I can tell you whether we spend the money or not, this isn't the end of it. I can guarantee you that. So, we either spend the money here or we spend the money later."

Mayor Soliman stated, "Okay. Based on what I'm hearing from some of the City Council members, I'm looking at it that we have a couple of options here tonight. One we could take the recommendation of our three attorneys and do a vote on Sarah Ketchum or the other part that I was hearing I could offer a compromise that we have a recommendation from Mr. Blumenthal, Mr. Bersani and Mr. Stiff if I can have two volunteers from City Council to go out and find another firm then we bring both firms back here and we interview them and the City Council will pick one of the two. I'll open it up for discussion to Council on that recommendation." Alderman Dyke stated, "I've never been involved in a forensic audit or know of anyone that has. Mr. Jefferson there says he knows the firms and has had experience so I would think he would be the person who would help lead us to maybe another firm to bring in to compare to." Alderwoman Gazal stated, "I believe the City Administrator should find someone and bring them to us and we'll go from there." Alderman Dyke said, "Or the Administrator, like you say, have him bring somebody else. I don't know if he's dealt with any audits of this type before." Administrator Wing responded, "I have not, but through the City Manager, Manager, Assistant Administrator Association, I can ask other managers and administrators if any communities have and then get a list of firms. I'd be happy to share that or ask what their experience was, positive as well as potentially an hourly rate or cost." Alderman Dyke stated, "All right, sounds good. " City Attorney Stiff stated, "And I would ask is the Council interested in still considering Ketchum and having the administrator get one more additional firm or are you looking at having multiple choices, besides just Ketchum?" Alderman Jefferson answered, "Ketchum is on the table. I just couldn't find anything. I don't know if it's a firm name or what. I just couldn't find. I found a bio, but I didn't find anything about what." Mayor Soliman asked, "Did you get the information, Darrell? Did you get the information that was in the packet?" Alderman Jefferson replied, "Let me see, I think I did." Mayor Soliman asked, "Do you have two different versions here?" Alderman Jefferson stated, "I have to be honest, if this was in the packet, I overlooked it." Mayor Soliman stated, "I mean it just wasn't a name, there was information." Mr. Bersani added, "I can tell

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you, I can add a little bit more color on her. So, Sarah Ketchum used to work with the Kendrick Group. You can find them, I think, if you google them. That was acquired by HKA Global, which is another firm, and then she went out on her own. That's her history. She's got a great deal of experience coming from those bigger firms. That's on her resume." Alderman Jefferson stated, "Okay. I mean I would be okay with maybe coming for at least one other firm, so that you know." Administrator Wing stated, "Again, I not familiar with any but I'm happy to reach out to the association and see if anybody comes back and if I get two or three, reach out to them and get pricing." Alderman Cipiti added, "Well, the Mayor was proposing two people on Council could volunteer. Could you work with Darrell? He says he knows half a dozen." Alderman Jefferson replied, "Well, no, I the ones I know would disqualify themselves because of their relationship with me. So, we would have to find someone independent of my personal relationship." Administrator Wing stated, "Okay, I would be happy to work, I guess, to exclude the ones because I might end with names that Darrell would say they are already going to decline because he knows them. I'm happy to do that or work with anybody." Mayor Soliman stated, "My suggestion was an either or. Either we vote tonight on Ketchum, or we go and find another one to bring in and then sit down and interview and." City Attorney Stiff added, "I mean just sitting here it sounds like Mark, Darrell, Scott, and I guess Claudia there's four in favor of that. What does the rest of Council think about getting another name?" Alderman Albert stated, "Honestly, this resume I see in front of me is sufficient for what the scope of work that we're looking to have done. I just, at the end of the day, I'm not sure if this is, um, I think the results of this forensic audit are going to tell us everything that we already, kind of, already know. There's Council people that have been sitting up here since the events committee was first established in 2009 or 2010, whatever it is, and I know there's been questions along the way. I just find it a little interesting that here we are several, several years later, seventeen years later and we're talking about this, so I'm all in favor of supporting this group that's been presented by the SWARM attorneys." Alderman Jefferson stated, "Well, I'll tell you what, we can do a vote on Sarah Ketchum. I mean, from what I read the qualifications appear to be legitimate enough. It looks very similar to people I know." Mayor Soliman asked, "Angelo, any comments?" Alderman Deserio answered, "I would be in agreement that we pursue Sarah Ketchum. They're recommended by SWARM; there's no connection between any member on this Council. I would agree with going with Sarah Ketchum." Mayor Soliman asked, "Anything else you want to add, Scott?" Alderman Dyke replied, "No." Mayor Soliman stated, "All right, well it's only a straw vote, let's do a straw vote for taking the recommendation of our SWARM attorneys, excluding Mike, Mike Bersani and Jason and then Mike Stiff was involved with this search too so let's do a straw vote to hire Sarah Ketchum for a forensic counting audit. Scott?" Alderman Dyke replied, "Yeah." Mayor Soliman Asked, "Angelo?" Alderman Deserio replied, "Yes." Mayor Soliman asked, "Darrell?" Alderman Jefferson replied, "Yes." Mayor Soliman asked, "Claudia?" Alderwoman Gazal answered, "I don't know, I don't care." Mayor Soliman asked, "You don't care?" Alderwoman Gazal answered, "I don't know anymore, this is so confusing, but I would ask that you and Tina abstain from this vote." Mayor Soliman asked, "Does Tina vote or no, Mike?" City Attorney Stiff answered, "Well, I do not think…" Alderperson Oberlin responded, "I'll do you all a favor and just abstain, okay?" Mayor Soliman asked, "Mark?" Alderman Cipiti responded, "I would

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prefer to have an option of either Ketchum or another firm, if we could get another one." Attorney Stiff responded, "So, no as to Ketchum?" Alderman Cipiti stated, "So, no." Alderman Albert asked, "Claudia, were you a no because you want more firms?" Alderwoman Gazal responded, "Yea, and I don't care. I mean, whatever. Just the majority, like I said, the majority, I always majority rules." Alderman Albert stated, "I guess I'm the same way; I will go along with the majority of Council. If they want to interview, if they don't." Alderwoman Gazal stated, "Hopefully we can put an end to all of this." Mayor Soliman asked, "Joe?" Alderman Kubal answered, "It sounds like everybody wants to move forward with this, I think it's, I don't think it's the right idea. We've wasted money before on some of these little projects, but if we're going to go forward with it, I'm fine with Ketchum. I'm fine with SWARM's recommendation." Alderman Albert stated, "Since we're talking about forensic audits and this is you know, I don't think at least since I've been on Council we've ever done one. I don't know if we've done one with anybody else on the Council, but I've gotten more questions regarding this building and the finances behind that and we, you know, that's the forensic audit that I would like to see get done." Alderwoman Gazal stated, "I would like to include that as well." Alderman Cipiti stated, "We can do that one too. I agree." Mayor Soliman said, "Okay, we got one, two, three, four for Ketchum. One abstained." Attorney Stiff added, "I think you've got five. Joe said even though he didn't think you should go forward, if everybody else is, he's okay with Ketchum so that's." Mayor Soliman stated, "Okay, Nate and Claudia are yeses then also?" Alderwoman Gazal answered, "Yea." Mayor Soliman said, "Okay. Okay."

Jason Blumenthal asked, "So can I clarify then? We'll move forward with Ketchum, as you're indicating. I just want to real quick discuss the scope one more time. I know we have the proposed scope in the background in Blaine's memo. However, I want to clarify what a Council member just indicated are we looking to expand it to something else or is what that initial scope sufficient?" Alderman Albert stated, "I think it's two totally different topics, but I. Yeah, it's something that can be revisited at the next Work Session or sometime." Mr. Blumenthal stated, "I understand. I just wanted to make sure that was not the, I understand. We'll stick with this, that's perfect. The scope that was proposed though, is that sufficient and obviously we indicated from the beginning to today, is that a fair assessment of what the Council desires?" A couple of Council members stated, "Yes." Mr. Bersani responded, "Could you state, Jason, what that scope is going to be then, just so it's clear?" Mr. Blumenthal responded, "Yes. The proposed phase one efforts are fact finding and information gathering. The first is develop and provide document request(s). Second is perform information gathering with counsel and client personnel. Third is review relevant documents, including project files; financial records; committee information; among others. The fourth is assess financial records and historical City Committee records to determine records availability. Fifth, to conduct communications with counsel, including discussion of initial findings and observations. So, that would be phase one. And then upon completion of phase one, we would come back to you, or Ketchum would come back to you, and I mean we'll be present, but to talk about next steps and anything that might have to occur from there." Mr. Bersani asked, "And, timewise, going back to the beginning of the committee? Is that the Council's desire to the present date or how far forward in time?" Alderman

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Jefferson stated, “Well, that’s my desire, but I can’t speak for everyone else.” Attorney Stiff said, “Well, Claudia and Darrell have expressed that it go from inception through the present. Is anybody on the Council against that scope? Or anybody that voted or is in favor of going forward. I know, Tina, you abstained.” Attorney Stiff went on, “So it sounds like, Mike Bersani, from the inception through the present.” Mr. Bersani answered, “Okay.” Mr. Blumenthal stated, “I believe that’s all the direction we need then on this matter.” Mayor Soliman answered, “Okay.” Mr. Blumenthal stated, “Thank you, guys.” Mayor Soliman stated, “So, we’re done?” Mr. Blumenthal responded, “Unless the Council has anything else for us, I think we have our marching orders, and we’ll move forward with that.” Mayor Soliman said, “Okay. Thank you, Mike Bersani and Jason.”

ENGINEERING DEPARTMENT

There were no agenda items.

POLICE DEPARTMENT

There were no agenda items.

PUBLIC WORKS DEPARTMENT

There were no agenda items.

FINANCE DEPARTMENT

1. Discuss an Ordinance Amending the Budget Ordinance for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026, for the City of Crest Hill for the transfers of interfund balances within the City's budget

   Finance Director Glenn Gehrke presented a proposed budget amendment involving internal transfers between various city funds. He explained that the city’s auditors recommended these transfers to address negative balances discovered in the fiscal year 2025 audit.

   The transfers include moving $5 million from the general fund and $6 million from home rule taxes to capital projects, as well as $6 million from water/sewer operations to water/sewer capital projects. These moves would eliminate negative balances in various accounts while having no effect on the city’s overall financial position.

   Director Gehrke specifically mentioned that $477,800 would address the invalid TIF Weber project, where expenses remained after revenues had to be returned when the TIF district was deemed invalid. The transfers move money between savings accounts to ensure all funds maintain positive balances.

   City Administrator Blaine Wing clarified that this type of budget amendment is common, with most municipalities conducting quarterly reviews to move money from savings to operational accounts for infrastructure and project spending. The auditors specifically requested this cleanup during their last review.

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Alderwoman Claudia Gazal inquired whether the auditor's recommendation was in writing, and Director Gehrke confirmed it came out of the fiscal year 2025 audit as a cleanup request, though not a formal write-up.

City Attorney Mike Stiff noted that while he didn't prepare this particular ordinance, staff has template ordinances for routine matters to minimize legal costs. He will review the document before the formal City Council meeting.

Administrator Wing explained that the City typically uses templates for routine matters during work sessions and consults attorneys for the formal City Council meetings when needed, as part of cost control measures. He noted they would also be presenting the upcoming fiscal year budget with a public hearing and adoption scheduled for April 20th.

Mayor Soliman called for an informal vote on the recommendation of finance an Ordinance amending the budget ordinance for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026, for the City of Crest Hill, Will County, Illinois.

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal.
NAYES: None.
ABSENT: None.

PUBLIC COMMENTS

No Members of the public came forward to address the Council.

EXECUTIVE SESSION

1. 5ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

2. 5ILCS 120/2 (c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

Alderperson Oberlin made a motion to go into executive session for 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(21). Seconded by Alderman Deserio. Roll call: Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.
Nayes: None. MOTION CARRIED.

Executive session: 8:23 p.m.

Alderperson Oberlin made a motion to reconvene from the executive session for 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(21). Seconded by Alderman Deserio. Roll call: Ayes: Kubal, Albert, Cipiti, Oberlin, Gazal, Jefferson, Deserio, Dyke.
Nayes: None. MOTION CARRIED.

Reconvened: 9:47 p.m.

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There being no further business before the Council, the meeting is adjourned.

The meeting adjourned at 9:47 p.m.

Approved this____day of_____, 2026.
As presented_____
As amended_____

_____
CHRISTINE VERSHAY-HALL, CITY CLERK

_____
RAYMOND R. SOLIMAN, MAYOR

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MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 20, 2026

1. OPENING OF MEETING

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

Mayor Soliman announced the passing of John Smith, age 84, who died on April 11, 2026. Mr. Smith was a retired Chicago police detective with 30 years of service who had lived in Carillon Lakes for 25 years with his wife Lorrie. Mr. Smith has served on the City of Crest Hill Police Pension Board since 2022. Mayor Soliman thanked him for his service and offered condolences to his family, requesting a moment of silence in his honor.

3. ROLL CALL

Roll call indicated the following present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Jamie Malloy, Alderman Scott Dyke, Alderman Angelo Deserio, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert and Alderman Joe Kubal.

Also present were: City Administrator Blaine Wing, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Assistant City Administrator/HR Director Ashley Monroe, Public Works Director Gary Richardson, Community & Economic Development Director Dan Ritter, Community & Economic Development Consultant Ron Mantzer, and City Attorney Mike Stiff.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

4A. Conduct a Public Hearing for the City of Crest Hill's Fiscal Year 2026-27 Annual Budget

Mayor Soliman asked for a motion to open the public hearing.

Alderperson Oberlin made a motion to the open public hearing for the City of Crest Hill's Fiscal Year 2026-27 Annual Budget at 7:03 pm. Seconded by Alderman Deserio. Roll Call: Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nayes: None. MOTION CARRIED.

City Administrator Blaine Wing presented the budget overview, highlighting key points from his administrator budget memorandum. He noted that staff have been using conservative estimates for revenue with 3%

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increases for vendor contracts. The general fund has estimated revenue of $13.8 million and expenses of $13.5 million, resulting in a $295,569 surplus.

Administrator Wing explained that while the surplus appears large, various budget requests are expected during the fiscal year, including plumbing repairs at City Hall and police department, replacing windows, obtaining software programs, IT and AV equipment replacements, and potential canine facility improvements. He also noted upcoming union negotiations with Local 150.

Administrator Wing addressed several transparency improvements made to the budget, including creation of separate Mayor's office and Treasurer's office accounts, new Administrator budget memo, budget binders for elected officials, and enhanced website information.

Since the final budget was distributed, three requests were received that improve transparency without affecting the general fund amount: moving 50% of staff costs from administration to Mayor's office budget ($40,000), creating a large format version of the budget document, and providing detailed breakdowns for special event line items.

Alderman Dyke questioned the location of previously discussed items like the drone and coffee service. Administrator Wing confirmed all items were incorporated, with the drone under capital replacement and coffee under office supplies in the administration budget at $3,000 annually. Alderman Dyke expressed concern about tracking coffee expenses separately and stated his opposition to the coffee expenditure, indicating he would vote against the budget.

Finance Director Glenn Gehrke presented detailed budget information, emphasizing that the City maintains a balanced budget with total fiscal year spending of $78 million across all funds. He highlighted the City's revenue sources, noting that state income tax and sales tax comprise over 50% of operating revenue, while property tax represents only 1.3% of revenue.

Director Gehrke demonstrated that Crest Hill collects only 7.01% of residents' total property tax bills (6.45% for city operations and 0.56% for road and bridge), compared to school districts which collect 36%. He showed that Crest Hill's property tax rates are competitive with other Will County municipalities.

The budget presentation outlined major capital projects totaling $18 million for water infrastructure related to the Grand Prairie Water Commission, with $10 million covered by grants and IEPA loans. Street improvement projects totaling $1.7 million are planned. The police pension fund will receive the recommended contribution plus an additional $150,000, bringing funding levels above 75%.

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Alderman Cipiti asked about union contract negotiations and percentage calculations, but Director Gehrke requested this discussion occur in executive session to avoid revealing negotiation strategies.

No public comments were made regarding the budget.

Mayor Soliman asked for a motion to close the public hearing.

Alderperson Oberlin made a motion to the close public hearing for the City of Crest Hill's Fiscal Year 2026-27 Annual Budget at 7:31 pm. Seconded by Alderman Albert. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke. Nayes: None. MOTION CARRIED.

Mayor Soliman stated that Comcast/Xfinity/AT&T live broadcasts are down. The meeting is being recorded. Staff will collaborate with both vendors to get the meeting up as soon as possible. It will be on YouTube tomorrow for anyone who would like to watch it.

5. PUBLIC COMMENT FOR AGENDA ITEMS ONLY
No one approached the podium to make public comments on the agenda items.

6. CONSENT AGENDA
Mayor Soliman asked if any of the Council members wished to have any items removed from the consent agenda for further discussion. There were no requests for removal.

Mayor Soliman proceeded to read the consent agenda items:

6A. Approve the Minutes from the Regular City Council Meeting Held on April 6, 2026.

6B. Approve the Minutes of the Work Session Meeting Held on March 30, 2026.

6C. Approval of Pay Request #39 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of $198,875.00.

6D. Approve a Resolution Approving a Services Sales Order Form by and between the City of Crest Hill, Will County, Illinois and Comcast Business/Xfinity. ***Resolution #1407***

6E. Approve Ordinance Amending the Budget Ordinance for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026, for the City of Crest Hill for the Transfers of Interfund Balances within the City's Budget. ***Ordinance #2057***

6F. Authorization of Memorandum of Understanding (MOU) with Local 150 and Approve the Promotions of John Kemp to Water Crew Leader and Jim

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Vogrin to West Wastewater Crew Leader Effective April 21, 2026, as well as Confirm the Current Water/Wastewater Crew Leader Matt Brown will Remain a Crew Leader, but Effective April 21st will become the East Wastewater Crew Leader.

6G. Approve a Resolution Approving the Content of Certain 2025 City Council Closed Session Meeting Minutes and Authorizing the Release and Retention of Certain 2025 City Council Closed Session Meeting Minutes. ***Resolution #1408***

6H. Approval to Film for a TV Pilot by Theodore St. and Oakland Ave. for Thursday, April 30, 2026.

6I. Approval of the Regular and Overtime Payroll from March 23, 2026, through April 5, 2026, in the Amount of $299,024.40.

6J. Approval of Additional Comp Time Buy Back in the Amount of $6,463.69.

6K. Approval of the List of Bills Issued through April 30, 2026, in the Amount of $2,732,149.09.

Mayor Soliman asked for a motion to approve the eleven consent agenda items.

Alderman Albert made a motion to Approve the eleven Consent Agenda items. Seconded by Alderperson Oberlin. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti. Albert, Kubal, Dyke, Deserio. Nayes: None. MOTION CARRIED.

City Clerk Christine Vershay-Hall provided the resolution and ordinance numbers:

- 6D: Resolution 1407
- 6E: Ordinance 2057
- 6G: Resolution 1408

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

Mayor Soliman deviated from the agenda order to accommodate special guests, moving the review of the US Capital Development proposed Mather Farm project.

7J. COMMUNITY DEVELOPMENT:

1. Review of Conceptual Planned Unit Development (PUD) Plans for US Capital Development's (USCD) Proposed Mather Farm Annexation and Light Industrial Development.

   Community & Economic Development Director Dan Ritter introduced the item, noting this represents over a year of collaborative work between the City and developer. He emphasized

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that the PUD process is unique and starts with this conceptual plan, with extensive public process still ahead including planning commission hearings.

Community & Economic Development Consultant Ron Mentzer provided foundational context, explaining this meeting's purpose under city zoning ordinance requirements for projects over five acres. The 80-acre Mather Farm site would have 53 acres annexed and developed under PUD regulations. He outlined the pre-application collaboration process that has occurred over the past year.

Consultant Mentzer detailed the foundational planning work, starting with the 2014 comprehensive plan that identified this area for commercial and industrial development. The 2022 Weber Division business park sub-area plan provided detailed roadmap addressing existing truck traffic issues and laying groundwork for future development that wouldn't exacerbate problems.

Consultant Mentzer explained required special approvals: annexation of the 53-acre portion into Crest Hill, rezoning to M1 light manufacturing, PUD special use approval, height waiver for 50-foot maximum building height, and preliminary/final plat approval creating dedicated rights-of-way and easements.

Staff enthusiasm for the project stems from collaborating with an experienced developer, USCD's proven track record and financial resources, and their adaptability throughout the planning process. The project would dedicate right-of-way segments to address truck traffic issues, create backdoor access for Dayton Freight and Old Dominion to Weber Road, and provide additional right-of-way for Division Street/Weber Road intersection improvements.

Charlie Lebens, Director of Investments from US Capital Development (USCD) presented the company background, noting USCD's founding in 1997 and development of over $1.5 billion in commercial real estate across 30 states. The project represents an $80 million investment potentially creating 200 jobs and generating approximately $1 million annually in property tax revenue.

The plan features two single-load industrial facilities totaling 753,000 square feet, with all truck activity on the western face to screen existing industrial uses. The eastern facade will be more corporate-oriented and buffered by the north-south roadway and pedestrian infrastructure. A stormwater management facility can be expanded for future commercial development.

Key dedications include right-of-way for future Division Street improvements, Enterprise Boulevard expansion, and an 80-foot

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central east-west roadway with 40-foot span to be constructed and dedicated to the City at no cost, including dual pedestrian infrastructure and traffic signal at Weber Road.

USCD emphasized the facilities are designed as best-in-class industrial developments that can accommodate various user types from 100,000 to 750,000 square feet. The Chicago industrial market shows strong fundamentals with 5.8% vacancy rate. The company requested efficient entitlement process to begin construction before winter 2026-27.

Alderperson Oberlin inquired about the frontage lots not being annexed, with Director Ritter explaining the landowners prefer to wait until they have development contracts before annexing.

Alderman Cipiti asked about estimated daily truck traffic, with responses indicating significant variation depending on tenants. Scott Haley, Managing Director of Development, stated that the truck traffic could range from 5-10 to 20-30 trucks daily, with traffic studies using worst-case scenarios.

Alderman Albert questioned traffic flow and connections to existing facilities like Dayton Freight and Old Dominion. The plan includes public roadways designed to provide back access, though final agreements with existing businesses are still being negotiated. USCD will extend roadway to property lines with cul-de-sacs if connections aren't completed. Alderman Albert also asked about the alignment of the future traffic signal on Weber Road and pedestrian-friendly information regarding this project. Mr. Lebens and Director Ritter explained pedestrian infrastructure along roadways, storm water management benefiting future commercial development, and right-of-way dedications along Division Street obtained through land sale negotiations. City Engineer Ron Wiedeman addressed traffic signal feasibility, noting county discussions about early installation despite development not necessarily triggering requirements. The signal location falls within the acceptable 300-foot window allowed by the county.

Mayor Soliman praised the collaborative process and potential benefits including Weber Road access and traffic relief for Division Street. He emphasized the project's location advantages near multiple interstate highways.

Alderwoman Gazal echoed support, noting benefits for Carillon Lakes and Zausa neighborhoods dealing with current traffic congestion. She referenced similar developments in Bolingbrook as examples of quality appearance.

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Alderman Jefferson asked about who would own the new road coming from the annexed and developed area that will come out to Weber Road since it would be coming through unincorporated and private property. Director Ritter stated that it would be annexed into the City. Alderman Jefferson then asked if there would be parking allowed in that new street. City Engineer Wiedeman responded that parking would not be allowed.

Alderman Kubal acknowledged the project as appropriate use of the property, recognizing that full commercial development wasn't feasible and this provides good transitional use.

Mayor Soliman asked for an informal vote for approval to keep moving forward with this project. Roll Call: Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nayes: None.

7A. MAYOR'S REPORT:

Mayor Soliman announced the Grand Prairie Water Commission's Water Conservation Challenge competition, where Crest Hill currently ranks third among six communities. He encouraged residents to take the pledge at mywaterpledge.com and select Crest Hill, Illinois. The winning community will have someone selected for a gift basket.

Mayor Soliman also announced the 38th Annual Memorial Day program on May 25th, featuring the Frankfort Brass Band and guest speaker Calvin Lee, a 20-year Army veteran and ROTC program director at Joliet Central High School. The program will honor veterans and two slain police officers, with refreshments following in the community room. This event will be rain or shine.

7B. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall announced the City-wide garage sale which will be taking place Thursday, May 14th through Sunday, May 17th. Residents will need to purchase a $5 permit from the Clerk's office at City Hall. Hours are Monday through Friday from 8:00am to 4:30pm. The deadline for having your address included is May 12th.

7C. CITY TREASURER'S REPORT:

There were no items to report.

7D. CITY ATTORNEY:

There were no items to report.

7E. CITY ADMINISTRATOR:

1. Approve an Ordinance Approving the Budget of the City of Crest Hill for the Fiscal Year Commencing May 1, 2026, and Ending April 30, 2027

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City Administrator Blaine Wing noted this item requires approval and referenced the budget materials starting on page 149. He indicated that Alderman Cipiti's earlier question about union negotiations would need to be addressed in executive session. Discussion will commence after the executive session.

Alderman Cipiti asked about televising work sessions. Administrator Wing explained current equipment limitations, noting that tonight's broadcast equipment was down for both Xfinity Comcast and AT&T. New equipment would allow both broadcasting and streaming capabilities. He noted staffing challenges for work sessions and the need for an assistant to manage the technology, which he has had for only one month. Alderman Cipiti asked for this process to be expedited as the residents should be able to watch the work sessions.

7F. PUBLIC WORKS DEPARTMENT:

Public Works Director Gary Richardson announced the Touch a Truck event at the public works facility at 2090 Oakland Avenue on Saturday, May 16th from 9:00am to 12:00pm. Over 20 trucks will be available in the front parking lot. Director Richardson states that he hopes everyone will stop by.

Mayor Soliman thanked Director Richardson for quick response to a Colony West resident's concern, noting Public Works employee Eric followed up immediately.

Alderman Cipiti also thanked Gary and his staff for addressing a previous request.

7G. CITY ENGINEER:

City Engineer Ron Wiedeman reported opening two more projects last week and opening the receiving stations for Grand Prairie on Friday with very favorable bids well under budget. He will present actual numbers and low bidders at the next May council meeting.

7H. FINANCE:

There were no items to report.

7I. POLICE DEPARTMENT:

There were no items to report.

7J. COMMUNITY DEVELOPMENT:

Community & Economic Development Director Dan Ritter noted extremely busy activity in the building department, expecting to set records for building permits this month. He reported that Seasons at Crest Hill apartments are working to obtain permits before month's end.

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Director Ritter announced the start of dumpster enclosure code enforcement notices along main commercial corridors, acknowledging this hasn't been enforced recently but emphasizing willingness to work flexibly with businesses, associations, and nonprofits on compliance timing and permits.

Alderperson Oberlin thanked Director Ritter and Building Commissioner Don Seeman for his help with the residents who had issues. She stated that Commissioner Seeman came out and then they talked to Director Ritter and got some great resolve for the people.

Residents appreciated their help. Director Ritter stated that resolutions can be costly and timely, especially for associations, churches and non-profits, so the City is being reasonable and respectful.

Alderman Albert asked about code enforcement compliance, noting the lengthy adjudication docket. Director Ritter explained his proactive approach has increased the docket from 35 to over 500 cases, focusing on worst properties and safety issues first. He noted significant compliance achieved through warning letters and working with property owners, with many citations dismissed due to achieved compliance.

Alderwoman Gazal noted ongoing parking problems at the apartments development, requesting continued police enforcement.

8. UNFINISHED BUSINESS
There was no unfinished business.

9. NEW BUSINESS
There was no new business.

10. COMMITTEE/LIAISON REPORTS
There were no reports.

11. CITY COUNCIL COMMENTS
There were no comments.

12. PUBLIC COMMENT
Resident Linda Dyke approached the podium and provided contact information for several companies that repair ADA doors, including Atlas, Wunderlich, Naperville door repair, and Elgin door repair. Ms. Dyke noted the building's entry doors with button activation have not been working for an extended period.

13. EXECUTIVE SESSION

1. 5ILCS 120/2 (c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06

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City Attorney Mike Stiff stated by virtue of the passage of resolution 1408 on the consent agenda, 5ILCS 120/2 (c)(21) is no longer necessary. Based on comments during the meeting, an executive session under 5ILCS 120/2 (c)(1) covering compensation and 5ILCS 120/2 (c)(2) covering both collective negotiation matters would be in order.

Mayor Soliman asked for a motion to go into executive session on 5ILCS 120/2 (c)(1) and 5ILCS 120/2(c)(2).

Alderwoman Gazal made a motion to go into executive session on 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(2) at 9:06 p.m. Seconded by Alderman Cipiti. Roll Call: Ayes: Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal. Nayes: None. MOTION CARRIED.

Mayor Soliman asked for a motion to reconvene from the executive session on 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(2).

Alderperson Oberlin made a motion to reconvene from the executive session on 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(2) at 9:19 p.m. Seconded by Alderman Albert. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson. Nayes: None. MOTION CARRIED.

Mayor Soliman stated that there is one item that needs to be addressed under the City Administrator for the budget for the year 2026/2027.

7E. CITY ADMINISTRATOR:

1. Approve an Ordinance Approving the Budget of the City of Crest Hill for the Fiscal Year Commencing May 1, 2026, and Ending April 30, 2027

City Administrator Blaine Wing stated, “We need the approval of the ordinance approving the budget for the City of Crest Hill for the fiscal year commencing on May 1, 2026, and ending April 30, 2027.” Alderperson Oberlin stated, “So moved, as presented.” Alderman Albert stated, “Second.” Mayor Soliman stated, “Motion by Alderperson Oberlin and seconded by Alderman Albert for an ordinance approving the budget of the City of Crest Hill for fiscal year commencing May 1, 2026, and ending April 30, 2027. Questions or comments in regard to the motion?” Alderman Jefferson stated, “I had a conversation over the weekend with a person from the Attorney General’s Office and they’re kind of puzzled and they would like more information as to the Treasurer not being part of the budget. So, if there is any way we could get, I could get some information as to the exclusion of our Treasurer from the budget. I’d like to be able to forward that information.” Administrator Wing responded, “You’d have to ask the Treasurer. I’ve invited her to meet with myself and the staff.” Alderman

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Jefferson stated, “But she’s not part of the committee, so…” Administrator Wing stated, “The committee just got the information ahead of time from, from Council.” Alderwoman Gazal asked, “Do you have an email that back up that that says you invited her for a budget specifically says budget in the email?” Administrator Wing responded, “Yes, I have an email asking her to talk about her budget.” City Treasurer Malloy stated, “My budget, but not the entire budget.” Administrator Wing responded, “Yeah.” Alderwoman Gazal stated, “Yeah. There’s a difference.” Alderman Jefferson stated, “Yeah. I was talking about the entire budget. Not just her budget. That’s the information I would be looking forward to.” Administrator Wing stated, “There’s no such information to share.” Alderman Jefferson stated, “Then I guess my question would be is, how can we leave the Treasurer out of the budget discussion?” Administrator Wing answered, “Again, the Treasurer’s responsibility is not specifically this budget. There’s the oversight, but not the creation of the budget.” Alderman Jefferson responded, “All right, but they should be included.” Administrator Wing answered, “If Council would like to direct me and the staff, I’m happy to include that, but that is not in the responsibilities that the state statute, which is what the City follows has set out.” Alderman Jefferson responded, “I don’t know about that because the state statutes called a Treasurer a Chief Financial Officer. So that would kind of be inclusive.” Alderwoman Gazal asked the Treasurer, “So, you were not at any of those meetings?” City Treasurer Malloy answered, “No, I asked to go into the meeting that was being held and was told that I was not invited, that there is now a Finance Committee being Alderman Dyke and Alderman Deserio and I wasn’t invited.” Administrator Wing stated, “So again, the Finance Committee oversees the setting policy does not set the budget. Council sets the budget. So, this is the group that sets the budget.” Alderman Jefferson stated, “Okay, I understand that part. At some point in any financial business of the City, doesn’t the Treasurer need to be included? We have a Finance Director, but that department doesn’t operate without the elected official. It shouldn’t.” Administrator Wing stated, “Well, Council on the night that I was sworn in directed that department to report to me. So, it doesn’t have an elected official.” Alderman Jefferson stated, “The department to report to you, but responsibility of the Treasurer is still the same.” Administrator Wing stated, “I’ve not taken anything away from the Treasurer.” Alderwoman Gazal stated, “But this is the first time I’ve heard and since I’ve been elected and that every Treasurer has been involved with the finance of the City, regardless of their overseeing the part you’re talking about, which is the office management that’s totally different from a Treasurer responsibility. And the fact that we have a committee that you created the committee and she’s not part of that meeting either. That’s kind of like, I mean, because we sat here a lot of us fighting for the past Treasurer, you know, I was one of them. Tina, you were very vocal

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about the past Treasurer. A lot of people here were vocal about that. And I think these are her duties. Just like the way we have a duty. She should put her input or her opinion into that budget. And the fact that we, I just find out right now, that she's not part of even the committee. So, when you guys all met together, she was not with them?" Administrator Wing responded, "Correct. Council voted on several committees that evening and the Treasurer was not included. The whole group voted on who is going to be on the Finance Committee. The Treasurer was not named as a person on the committee." Alderwoman Gazal stated, "But she doesn't need to be on a Finance Committee. She's its Treasurer, elected by the people of the City. Treasurer. It doesn't matter what I'm going to say this again and I keep repeating myself at every meeting and I sound like a broken record. But I'm going to keep repeating myself regardless of what hard feelings we have with her. You know, regardless of what hard feelings we have, we always have to put our hard feelings and differences on the side. And we have to let every person here. I've had a lot of hard feelings with the Mayor, but you know what? He's the Mayor and I have thought when he needed to be the Mayor, just like when I mentioned about he's a Mayor, he's the face of the City so you put him on the front of that newsletter. Regardless of what differences we have, the same thing that I will do for you, for the attorney, for every person in here. You know, what is right is right and what's wrong is wrong. Maybe we should just call that the Claudia Gazal saying what's right is right and what's wrong is wrong. Regardless of our differences, we need to respect people and understand their duties and what they were elected for." Administrator Wing responded, "I do. My understanding is the Treasurer responsibility is to verify, not create the budget, verify any of the issues. So, to me, that's not creation of the budget. If Council wants to..." Alderwoman Gazal stated, "Well, she's not created the budget and I'm going to interrupt you with all the respect. She should still have her opinion, her input, oversees the budget, just like everyone else. That's to me. That's what's called transparency and that's what the people of Crest Hill, I think, would like to see as well. That is mine and I'm going to leave it as that." Administrator Wing stated, "And again, I'm happy to follow Council's direction." Alderman Cipiti said, "I have a question. Just to add or follow up to everything that's already been said, she's the elected Treasurer, Chief Financial Officer of the City." Administrator Wing answered, "That is incorrect." Alderman Cipiti asked, "She's not responsible for…" Administrator Wing stated, "She's not responsible for…" Alderman Cipiti asked, "Doesn't her signature go on many many things that the City pays for?" Administrator Wing stated, "Yes, Council has a typical process. The Mayor's signature is the only signature that needs to go on the documents." Alderman Cipiti stated, "She has no and I guess the City Attorney, question for you. What involvement should the City Treasurer have in setting a budget for the City they're elected as a

Treasurer for? And by leaving them out, are we obviating anything that she has statutorily in under her name, under the office as an elected Treasurer? Can she be left out of that?" City Attorney Mike Stiff stated, "Municipal Treasurer shall receive all money belonging to the municipality and shall. First books and accounts in the manner prescribed by ordinance. These books and accounts shall always be subject to the inspection of any member of the corporate authorities. The municipality may, however, by ordinance designated person or institution, which as bond trustees shall receive from the county collector amounts payable to the municipality as taxes levied pursuant to a bond issuance. The Treasurer shall keep a separate account of each fund or appropriation and the debits and credits belonging to each fund or appropriation. The Treasurer shall give every person paying money to the Treasurer a receipt specifying the date of payment and upon what account they paid. The Treasurer shall file copies of these receipts with the Clerk with the Treasurer's monthly reports. If the Treasurer has possession of money properly appropriated to the payment of any warrant, lawfully drawn upon the Treasurer, the Treasurer shall pay the money specified in the warrant to the person designated by the warrant. At the end of every month or oftener, if required, by the corporate authorities, the municipal Treasurer shall render an account under oath to the corporate authorities or to an officer designated by ordinance showing the state of the treasury at the date of the account and the balance of money in the treasury. The Treasurer shall accompany the account with a statement of all money received into the treasury and on what account together with all warrants redeemed paid by the Treasurer. On the day on the Treasurer renders an account, these warrants with all vouchers held by the Treasurer shall be delivered to the municipal Clerk and filed together with the account in the Clerk's office. All paid warrants shall be marked paid. The Treasurer shall keep a register of all warrants which shall describe each warrant showing its date amount and number the fund from which paid the name of the person to whom paid and when paid. It goes on to talk about deposits of funds, but basically those are the statutory duties of the Treasurer." Alderman Jefferson asked, "And has that office done any of that?" Attorney Stiff responded, "With respect to this budget, I don't know that any of those things that I just read were a part of what…" Alderman Jefferson stated, "Every raise in there apply. You just said it. You just read it, every raise in there apply. So, have that office done any of that?" Administrator Wing stated, "I guess I'm confused with your question. Every raise applies?" Alderman Jefferson stated, "Yeah, I mean, it says any funds that any funds, let me read. Let me pull it up because I don't have that." Alderwoman Gazal stated, "Also, hey, I can turn around. Well, you're reading also the Treasurer traditionally responsible for managing cash, maintaining accounts and ensuring the legality of payments, maybe in some smaller municipalities that the Treasurer may also manage the budget." Attorney Stiff stated, "That is not

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from the statute that is some AI-generated some statement as to what a typical Treasurer does. I was reading from the Illinois Municipal Code Statute. Again, the Treasurer has statutory duties none of which say that she has to do X, Y, or Z with respect to the budget." Alderwoman Gazal asked, "But does it say she cannot?" Attorney Stiff replied, "I didn't say that. I said…" Alderwoman Gazal stated, "Answer my question. Does it say she cannot?" Attorney Stiff stated, "There is nothing in the municipal code that…" Alderwoman Gazal said, "It doesn't say that, exactly. We've always done it like that." Attorney Stiff said, "Are you going to let me finish, ma'am?" Alderwoman Gazal stated, "We always have the Treasurer be involved in opinion or comments in the budget. And now we come to find out today the last minute that she was not involved at all." Alderman Cipiti asked, "Is there a reason why she was not other than we didn't elect her to the Finance Committee which that night we chose who would be on it. I was under the assumption that was only open to members of Council not other elected officials. I was under the assumption that the Treasurer would be a part of budget discussions. I think probably in the past they always have been. And I just am concerned whether it's written statutorily stating specifically that they should be that it gives the appearance that she was left out. And with everything that's been going on, it could look like it was a personal decision." Administrator Wing stated, "Yeah, so when Council last year took, I can't speak to prior years. I wasn't here. I still haven't been here a year. When Council took the action the night that I was appointed, they moved Council moved the authority of the Finance Department which underneath the City Administrator. City Administrator already had the direction to create the budget. So, if in the past that was shared with or additional information was shared with the Treasurer, I do not see it statutorily required that the Treasurer has any, I guess, responsibilities in the creation of the budget. There are duties that the Treasurer statutorily does need to provide the Treasurer's report. Monthly, quarterly and annually needs to sign it. She needs to get the proper bonding authority, which I am aware that she has done. And I believe there's maybe one or two other items, but it's not the creation of the budget. If Council would not have moved the Finance Department underneath the Administrator, I don't believe, I think it would have followed the course that would have been the previous course. The Treasurer then would be working with Council and myself to create a budget." Alderwoman Gazal stated, "Well, I'm reading from the Illinois Municipal League, but I was told a little while ago by our Attorney that I'm reading some AI. I don't even have the application on my, I have it here from municipal league, Illinois Municipal League, and that's what it states. You know, outline the adoption and of the combined annual budget and operation. So that's from Illinois Municipal League. I don't know why we go to IML if it's not correct. Why we're going there, why we follow them. Maybe we pick and choose." Mayor Soliman asked, "Any other comments

from Council?" City Attorney Mike Stiff stated, "In February of 2023, you also passed chapter 2.25, which I believe this was when Lisa Banovetz was here as the Finance Director and the Finance Director is your statutorily appointed budget officer for the City. It doesn't say anything that the Treasurer cannot be involved. It just says that you appointed the Finance Director as the budget officer for the creation of the budget. That's when you went to the budget system as opposed to an appropriation system." Alderman Jefferson stated, "Right, but our Treasurer don't even get any involvement in managing the debt or the spending of the City. And that's a key component to a Treasurer's duties." Administrator Wing stated, "I wouldn't disagree with you if Council did not change the duties." Alderman Jefferson stated, "Well, Council didn't change the duties of the Treasurer." Administrator Wing stated, "I'm sorry, maybe I misspoke. Responsibilities." Alderman Jefferson stated, "It did change who report? Who reports where? And to be honest with you, I think it was done out of personal reasons. And I think a lot that's being done now, you know, is personal. I don't think there's a professional bone in any of this. I don't get into personal agendas because it has no use at this table, but I've seen it. I've witnessed it several times. And when you're dealing with public ordinances and resolutions and you're managing the money, tax dollars for the citizens, no personal agendas should be involved. I mean, it shouldn't. But you know, we're using the words the Council did this Council did that, but the Council never took away any duties or responsibilities of that office. For whatever reason, they didn't want the Finance Department to report to this particular Treasurer, but it was fine for the last Treasurer. We need to correct ourselves because I can honestly say on the path we're going, we're going to get outside help, not hired outside help either. So, I think we need to adhere to whatever the duties and responsibilities of that office is and quit playing with the words of what the Council did because the Council didn't strip no office of any duties and responsibilities. And you may not like everybody you work with, but you need to respect them. And that's, you know, I think that's the avenue we need to go in. I'm not here to protect the individual about anything. I'm here to protect the integrity of the offices, the positions, the elected positions. And if it happened with one person who says it's not going to happen with two. And then so on. So, I'm a no vote." Mayor Soliman stated, "Okay, if there's no other comments. Before we call the roll, I have a couple comments to make. First of all, I've seen how much work has gone into this budget. I certainly want to extend my gratitude and thanks to Blaine Wing, to Ashley Monroe, to Glenn Gehrke, to all the department heads at Gary, Dan, who am I missing? Ron, I know how hard they worked on this budget to bring it to fruition. It was said earlier, we should be proud of what we did with $150,000 annual payment that we made into the Police Pension Fund. And now we're at 74%. We should also be very proud of what you have before you this evening. You have a balanced budget with

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a surplus of $295,000. And if I was a betting man, I'd bet that $295,000 is an increase by the time this year is over. Because it usually does. So, we should be proud of those facts that we have before us. We should also be proud of the fact that we have a healthy reserve that we are able to do all of these capital projects that we need to do right now for Lake Michigan, all the capital projects that we are doing throughout the City with road work and everything else. That's what we should be proud of at this table. Everybody has a right to vote what their conscience tells you, but when you look at the overall budget and what has been presented this evening and the direction that we are going, everybody should be proud of what you have sitting on your desk here that we are going to work with for the next year. And will it change going forward? Absolutely. Every budget changes. It is a working, living document that will change quite often over the years. So, with that, I am going to ask for a roll call for approval as the motion stated approval of the 2026/2027 budget." Alderman Jefferson stated, "But Mr. Mayor, you're not…" Mayor Soliman said, "Roll call please, Chris." Alderman Jefferson stated, "It's not, it's, it's not that simple." Mayor Soliman said, "Roll call please, Chris." Alderman Jefferson stated, "It's not that simple. I have a point of order. No roll call can overtake a point of order. Here's the book to prove it. I'm proud of…" Mayor Soliman stated, "You have your turn, everyone has their turn. I waited to speak." Alderman Jefferson stated, "I have a point of order, Mr. Mayor." Mayor Soliman said, "Go ahead." Alderman Jefferson stated, "I'm proud of the work that have been put into it, but the politics of it stinks. It stinks. It smells like elephant dung. And that's the part that nobody should be proud of. That's the part you keep trying to sweep under the rug and you know, kudos to the thing that we're going to accomplish. But I don't care how much gravel you lay on the street, how much water you try to bring from Lake Michigan. If you do it and it stinks, you're just as bad as a criminal sticking up a store." Mayor Soliman responded, "Thank you for your comments. Roll call please, Chris." Alderwoman Gazal stated, "I also would like to comment that thank you for the hard work and dedication as I said in my email. I will repeat that publicly as well. I know it took a lot of time and effort from everyone answering emails and trying to put this budget together. I also would like to make a comment to you, Mayor. Yes, we do have a healthy reserve and we have surplus, but that's my comment every year for the budget. We still have fractured streets that I'm hope that will start putting more money into that. That's my comment every year. I will repeat it again. I'm really happy that the Police Department funding is increasing and hopefully we can go up to 100% because that's one of my goals. As I told the City Administrator the other day, I set goals for myself and my next goal, hopefully it's been for the last almost two decades to fix all these broken streets. So, you can have all the money that you want in your reserve and in your surplus, but when you have backup sewer and broken streets, fractured street, I will question myself

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that. In regard to my comments earlier, I will state again. Regardless of differences, if the Treasurer asked to be part of one discussion meeting that was done for the Finance Committee, the least we can do is grant her to sit and watch and listen, listen to it. That's my opinion. And I really hope we'll start taking all these personal issues outside the City of Crest Hill because we're never going to move forward, never. Some of you are just going to be quiet and you're always going to be quiet because this is who you are. But nobody can stop me from speaking. I have been speaking here for years, and I will always stand up for what's right. Always because that's what God put me here for reason because I pray about every election. And I will never stop speaking the truth and defend what needs to be defended, including you, Mayor. I will defend you." Mayor Soliman stated, "Roll call, please, Chris." City Clerk Christine Vershay-Hall stated, "Mark Cipiti." Alderman Cipiti stated, "Well, I want to make a comment that I want to thank department heads for all their work that they put into this process. I'm not particularly thrilled with the discussions and the process that has brought us to this point. I know a lot of things were added at the end. I know it was stated by Mr. Wing that it was done for reasons of transparency. It was one reason, but it was added because it was questioned by Council. If it wasn't brought up by Council, it wouldn't have been added. Yes, we have a surplus. Yes, we have money in reserves, but I still hear from the residents that are not happy with the roads, with the water, with the water mains, the things that aren't getting taken care of. It's just interesting that some people up here that have been vocal in the past about other issues where they stand tall and they say, justice for all. But as of recently, they've been very, very quiet. And I'm just going to say that the saying, the end does not justify the means. I don't think the end of this where we got now, the means of which we got here does not justify it. So, I'm voting no." City Clerk Vershay-Hall asked, "Nate Albert?" Alderman Albert responded, "Yes." City Clerk Vershay-Hall asked, "Joe Kubal?" Alderman Kubal responded, "Yes." City Clerk Vershay-Hall asked, "Scott Dyke?" Alderman Dyke stated, "Just to go back, we had that for those five items. We never got that in paper given to us. We never got where we were told where those items were going to put in the budget. It was just put up there. Not all Council was here for that. And it was never like how anyone felt about those items being added. There was no straw poll vote or anything like that. And I don't feel comfortable with the coffee going in under office supplies. In the past, it showed coffee for the departments and all that kind of stuff. Now it's lumped in one. And I just don't feel comfortable with it under the office supplies. It's just like throwing in with paper and paper clips and pens and whatever else. And I think it can get lost in the shuffle. So, no." Administrator Wing stated, "If I can just note on March 30 in Council's packet on page 178. It was included in those four bullet points were included." Alderman Dyke said, "Well, I didn't see it…" Administrator Wing said, "March 30th." Alderman

Dyke said, "…in what I was handed here or in here. I didn't see it in here." Administrator Wing responded, "It was in the packet." Alderman Dyke stated, "The bullet points, because I looked through and couldn't find it, those bullet points. So" Administrator Wing responded, "I'm happy to show you it's on our website right now too." Alderman Dyke said, "Well, it's not in my paperwork, which was given to me. So maybe it was on what you had put up there. But when I looked in my tablet here, I didn't find it either. So, and like I said, everything wasn't addressed as to where it was being put or how it was input in the budget so my votes no." Clerk Vershay-Hall asked, "Angelo Deserio?" Alderman Deserio responded, "Yes." Clerk Vershay-Hall asked, "Darrell Jefferson?" Alderman Jefferson replied, "No." Clerk Vershay-Hall asked, "Claudia Gazal?" Alderwoman Gazal responded, "There's one more thing I wanted to add. Given the resolved discussion about a merit, the increase that was given without the Council approval. And I sat on Friday for two hours listening to an executive session tape. And since it hasn't become into a conclusion, I'm voting no." City Clerk Vershay-Hall asked, "Tina Oberlin?" Alderperson Oberlin responded, "Yes." City Clerk Vershay-Hall stated, "Mayor, I need your vote, please." Mayor Soliman stated, "Mayor votes yes." City Clerk Vershay-Hall stated, "Motion carries five to four." Mayor Soliman asked, "Ordinance number?" City Clerk Vershay-Hall responded, "Oh, I'm sorry. Ordinance 2058."

14. ADJOURNMENT

There being no further business before the Council, and no action needed from an executive session, a motion for adjournment was in order.

Alderman Dyke made a motion to adjourn at 9:49 p.m. Seconded by Alderman Albert. Roll Call: Ayes: Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert. Nayes: None. Absent: None. MOTION CARRIED.

Approved this____day of_____, 2026,
As presented_____
As amended_____

_____
CHRISTINE VERSHAY-HALL, CITY CLERK

_____
RAYMOND R. SOLIMAN, MAYOR

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MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 27, 2026

The April 27, 2026, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Jamie Malloy (left meeting at 11:04pm), Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin (left meeting at 11:04pm), Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Council Members Absent: Alderman Angelo Deserio. Mayor Soliman stated that Alderman Deserio contacted him earlier in the day and he is excused tonight.

Also Present were: City Administrator Blaine Wing, Assistant City Administrator/HR Director Ashley Monroe, City Attorney Mike Stiff, Community & Economic Development Dan Ritter, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Police Chief Ed Clark.

MAYOR

1. Audio Improvements
   City Administrator Blaine Wing introduced the City's audio consultant, Stuart Soifer, who provided an overview of recent improvements to the Council Chambers sound system. Eight new microphones have been installed at the dais, replacing the previous handheld "puck" style units. The microphones are automatically activated by voice and are integrated into the City's broadcast and recording systems serving Comcast, AT&T, and the City's YouTube channel. Mr. Soifer noted that the system also feeds the ADA-compliant assistive listening devices recently added to the chambers.

   Mr. Soifer emphasized that speakers/individuals must direct their voices toward the microphone in front of them and avoid turning their heads away while speaking. He noted that staff members at the dais had shown improvement in microphone technique over the preceding weeks but continued to encourage all participants to be mindful of the requirement. A question was raised regarding the podium microphone, and Mr. Soifer explained that only one microphone should be used at the podium to avoid the system switching back and forth between competing signals. He indicated he would continue to make minor adjustments to the system during the live meeting and that the audio, recording, and broadcast functions are now on independent systems, so changes by the television provider can no longer affect the recording quality.

Mayor Soliman asked for a deviation in the agenda due to special guests in the audience, wanting to address the first two items in the Economic Development Department first.

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ECONOMIC DEVELOPMENT DEPARTMENT

1. Plan Commission Recommendation for an Amended Special Use Permit for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance with Respect to Real Property Located at 1923 N Broadway Street in Crest Hill, Illinois (application of Francisco Martinez Trejo)

   Community & Economic Development Director Dan Ritter stated the subject property at 1923 North Broadway Street has operated as a car repair facility for a number of years. The applicant, Francisco Martinez Trejo, operating as FAVA Auto Body, assumed the existing special use upon purchasing the property but subsequently expanded operations to include auto body repair and painting work, which required him to return to the Plan Commission to amend the special use permit. The application also includes variations in the parking requirements.

   The applicant's representative, Flor Fuente, and Mr. Martinez Trejo appeared before the Council. Ms. Fuente explained that Mr. Martinez Trejo is committed to complying with all City requirements, has already cleaned up the property significantly since purchase, and is proceeding in good faith to formalize the special use and implement the required site improvements. Those improvements include paving the rear lot, line-striping all parking areas to conform with current standards and adding perimeter landscaping and screening for the storage area. Deadlines were put in place with Mr. Martinez Trejo for the completion of those tasks.

   Alderman Dyke asked about the amount of vehicles allowed in the front for sales. Director Ritter stated the number of vehicles will remain the same and also added that the previous property owner had failed to comply with conditions of the prior special use approval, including landscaping requirements and the number of vehicles displayed for sale.

   Mayor Soliman inquired how many employees are anticipated for the business. Ms. Fuente stated that there are currently two employees. When asked how many parking spots for customers, Ms. Fuente stated that there are five customer parking spots. It was also noted that there will be three parking spots for vehicle sales, down from five due to the added landscaping.

   Alderman Cipiti was looking at the conditions, and the spots read three designated for auto body repair business. Director Ritter confirmed and commented that there are really three separate parking areas on the property, and all of the parking areas will be paved and re-striped, which will make compliance easier to enforce. Alderman Cipiti also wanted to make sure that Mr. Martinez Trejo was aware that parking is only on the paved area, not the grass, due to non-compliance issues with the former owners. Director Ritter stated that Mr. Martinez Trejo knew about the parking constraints. Alderman Cipiti also asked if the Fire Department had approved the site plan. Director Ritter commented that the Fire Department has reviewed and approved.

   AYES: Ald. Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

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NAYES: None.
ABSENT: Ald. Deserio.

2. Plan Commission Recommendation for a Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations request from Crest Hill Code of Ordinances-Sign Code for an Existing on-premises free-standing Sign with respect to Real Property Located at 905 Theodore Street in Crest Hill, Illinois (application of Jorge Cruz)

The subject property at 905 Theodore Street is the former bowling alley, which has been vacant since 2020. The applicant, Jorge Cruz (represented by his son, George Cruz Jr., and broker Omar Serrani), proposes to redevelop the property into an indoor recreational facility featuring two 5-v-5 soccer fields, while retaining and reopening the attached restaurant and bar. The applicant currently operates Playtime Sports, an indoor soccer facility in the Crest Hill Shopping Center and intends to continue that operation while expanding to the new location.

Proposed site improvements include complete repaving and re-striping of the east parking lot, installation of parking lot end islands to protect lighting fixtures and improve traffic flow, landscaping along the north property line adjacent to residential uses to screen headlights and reduce noise, and upgrades to the building's deteriorating canopies.

Alderperson Oberlin raised a concern about arborvitae plantings proposed near the Waverly Street intersection, noting the street forms a curve at that location and that the trees could obstruct sightlines as they mature. Director Ritter acknowledged the concern and committed to reviewing the placement of the last arborvitae in that buffer area to ensure adequate visibility is maintained.

Alderman Dyke asked what the hours were at the facility in Hillcrest Shopping Center. Mr. Cruz Jr. stated that they open in the morning depending on demand, but usual hours are 3:00pm to Midnight. Mayor Soliman asked what the proposed hours would be at the Theodore facility. The hours are 9:00 AM to midnight for the indoor soccer facility and 7:00 AM to 11:00 PM for the restaurant.

Alderwoman Gazal asked if the facility will be hosting tournaments. Mr. Cruz Jr. stated that they didn't have tournaments, that they have soccer leagues for all ages; kids, men's, women's, all mostly co-ed. Alderwoman Gazal stated she was just concerned about the additional traffic that a tournament would bring to the area. Director Ritter stated that there is a condition limiting special ticket events, concert events, banquets and that sort of thing. Alderwoman Gazal also asked if breakfast will be served in the restaurant and Mr. Cruz Jr. confirmed that breakfast will be served in the restaurant.

Alderman Dyke inquired about parking adequacy given two fields (each accommodating up to 20 players simultaneously, for a potential peak of 40) plus restaurant patrons and employees. Director Ritter confirmed that the site provides 149 parking spaces against a calculated requirement of 132, providing a meaningful surplus even at combined peak occupancy of both fields.

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Mayor Soliman reiterated his prior conversation with the applicant regarding the nature of the restaurant liquor license: the facility is licensed as a restaurant where alcohol is served in conjunction with food, not as a bar. He emphasized that liquor consumption must remain within the restaurant area and not extend to the soccer field areas. Mayor Soliman indicated a willingness to consider extending restaurant hours to midnight in the future should the applicant demonstrate responsible management. The applicant accepted these conditions.

Chairman Bill Thomas from the Plan Commission spoke about what a great thing they are doing for the area, and this will be beautiful. He also talked about the alcohol around children, and they will be having a netting with a sign stating no alcohol beyond this point between the restaurant and the soccer fields. Chairman Thomas commented that there was a couple of residents who reported about the customers that left the former bowling alley drunk and either drove through their property and disrupted the neighborhood, and the plan commission also had concerns of minor children walking after curfew hours.

AYES: Ald. Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.
NAYES: None.
ABSENT: Ald. Deserio.

MAYOR

2. Commission Re-Appointments
Mayor Soliman presented three commissioner reappointments for individuals whose terms expire on May 1, 2026, each of whom has agreed to serve an additional three-year term.

- **Civil Service Commission:** Tom Hunter, originally appointed May 5, 2025, to fulfill the unexpired term of the late Nick Weiss. Proposed reappointment through May 1, 2029.
- **Plan Commission:** Marty Flynn, originally appointed August 19, 2024, to fulfill the unexpired term of Jan Plateau. Proposed reappointment through May 1, 2029.
- **Plan Commission:** Gordon Butler, originally appointed May 19, 2025, to fulfill the unexpired term of Angelo Deserio upon his election as Ward 1 Alderman. Proposed reappointment through May 1, 2029.

Mayor Soliman conducted an informal vote on all three reappointments collectively.

AYES: Ald. Kubal, Albert, Cipiti, Oberlin, Gazal, Dyke.
NAYES: None.
ABSTAIN: Ald. Jefferson.
ABSENT: Ald. Deserio.

3. Veterans/Police Memorial Presentation
Mayor Soliman reported on the upcoming 38th Veterans and Police Memorial Ceremony. As chairman of the Veterans and Police Memorial Committee, he outlined the anticipated division of costs between the committee and the City. The

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committee will fund flowers, the band, refreshments, postage for invitation and thank-you letters. City expenses are estimated to be approximately $2,000, consistent with the budgeted amount, and include tents (with an effort underway to borrow all three tents from the Lockport Township Park District at no charge, with Joliet Tent as a $1,200 fallback), staffing for police and public works estimated at $500, and audio/video recording by Road to Eternity at $450.

Alderman Cipiti asked how the $500 staffing estimate was derived. Mayor Soliman acknowledged this was the first time such an estimate had been formally presented and described it as a reasonable approximation based on typical police officer comp time (approximately two hours per officer) and one to two public works employees for setup and cleanup. Police Chief Ed Clark noted the actual number of officers varies by day and availability. Alderman Cipiti accepted the explanation as an estimate to be refined in future years.

CLERK

There were no agenda items.

TREASURER

There were no agenda items.

CITY ADMINISTRATOR

1. Discussion of Compensation Adjustments for City Council, City Clerk, Mayor and City Treasurer

   City Administrator Wing introduced this item as an initial discussion to obtain Council direction before staff undertakes a formal survey of comparable municipalities. The packet included the applicable state statute, the City's current compensation code, a worksheet of current compensation by position, prior work session notes, and an Illinois Municipal League fact sheet.

   Several substantive issues were raised during discussion:

   Peer Municipality Survey: Alderwoman Gazal requested that staff gather comprehensive compensation data from similarly sized neighboring communities, including not only base pay rates but also any supplemental benefits or perks (such as cell phone stipends) so that a full apples-to-apples comparison can be made. Administrator Wing confirmed that staff would develop a survey instrument and distribute it electronically with telephone follow-up, seeking to gather all relevant information in a single outreach effort.

   Absence Language: Alderman Dyke raised the concern that the current ordinance language allowing "paid absences" is ambiguous and has caused administrative difficulty. City Attorney Mike Stiff confirmed that the language had been intentionally left in place pending a full compensation review, as correcting it earlier could have been perceived as a reduction in pay subject to legal challenge. Attorney Stiff indicated the language should be cleaned up as part of this overall compensation revision. The option of eliminating paid absences entirely—paying only for meetings attended—was discussed favorably by several Council members. Attorney Stiff noted this approach is used by some

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communities and would eliminate the ambiguity. The survey would also ask how peer communities handle absences.

Committee Meeting Pay: Alderman Dyke noted that the current ordinance language authorizes pay for committee meeting attendance, but that no Council member has historically been compensated for committee meetings. This inconsistency was flagged for clarification in the revised ordinance.

Current Salary Structure: Discussion clarified that the Mayor, City Clerk, and City Treasurer receive an annual flat salary, plus $55 per work session or committee meeting attended, and $200 per special city council meeting attended. Council members are compensated on a per-meeting basis only, with provisions for paid absences. Attorney Stiff noted apparent drafting inconsistencies in the existing ordinance and recommended a full cleanup.

Timing and Legal Constraints: Attorney Stiff explained that under state law, elected officials may not vote themselves a raise while in office; any compensation increase takes effect for newly elected or re-elected officials following the next election. The practical implication is that changes must be voted on at least 180 days prior to the April 2027 election, placing the effective deadline in approximately October 2026. Alderman Cipiti wanted staff committed to providing Council adequate lead time well before that deadline.

Phase-in vs. Uniform Effective Date: Alderman Dyke raised the possibility of delaying the effective date of any increase to the 2029 election cycle, so that all Council members would transition to the new compensation simultaneously rather than in a staggered phase-in. Attorney Stiff confirmed this was legally permissible and noted it would simplify administration for the Finance Department. No final direction was given to this question, as it was treated as a matter for further deliberation once peer data is available.

Staff were directed to proceed with developing and distributing the survey.

2. Forensic Audit Update and Discussion

City Administrator Blaine Wing stated, “Thank you, Mayor. I also have one other item that is in regard to the forensic audit update and discussion. Attorney Mike Stiff drafted the memo and update as we have received information from our insurance carrier, SWARM. There are some examples that are also listed tonight after some discussion staff is seeking direction from Council so, Attorney Stiff?” Attorney Mike Stiff reported, “As stated in the memo, after you gave direction at the last meeting on April 20th, I believe, to move forward with the Ketchum Advisory Solutions, LLC, the question came up as to whether the $10,000–$12,000 estimate would be actually paid by the city out of its funds or whether it would be covered by SWARM under the current assignment with Mike Bersani’s office, so that got brought back to SWARM. SWARM decided that they are getting close to closing out Mike Bersani’s current assignment which was to evaluate the dissemination of personal information from the March 2 meeting, so their engagement is about to end, and SWARM is about to stop paying for that representation of the City. They also determined that the forensic audit would not be covered under any of the City’s policies other than one potential insurance policy

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and that's a crime policy that the City has with Hanover Insurance. We reached out to Mike Alesia at the broker through SWARM to find out about this crime policy because I, quite frankly, am unfamiliar with what a crime policy does and in my memo is what we received back from Mike Alesia. So, the crime policy is more like a property-type policy where once you know that you've got a loss due to some sort of crime, you tender that to the carrier sort of like a property damage claim so once you have hail damage you send your claim on to the carrier, the carrier assesses it and decerns whether the property coverage is covered and then you get a check for the hail damage. Well, this is, in my view, similar to that where once you've made a determination through some sort of investigation that there's been a loss due to either theft or crime, you would then go to Hanover Insurance and tender that to the carrier, the carrier would assess it and you would have up to $1,000,000 in coverage. The policy carries with it a $10,000 deductible and if you look at the examples that we received from Mr. Alesia there's example one, two and three in the memo. In each case, the City is out of pocket for the actual cost of the investigation and whether it has a recovery depends on whether the investigation turns up a claim or not. So, we thought maybe we would be able to tender that to this crime policy but the way it looks, the City should proceed with the forensic audit and then potentially you would have a claim later depending on what the results were. So, that brings us back full circle to the fact that SWARM's not going to cover it, a claim under the Hanover policy is at this point probably premature because we don't know whether there's been a claim or a loss due to crime or theft. So, we did engage or ask Mike Bersani to get an engagement letter from Ketchum. The engagement letter is in the packet. If the City is desiring to move forward then for the next meeting you can approve the Ketchum Advisory Services, LLC engagement letter and engage Ketchum directly and the City would be responsible for payment. If you look at the engagement letter because Sarah Ketchum has worked with Mike Bersani, she wrote the engagement letter as if Mike Bersani would still be sort of the liaison between the City and Ketchum. That's the one other, I think, piece of direction the Council needs to give staff since I will not be participating in the Ketchum audit or acting as liaison based on Council's suggestions that I am a little bit too close to the situation and might be perceived as biased, same with Blaine. The City Council needs to determine whether it wants to hire another law firm, another person to be the liaison between Ketchum and the City when Ketchum comes back with its report. The City could actually have one of its own, you can determine that one of you folks should be the liaison, you could continue to use Mike Bersani's office on a separate agreement, you would have to retain them separately, but somebody needs to be working with Ketchum once you hire them to be giving them the documents and working with them to complete the investigation. I've probably talked enough and should turn it over to you to give some guidance, but I think what we're looking for tonight is whether you want to hire, you still want to hire Ketchum directly, in which case you can also use Bersani's office to act as liaison, you could just liaison with one of your own or you could hire somebody else."

Alderwoman Gazal asked, "Could we have somebody from your law firm?" City Attorney Stiff asked, "Somebody else what?" Alderwoman Gazal asked, "From Spesia?" Attorney Stiff answered, "We could do that if the Council's okay with it, but I mean..." Alderwoman Gazal stated, "I'm okay with it." Attorney Stiff stated, "I would have to create what we call the "Chinese wall" in the legal business where

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whoever it is I would not be, I would not talk to them about it, and they would be liaisoning with not only Ketchum but then coming to report to the City Council. Now, I could either not attend those meetings, or I could just not go into the executive session and somebody else from my office could, but certainly that's a possibility too, if the Council's okay with it. I just want to avoid all appearances of potential conflict or impropriety. And, if I missed anything, Blaine, jump in." City Administrator Blaine Wing stated, "Nope, I think that covers it. It's really for Council's discussion and we're happy to answer questions regarding the engagement letter, the information that was provided by SWARM as well as Mike Stiff's here to answer questions from his legal set."

Alderman Jefferson stated, "My personal opinion is for complete transparency that we go totally outside but, you know, that's my personal opinion. I'm not just looking for if we have a claim or not, I'm looking to see if there's a law-breaking aspect to any of the information that may be pushed forward to a law enforcement agency for you know, to look into, but I'll go with whatever Council wants to go do." Attorney Stiff said, "And again, I think you could, I mean as long as the Council is okay with it, you can assign someone on the Council to do the liaison with Ketchum. I mean, you're going to hire Ketchum. Ketchum is obviously as we discussed on the 20th, although they worked with Mike Bersani before, they have never represented the City before, so they are obviously a completely unbiased and neutral entity. I think the direction from the Council was to go ahead and hire them, you would just be hiring them directly, you would not be going through Bersani's office unless you wanted to keep Bersani on and retain them separately to act as liaison. I believe that once they've completed their report, they can report to you in executive session where they can report directly to the Council. I think it's wise to maybe have someone to actually act as a point person, but it doesn't have to be a lawyer, it doesn't even have to be somebody from my office, it just has to be, I mean, if Sarah Ketchum is engaged as of next week, they're going to want to call somebody at the City to talk about here's what we need, here's the documents that we need and someone's going to have to do that interaction and I don't know who that's going to be and that's kind of why we're looking…" Alderwoman Gazal stated, "I personally don't like that idea of having Council be involved in any of this. That's my opinion, like he said, the rest have their opinion of all I think somebody from your office and it's a done deal, I mean why are we making it so complicated?" Attorney Stiff said, "I'm just trying to make it…" Alderwoman Gazal said, "No, I understand." Attorney Stiff finished, "…Lay the options out for you and if I were in your shoes I probably wouldn't want to be the one acting as liaison for the entire City Council myself either. But to keep cost down that would be an option, I guess, is what my point is." Alderman Dyke stated. "I would be fine, like Claudia said, someone else from your office, like, you know, that…" Attorney Stiff said, "And I would probably choose somebody that's not ever attended a City Council meeting that has really not ever had anything to do with Crest Hill at least hands on, I mean, probably everybody in my office has maybe round tabled something where I had a legal issue, but I can find somebody that has never attended a Council meeting and has not appeared before you in any capacity." Alderman Dyke responded, "Sounds fine with me." Attorney Stiff stated, "Okay, that's Scott. Sounds like Darrell said he'd go along with it and Claudia so that's three of you." Alderman Albert stated, "I'm just reading your memo, and it says, 'neither me nor Spesia & Taylor should be involved in the forensic audit' so I'm just going to go

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with that and think it should be somebody totally independent." Alderman Cipiti stated, "I agree with that. Not someone from within the office, like Nate just read. Someone independent just to get a hundred percent unbiased work." Attorney Stiff stated, "And that's fair. Like I said, when I wrote that, I was thinking along the lines of the people that do represent Crest Hill, at least actively, but I mean I could find somebody to try to set up a, like I said, the wall, but again, for total transparency, you know, my feelings aren't hurt by you going the other way. And so, if that's where we're going, I mean, you can keep Bersani. We can ask Bersani what he would charge on an engagement letter since he's already been involved in this to some extent so there is a little bit of or less of a learning curve, if you will, than hiring somebody brand new that doesn't know anything about it, but certainly, you don't have to go with Bersani's office. We could probably figure out some other referrals as well. That may delay it a little bit." Alderwoman Gazal stated, "I'm fine with Bersani, whatever. It doesn't matter." Alderman Dyke stated, "I'd be fine with Bersani also." Alderman Cipiti asked, "Would this likely involve personal interviews from Council?" Attorney Stiff answered, "I'm trying to remember what Ketchum's phase one said. I think phase one was more gathering documents and maybe talking to some people, but not necessarily, you know, full interviews, but I'm not remembering." City Administrator Blaine Wing stated, "That's my recollection as well as Sarah Ketchum in her previous correspondence was for the phase one is the review of documents and that sort of stuff. Potentially in phase two and three there could be some conversations. I think initially it's going to be reviewing the documents probably working with finance and some of the other departments too, the clerk's office and others to pull the documents." Attorney Stiff stated, "And my understanding is that Jason Blumenthal, who works with Mike Bersani and has been before you in person, has already obviously he's reviewed the full packet that was disseminated on March 2nd, but he's also, I think, gone into the vault and reviewed boxes and boxes of additional documents so again, I think he would be the ideal person if you decide to go with Bersani's office to just jump in straight with Ketchum and start getting documents to Ketchum, so it does make sense, I think, in the long run to just let Jason Blumenthal be the liaison." Alderman Albert asked, "Just to be clear, we with the original SWARM investigation, we weren't paying Bersani, but now you're saying to start paying them to be the liaison between Ketchum and Council?" Attorney Stiff stated, "Right. I think, so one of the executive session items today is a report on that assignment, and I believe that they are getting close to closing that out." Administrator Wing added, "That's also my understanding. The only thing I would correct from Mike's earlier statement is it was actually our storage room, not the vault." Attorney Stiff said, "Sorry. I have to get my vernacular down. I thought the vault was the vault." Alderman Cipiti asked, "You said that Bersani is close to closing that out. Are we going to receive a report on that?" Attorney Stiff stated, "Tonight in executive session." Administrator Wing also stated, "Tonight in executive session."

Attorney Stiff stated, "So if the Council is okay with us, were okay with Bersani's office being retained, we would approach Bersani's office for a new engagement letter of Bersani's office with the scope of their work and their rates, et cetera. The engagement letter with Ketchum could remain the same because right now it's phrased as though the City is hiring Ketchum, with Bersani as the liaison and the attorney so we would be back to you next week with the engagement letter for Ketchum and the engagement letter for Bersani." Alderman Dyke said, "That

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sounds good." Alderwoman Gazal said, "Okay." Attorney Stiff asked, "Is everybody okay with that?" Alderman Jefferson stated, "Yes, that works for me." Attorney Stiff stated, " Okay, so the resolution's drafted. You've got the Ketchum agreement in your packet today. We will have an engagement letter with Bersani for next week." Administrator Wing stated, "I didn't have any other items this evening."

ECONOMIC DEVELOPMENT DEPARTMENT

3. Resolution to Approve a New Independent Contractor Agreement Consulting Service Agreement by and between the City of Crest Hill, Will County, IL, and Ronald Mentzer

Community & Economic Development Director Dan Ritter presented this item as a restructuring of the City's ongoing arrangement with Ronald Mentzer, who has served the City as a part-time Planning Consultant since September 2023. Mr. Mentzer had previously been working three days per week in the office for a total of 24 hours per week, including a period as interim Community Development Director.

Under the proposed new agreement, Mr. Mentzer would transition to a project-based role, working a minimum of one day per week in the office with additional hours as needed remotely, capped at 24 hours per week. His work would be directed by Director Ritter and focused on managing large-scale, active projects such as Seasons of Crest Hill, Quick Trip, the fire training facility, Lucky Brothers Quick Run, and the Mather Farm development. The total annual expenditure would not exceed the budgeted amount of $50,000, and Director Ritter noted that a portion of Mr. Mentzer's time on reimbursable projects can be billed back, with recovered funds returning to the general fund.

Attorney Stiff noted that, because the terms of the original contract are being substantively changed—not merely extending Exhibit A—this constitutes a new contract rather than an extension.

Alderman Jefferson raised the question of how many times the contract had been extended, acknowledged Mr. Mentzer's institutional knowledge, existing developer relationships, and the value he brings to the department. Director Ritter explained that having Mr. Mentzer manage active large-scale projects frees him to pursue new economic development opportunities, including developer and business outreach, attendance at commercial real estate conferences, and processing improvement initiatives. He expressed confidence that this arrangement is more effective than hiring an outside economic development consultant for those functions. City Administrator Wing confirmed staff's intention that this is the final agreement with Mr. Mentzer, with the expectation that the current active projects will be wound down through his involvement.

Alderman Albert and Alderman Dyke both expressed positive comments about Consultant Mentzer's work, dedication and valuable relationships with developers.

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Mayor Soliman conducted an informal vote for the approval of the resolution to approve a new independent contractor agreement consulting service agreement by and between the City of Crest Hill, Will County, IL, and Ronald Mentzer

AYES: Ald. Gazal, Jefferson, Dyke, Kubal, Albert, Cipti, Oberlin.
NAYES: None.
ABSENT: Ald. Deserio.

ENGINEERING DEPARTMENT

1. Resolution approving a professional service agreement for design services for the Lincoln Ave. and Crestwood Dr. watermain replacement and roadway rehabilitation improvement by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a cost of $89,7975.00
   City Engineer Ron Wiedeman presented this item, noting a typographical error in the memo and confirming the correct contract amount is $89,975. The project encompasses two components: roadway resurfacing on Lincoln Avenue from Imperial to Eldorado; and water main replacement combined with roadway rehabilitation on Crestwood Drive from north of Root Street to Lynwood Drive. The Crestwood Drive water main is among the ten locations identified in the city's ongoing effort to reduce water loss below the ten percent threshold. Bid documents are targeted for completion by year-end for bidding in 2027.

   Alderman Albert inquired about storm sewer improvements on the 1800 block of Lincoln Avenue, noting the absence of storm sewer infrastructure in that area. Engineer Wiedeman clarified that the current active project separately addresses storm sewer on Lincoln (connecting Imperial to Cedarwood), and that this design services agreement will examine storm sewer needs as part of the roadway profile analysis, adding structures at intersections as warranted. He committed to evaluating whether additional storm sewer work is needed on that block.

   Mayor Soliman conducted an informal vote for the recommendation.

   AYES: Ald. Kubal, Albert, Cipiti, Oberlin, Gazal, Jefferson, Dyke.
   NAYES: None.
   ABSENT: Ald. Deserio.

2. Staff is Requesting, the Council Approval to Move Forward and Finalize a Contract with V3 Companies, Ltd. to Perform Professional Construction Engineering Services for the Capital and Water Improvements in the 2027 budget. Once the Agreement is Completed, Staff will Bring the Agreement to the Council for Final Contract Approval for a Cost of $646,245.04
   City Engineer Wiedeman reported that in response to projected construction engineering (CE) costs of approximately $1.2 million for the 2027 capital improvement program—compared to just over $1 million spent in the prior year—he issued a Request for Proposals (RFP) to bundle all 12 budgeted capital and water improvement projects under a single CE services contract, anticipating cost savings and improved coordination.

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Five firms were solicited: three responded. Proposals were scored by City Engineer Ron Wiedeman, Public Works Director Gary Richardson, and City Administrator Blaine Wing based on qualifications including project understanding, similar project experience, past performance, project team composition, IDOT pre-qualification status, and submittal completeness. Results were as follows:

- **V3 Companies, Ltd.** (highest score): 4,130 hours at $646,245.04
- **Seabell**: 5,245 hours at $820,580.00
- **Primera**: 3,970 hours at $528,705.00

Engineer Wiedeman explained that Primera was eliminated from consideration primarily because: (a) the firm has no prior working relationship with the City, undermining the efficiency rationale of the bundled contract; (b) a significant portion of their proposed hours were allocated to intern-level staff; and (c) their project manager allocation was at a junior level, making the experience profile between Primera and the top two respondents incomparable. The proposed lead inspector from V3 has served as Resident Engineer on City projects for the past two years and was specifically commended for his effectiveness with residents and technical competence.

Engineer Wiedeman described the proposed billing structure: rather than a lump sum contract, hours and costs will be allocated per project with running budgets tracked against the total, preventing the reallocation of unused hours without his approval. A small reserve at the conclusion of the program is intended to cover CE services for projects deferred into the following year, including railroad-related work.

Mayor Soliman conducted an informal vote to approve and finalize a contract with V3 Companies, Ltd. to perform professional construction engineering services for the capital and water improvements in the 2027 budget at the cost of $646,245.04.

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Jefferson, Gazal.
NAYES: None.
ABSENT: Ald. Deserio.

POLICE DEPARTMENT

1. Approval Request of a Special Event Police Services Agreement with Palladin Productions LLC

   Police Chief Ed Clark presented a request for approval of a Special Event Police Services Agreement with Paladin Productions LLC, a film production company producing the television series *American Blue*, set in 1940s Joliet. The production company is filming a scene at a local restaurant on Clement Street and Stern Avenue, and it requires police assistance with traffic control and partial street closures. Filming is scheduled from approximately 7:00 PM to midnight, with four officers and four vehicles assigned. The production company has completed its side of the agreement and has provided a certificate of insurance. Officer compensation is calculated at time-and-a-half plus a 20 percent administrative fee for vehicle use. The Fire Department will also be on site. Police Chief Clark advised that he intends to send a general SmartMessage notice to area residents advising of detour activity,

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without disclosing the filming nature of the event in a way that would attract crowds. The production company maintains its own security team experienced in managing public curiosity.

Mayor Soliman is conducted an informal vote for approval.

AYES: Ald. Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.
NAYES: None.
ABSENT: Ald. Deserio.

2. Purchase of new drone for the police department

Police Chief Ed Clark presented a request to purchase a new unmanned aircraft system (UAS/drone) from UVT, with Officer Andrew Trnka providing additional technical detail. The department's current consumer-grade drone has significant limitations in moderate wind and adverse weather conditions. The proposed replacement is a law enforcement-grade aircraft designated as the DJI M4TD, procured through UVT.

Three vendors were evaluated. UVT was selected as the highest-rated option based on the following factors: (1) it is purpose-built for law enforcement; (2) it is FAA/FCC-approved and not subject to grounding concerns; (3) it includes thermal imaging (absent from the current drone), a spotlight, and a public address speaker system; (4) it is weather-rated and capable of flight in heavy rain; and (5) the price of $14,183.54 was the lowest of the three quotes. The package includes three flight batteries, each providing approximately 45–60 minutes of flight time, with a 30-minute recharge cycle providing near-continuous operational capability. UVT maintains factory-certified technicians in the United States and offers loaner units during repair periods.

Officer Trnka noted that the department has four FAA-licensed drone pilots. Regarding airspace restrictions near Lewis Airport, he described a tiered approval system based on location, altitude and confirmed an established working relationship with the airport's air traffic control tower, allowing rapid coordination for emergency deployments north of Division Street.

Officer Trnka also highlighted potential cross-departmental utility, including infrastructure inspections for Public Works in hard-to-reach areas near the river, and thermal imaging assistance in narrowing the location of water main breaks to reduce excavation time and cost.

Mayor Soliman conducted an informal vote for the approval of the quote for the purchase of the DJI M4TD from UVT for a price of $14,183.54.

AYES: Ald. Kubal, Albert, Cipiti, Oberlin, Gazal, Jefferson, Dyke.
NAYES: None.
ABSENT: Ald. Deserio.

PUBLIC WORKS DEPARTMENT

There were no agenda items.

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FINANCE DEPARTMENT
There were no agenda items.

PUBLIC COMMENTS
No Members of the public came forward to address the Council.

EXECUTIVE SESSION

1. 5ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

2. 5ILCS 120/2 (c)(11): Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probate or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

   Alderwoman Gazal made a motion to go into executive session for 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(11). Seconded by Alderman Albert. Roll call: Ayes: Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nayes: None. Absent: Deserio. MOTION CARRIED.

   Executive session: 9:09 p.m.

   Alderwoman Gazal made a motion to reconvene from the executive session for 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(11). Seconded by Alderman Albert. Roll call: Ayes: Dyke, Jefferson, Gazal, Cipiti, Albert, Kubal. Nayes: None. Absent: Deserio, Oberlin. MOTION CARRIED.

   Reconvened: 11:21 p.m.

There being no further business before the Council, and no action needed from the executive sessions, the meeting is adjourned.

The meeting adjourned at 11:21 p.m.

Approved this____day of_____, 2026.
As presented_____
As amended_____

_____
CHRISTINE VERSHAY-HALL, CITY CLERK

_____
RAYMOND R. SOLIMAN, MAYOR

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Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Approve the mayor to execute the MFT forms for Resolution for Maintenance Under the Illinois Highway Code, Estimate of Maintenance Costs and Maintenance Engineering to be Performed by a Consulting Engineer for 2026/2027 MFT Program as included in the 2026/2027 City Budget.

Summary: For the 2026/2027 MFT fund year which begins on May 1, 2026 and ends on April 30, 2027 the following work or material purchases have been included in this year program:

Salt Purchase

De-Icing Solution

Sidewalk and Concrete Program

City Wide Pavement Patching

Sidewalk Cutting

The total estimated cost to perform the work above is estimated at $481,077.50

Recommended Council Action: Approve the mayor to execute the MFT forms for Resolution for Maintenance Under the Illinois Highway Code, Estimate of Maintenance Costs and Maintenance Engineering to be Performed by a Consulting Engineer for 2026/2027 MFT Program as included in the 2026/2027 City Budget.

Financial Impact:

Funding Source: MFT

Budgeted Amount: $923,787.00

Cost: TBD

Attachments:
27-00000-00-GM BLR 14220 (Unsigned)
27-00000-00-GM BLR 14222 (Unsigned)
27-00000-00-GM BLR 05520 (Unsigned)

Illinois Department of Transportation

Resolution for Maintenance
Under the Illinois Highway Code

District	County	Resolution Number	Resolution Type	Section Number
1	Will		Original	27-00000-00-GM

BE IT RESOLVED, by the Council (Governing Body Type) of the City (Local Public Agency Type) of Crest Hill (Name of Local Public Agency) Illinois that there is hereby appropriated the sum of

Four Hundred and Eighty One Thousand, Seventy Seven and Fifty Cents Dollars ($481,077.50)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from

05/01/26 (Beginning Date) to 04/30/27 (Ending Date).

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City (Local Public Agency Type) of Crest Hill (Name of Local Public Agency) shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Christine Vershay-Hall (Name of Clerk) City (Local Public Agency Type) Clerk in and for said City (Local Public Agency Type) of Crest Hill (Name of Local Public Agency) in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Council (Governing Body Type) of Crest Hill (Name of Local Public Agency) at a meeting held on _____ (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 4th (Day) day of May 2026 (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

Illinois Department of Transportation

Local Public Agency General Maintenance

Estimate of Maintenance Costs

Submittal Type: Original

District	Estimate of Cost For
1	Municipality

Local Public Agency	County	Section Number	Maintenance Period Beginning	Ending
Crest Hill	Will	27-00000-00-GM	05/01/26	04/30/27

Maintenance Items

Maintenance Operation	Maint Eng Category	Insp. Req.	Material Categories/ Point of Delivery or Work Performed by an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Total Maintenance Operation Cost
1. Snow/Ice Maintenance	I	No	Salt Purchase	Ton	850	$72.15	$61,327.50	$61,327.50
			De-Icing	Gallons	15,000	$2.15	$32,250.00	$32,250.00
2. Sidewalk & Concrete Program 27-00000-01-GM	IV	Yes			1	$250,000.00	$250,000.00	$250,000.00
3. Sidewalk Cutting	IIB	No			1	$80,000.00	$80,000.00	$80,000.00
4. City Wide Roadway Patching	IV	Yes			1	$25,000.00	$25,000.00	$25,000.00
						Total Operation Cost		$448,577.50

Estimate of Maintenance Costs Summary

Maintenance	MFT Funds	RBI Funds	Other Funds	Estimated Costs
Local Public Agency Labor				
Local Public Agency Equipment				
Materials/Contracts(Non Bid Items)	$93,577.50			$93,577.50
Materials/Deliver & Install/Materials Quotations (Bid Items)				
Formal Contract (Bid Items)	$355,000.00			$355,000.00
Maintenance Total	$448,577.50			$448,577.50

Estimated Maintenance Eng Costs Summary

Maintenance Engineering	MFT Funds	RBI Funds	Other Funds	Total Est Costs
Preliminary Engineering	$12,500.00			$12,500.00
Engineering Inspection	$15,000.00			$15,000.00
Material Testing	$5,000.00			$5,000.00
Advertising				
Bridge Inspection Engineering				
Maintenance Engineering Total	$32,500.00			$32,500.00
Total Estimated Maintenance	$481,077.50			$481,077.50

Remarks

Estimate of Maintenance Costs

Submittal Type: Original | *Item D.*

Local Public Agency	County	Section	Maintenance Period Beginning	Ending
Crest Hill	Will	27-00000-00-GM	05/01/26	04/30/27

SUBMITTED

Local Public Agency Official Signature & Date

Title: Mayor

County Engineer/Superintendent of Highways Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

IDOT Department Use Only

Received Location | Received Date | Additional Location? ☐

WMFT Entry By | Entry Date

Illinois Department of Transportation

Maintenance Engineerin
Performed by a Consulting Engineer

Local Public Agency	County	Section Number
Crest Hill	Will	27-00000-00-GM

The services to be performed by the consulting engineer, pertaining to the various items of work included in the estimated cost of the maintenance operations (BLR 14222), shall consist of the following:

PRELIMINARY ENGINEERING shall include:
Investigation of the condition of the streets or highways for determination (in consultation with the local highway authority) of the maintenance operations to be included in the maintenance program; preparation of the maintenance resolution (BLR 14220 for municipalities and counties), maintenance estimate of cost and, if applicable, proposal; attendance at meetings of the governing body as may reasonably be required; attendance at public letting; preparation of the contract, quotations, and/or acceptance (BLR 12330) form. Also, preparation of the maintenance expenditure statement which must be submitted to IDOT within 3 months of the end of the maintenance period.

ENGINEERING INSPECTION shall include:
Furnishing the engineering field inspection, including preparation of payment estimate for contract, material proposal and/or deliver and install proposal and/or checking material invoices of those maintenance operations requiring engineering field inspection. For operations requiring material testing ensure the testing is completed by a qualified firm.

For furnishing preliminary engineering, the engineer will be paid a base fee PLUS a negotiated fee percentage. Only one base fee can be charged per maintenance period. For furnishing engineering inspection, the engineer will be paid a negotiated fee percentage. The negotiated preliminary engineering fee percentage for each maintenance group shown in the "Schedule of Fees" shall be applied to the total estimated costs of that group. The negotiated fee for engineering inspection for each maintenance group shall be applied to the total final cost of that group for the times which required engineering inspections. In no case shall this be construed to include supervision of the contractor operations.

SCHEDULE OF FEES

Total of all Maintenance Operations:

☐ <= $20,000 Base Fee ☒ > $20,000 Base Fee = $1,250.00

PLUS					
Maintenance Engineering Category	Preliminary Engineering		Engineering Inspection		Operation(s) to be Inspected
	Maximum Fee %	Negotiated Fee %	Maximum Fee %	Negotiated Fee %	
I	NA	NA	NA	NA	NA
IIA	2%		1%		
IIB	3%	3%	3%		
III	4%		4%		
IV	5%	5%	6%	6%	

The LPA certifies that the selection of the ENGINEER was performed in accordance with the Local Government Professional Service Selection Act 50 (ILCS 510/1-510/8) and procedures outlined in Chapter 5 of the DEPARTMENT's Bureau of Local Roads and Streets Manual.

BY:
Local Public Agency Signature & Date

Title
Mayor

BY:
Consulting Engineer Signature & Date

Bryan Welch
Digitally signed by Bryan Welch
DN: cn=Bryan Welch, o, ou, email=bmwelch@hotmail.com, c=US
Date: 2026.04.08 14:35:02 -05'00'

Title
Vice President

P.E. Seal & Date

BRYAN M. WELCH 062-059072 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

April 8, 2026

Approved:
Regional Engineer, IDOT Signature & Date

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Awarding the contract to P.T. Ferro Construction Company in the amount of $933,395.46 for the Innercircle Water Main and Roadway Rehabilitation, Phase 2 Improvement.

Summary: Bids were advertised and solicited for qualified contractors to provide unit price costs for the Innercircle Avenue Water Main and Roadway Rehabilitation, Phase 2 Improvement from Ludwig to Theodore.

The city solicited bids through the newspaper and IDOT construction bulletin looking for qualified contractors. A total of five (5) local prequalified contractors picked up bids and five (5) submitted bids. The bids were received for the improvement at Crest Hill City Hall until 10:00 AM local time on Thursday, April 16, 2026. Bids were opened and read aloud on Thursday, March 26, 2026, at 10:00 AM in the Council Chambers. The following is a list of the bids received:

Results

1.	P.T. Ferro Construction Company	$933,295.46
2.	Austin Tyler Construction, Inc.	$947,412.63
3.	M&J Underground	$1,052,861.07
4.	Len Cox & Sones Excavating	$1,234,567.89
5.	D Construction	$1,307,510.07

The Design Engineering Estimate $2,175,710.50

I, along with our consultant, have reviewed the quotes and found them to be correct and in order, and we feel that the bids do reflect the market as it exists today.

Recommended Council Action: Awarding the contract to P.T. Ferro Construction Company in the amount of $933,395.46 for the Innercircle Water Main and Roadway Rehabilitation, Phase 2 Improvement.

Financial Impact:

Funding Source: Water Fund

Budgeted Amount: $1,200,000.00

Cost: $933,295.46

Attachments:

L240145-Ron W-Award Recommendation Letter Innercircle Phase 2-2026-0424

Bid Tab Innercircle Phase 2

April 24, 2026

Mr. Ronald Wiedeman, P.E.
City Engineer
City of Crest Hill
2090 Oakland Ave
Crest Hill, Illinois 60403

RE: Inner Circle Dr. Phase 2 Bid Results for Watermain Improvement project Crest Hill, IL

Dear Mr. Wiedeman,

We have evaluated the bids received and read aloud on April 16, 2026 for the Inner Circle Dr Phase 2 Water Main Improvement Project. The project includes, but is not limited to, watermain and storm sewer replacement, new curb and gutter, sidewalks and PCC driveways and rehabilitate the roadway.

Bids were received from the following contractors:

- PT Ferro Construction Co ($933,295.46)
- Austin Tyler Construction Inc ($947,412.63)
- MJ Underground Inc ($1,052,861.07)
- Len Cox & Sons Excavating ($1,234,567.89)
- D Construction Inc ($1,307,510.07)

The engineer's estimate was $1,157,489.00. The apparent low bid was submitted PT Ferro Construction Co $933,295.46. PF Ferro Construction Co's bid was reviewed and no arithmetic errors were found.

We recommend the award of the contract for construction of the Innercircle Dr Phase 2 Water Main Improvement Project to PF Ferro Construction Co in the amount of $933,295.46. If you have any questions or require further information, please contact me at 630.254.1522 or by email at jholy@v3co.com

Sincerely,
V3 Companies of Illinois, Ltd.

Jason Holy, P.E.
Senior Project Manager

SUMMARY OF QUANTITIES

SP	PAY ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY		TOTAL COST	AUSTIN TYLER CONSTRUCTION, INC		D CONSTRUCTION, INC		P.T. FERRO CONSTRUCTION CO.		M&J UNDERGROUND INC.		LEN COX & SONS EXCAVATING	
								Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	$ 55.00	154	154	$ 8,470.00	$42.35	$6,521.90	$40.00	$6,160.00	$30.00	$4,620.00	$50.00	$7,700.00	$75.00	$11,550.00
	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	$ 2.50	462	462	$ 1,155.00	$3.01	$1,390.62	$6.00	$2,772.00	$3.00	$1,386.00	$4.00	$1,848.00	$15.00	$6,930.00
	28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	$ 20.00	100	100	$ 2,000.00	$3.50	$350.00	$11.00	$1,100.00	$0.01	$1.00	$5.00	$500.00	$7.00	$700.00
	28000510	INLET FILTERS	EACH	$ 200.00	14	14	$ 2,800.00	$116.75	$1,634.50	$275.00	$3,850.00	$285.00	$3,990.00	$254.00	$3,556.00	$300.00	$4,200.00
	28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	$ 1.50	554	554	$ 831.00	$3.80	$2,105.20	$5.00	$2,770.00	$0.01	$5.54	$2.00	$1,108.00	$7.00	$3,878.00
*	30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	$ 45.00	154	154	$ 6,930.00	$37.60	$5,790.40	$60.00	$9,240.00	$30.00	$4,620.00	$83.00	$12,782.00	$65.00	$10,010.00
	40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	$ 1.00	7,228	7,228	$ 7,228.00	$1.47	$10,625.16	$0.01	$72.28	$0.01	$72.28	$0.01	$72.28	$0.50	$3,614.00
	40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	$ 1.00	723	723	$ 723.00	$1.00	$723.00	$0.01	$7.23	$0.01	$7.23	$0.01	$7.23	$0.50	$361.50
	40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	$ 15.00	56	56	$ 840.00	$25.00	$1,400.00	$0.01	$0.56	$15.00	$840.00	$0.01	$0.56	$20.00	$1,120.00
	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	$ 85.00	540	540	$ 45,900.00	$90.50	$48,870.00	$90.00	$48,600.00	$90.00	$48,600.00	$111.00	$59,940.00	$185.00	$99,900.00
	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	$ 110.00	360	360	$ 39,600.00	$93.75	$33,750.00	$100.00	$36,000.00	$95.00	$34,200.00	$125.00	$45,000.00	$150.00	$54,000.00
*	42400800	DETECTABLE WARNINGS	SQ FT	$ 45.00	80	80	$ 3,600.00	$30.00	$2,400.00	$50.00	$4,000.00	$21.00	$1,680.00	$24.00	$1,920.00	$36.00	$2,880.00
*	44000100	PAVEMENT REMOVAL	SQ YD	$ 13.00	132	132	$ 1,716.00	$49.00	$6,468.00	$40.00	$5,280.00	$15.00	$1,980.00	$18.00	$2,376.00	$20.00	$2,640.00
	44000169	HOT-MIX ASPHALT SURFACE REMOVAL, 5"	SQ YD	$ 5.00	3,025	3,025	$ 15,125.00	$7.55	$22,838.75	$7.00	$21,175.00	$5.00	$15,125.00	$11.00	$33,275.00	$17.00	$51,425.00
*	550A2320	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1 12"	FOOT	$ 65.00	450	450	$ 29,250.00	$62.05	$27,922.50	$90.00	$40,500.00	$135.00	$60,750.00	$84.00	$37,800.00	$50.00	$22,500.00
*	55100500	STORM SEWER REMOVAL 12"	FOOT	$ 45.00	367	367	$ 16,515.00	$37.25	$13,670.75	$20.00	$7,340.00	$45.00	$16,515.00	$53.00	$19,451.00	$15.00	$5,505.00
*	56103000	DUCTILE IRON WATER MAIN, 6"	FOOT	$ 135.00	95	95	$ 12,825.00	$158.50	$15,057.50	$168.00	$15,960.00	$145.00	$13,775.00	$126.00	$11,970.00	$122.00	$11,590.00
*	56103100	DUCTILE IRON WATER MAIN, 8"	FOOT	$ 150.00	1,007	1,007	$ 151,050.00	$118.55	$119,379.85	$215.00	$216,505.00	$198.00	$199,386.00	$111.00	$111,777.00	$127.00	$127,889.00
*	56105000	WATER VALVES 8"	EACH	$ 4,500.00	4	4	$ 18,000.00	$3,116.00	$12,464.00	$3,000.00	$12,000.00	$3,300.00	$13,200.00	$2,781.00	$11,124.00	$3,850.00	$15,400.00
*	56400500	FIRE HYDRANT TO BE REMOVED	EACH	$ 1,600.00	3	3	$ 4,800.00	$870.00	$2,610.00	$3,500.00	$10,500.00	$1,000.00	$3,000.00	$1,882.00	$5,646.00	$1,650.00	$4,950.00
*	56400820	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	$ 9,500.00	4	4	$ 38,000.00	$9,015.00	$36,060.00	$9,000.00	$36,000.00	$7,200.00	$28,800.00	$9,221.00	$36,884.00	$9,675.00	$38,700.00
*	56500800	DOMESTIC WATER SERVICE BOX	EACH	$ 1,250.00	22	22	$ 27,500.00	$105.00	$2,310.00	$1,000.00	$22,000.00	$550.00	$12,100.00	$940.00	$20,680.00	$500.00	$11,000.00
*	60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	$ 8,500.00	4	4	$ 34,000.00	$2,810.00	$11,240.00	$4,400.00	$17,600.00	$3,400.00	$13,600.00	$3,698.00	$14,792.00	$4,000.00	$16,000.00
*	60206905	CATCH BASINS, TYPE C, TYPE 1 FRAME, OPEN LID	EACH	$ 3,500.00	1	1	$ 3,500.00	$1,715.00	$1,715.00	$2,500.00	$2,500.00	$1,900.00	$1,900.00	$2,206.00	$2,206.00	$2,000.00	$2,000.00
	60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	$ 6,500.00	2	2	$ 13,000.00	$3,125.00	$6,250.00	$4,500.00	$9,000.00	$3,500.00	$7,000.00	$3,923.00	$7,846.00	$3,000.00	$6,000.00
*	60248900	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	$ 5,000.00	4	4	$ 20,000.00	$4,180.00	$16,720.00	$5,300.00	$21,200.00	$4,000.00	$16,000.00	$4,153.00	$16,612.00	$4,500.00	$18,000.00
	78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	$ 4.00	811	811	$ 3,244.00	$3.35	$2,716.85	$4.00	$3,244.00	$2.85	$2,311.35	$3.00	$2,433.00	$4.00	$3,244.00
	78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	$ 6.00	233	233	$ 1,398.00	$11.50	$2,679.50	$6.00	$1,398.00	$9.80	$2,283.40	$10.00	$2,330.00	$12.00	$2,796.00
	78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	$ 12.00	28	28	$ 336.00	$42.00	$1,176.00	$20.00	$560.00	$36.00	$1,008.00	$38.00	$1,064.00	$45.00	$1,260.00
	78011030	GROOVING FOR RECESSED PAVEMENT MARKING, 7"	FOOT	$ 20.00	233	233	$ 4,660.00	$7.50	$1,747.50	$6.00	$1,398.00	$6.40	$1,491.20	$7.00	$1,631.00	$8.00	$1,864.00
	78011125	GROOVING FOR RECESSED PAVEMENT MARKING, 25"	FOOT	$ 30.00	28	28	$ 840.00	$32.00	$896.00	$100.00	$2,800.00	$27.50	$770.00	$29.00	$812.00	$32.00	$896.00
*	X0324878	SANITARY SEWER SERVICE ADJUSTMENT	FOOT	$ 250.00	100	100	$ 25,000.00	$77.50	$7,750.00	$300.00	$30,000.00	$85.00	$8,500.00	$0.01	$1.00	$225.00	$22,500.00
*	X1200160	CONNECTION TO EXISTING DRAINAGE STRUCTURE	EACH	$ 1,500.00	1	1	$ 1,500.00	$1,420.25	$1,420.25	$2,500.00	$2,500.00	$1,600.00	$1,600.00	$2,328.00	$2,328.00	$450.00	$450.00
*	X2080250	TRENCH BACKFILL, SPECIAL	CU YD	$ 45.00	1,169	1,169	$ 52,605.00	$82.00	$95,858.00	$60.00	$70,140.00	$0.01	$11.69	$96.00	$112,224.00	$50.00	$58,450.00
*	X2130010	EXPLORATION TRENCH, SPECIAL	FOOT	$ 150.00	500	500	$ 75,000.00	$32.05	$16,025.00	$0.01	$5.00	$0.01	$5.00	$0.01	$5.00	$15.00	$7,500.00
*	X3580300	AGGREGATE BASE REPAIR (SPECIAL)	TON	$ 45.00	100	100	$ 4,500.00	$25.05	$2,505.00	$50.00	$5,000.00	$20.00	$2,000.00	$24.00	$2,400.00	$50.00	$5,000.00
*	X5610658	WATER MAIN TO BE ABANDONED, 8"	FOOT	$ 10.00	980	980	$ 9,800.00	$15.00	$14,700.00	$10.00	$9,800.00	$0.01	$9.80	$9.00	$8,820.00	$13.00	$12,740.00
*	X5610706	WATER MAIN REMOVAL, 6"	FOOT	$ 100.00	33	33	$ 3,300.00	$37.25	$1,229.25	$50.00	$1,650.00	$0.01	$0.33	$20.00	$660.00	$20.00	$660.00
*	X5610804	NON-PRESSURE CONNECTION TO EXISTING WATER MAIN	EACH	$ 10,000.00	4	4	$ 40,000.00	$6,120.00	$24,480.00	$3,500.00	$14,000.00	$5,000.00	$20,000.00	$4,830.00	$19,320.00	$3,500.00	$14,000.00
*	X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	$ 2,500.00	4	4	$ 10,000.00	$1,512.00	$6,048.00	$1,800.00	$7,200.00	$950.00	$3,800.00	$1,436.00	$5,744.00	$1,390.00	$5,560.00
*	X6026632	VALVE BOXES TO BE REMOVED	EACH	$ 750.00	2	2	$ 1,500.00	$651.75	$1,303.50	$500.00	$1,000.00	$230.00	$460.00	$379.00	$758.00	$250.00	$500.00
*	X7010216	TRAFFIC CONTROL & PROTECTION (SPECIAL)	L SUM	$ 30,000.00	1	1	$ 30,000.00	$7,900.00	$7,900.00	$40,000.00	$40,000.00	$38,500.00	$38,500.00	$62,215.00	$62,215.00	$125,000.00	$125,000.00
*	Z0013798	CONSTRUCTION LAYOUT	L SUM	$ 25,000.00	1	1	$ 25,000.00	$5,925.00	$5,925.00	$66,300.00	$66,300.00	$10,000.00	$10,000.00	$45,465.00	$45,465.00	$15,000.00	$15,000.00
*		3" HMA DRIVEWAY REMOVAL AND REPLACEMENT	SQ FT	$ 25.00	119	119	$ 2,975.00	$80.50	$9,579.50	$50.00	$5,950.00	$20.00	$2,380.00	$13.00	$1,547.00	$45.00	$5,355.00
*		CASH ALLOWANCE	UNITS	$ 1.00	25,000	25,000	$ 25,000.00	$1.00	$25,000.00	$1.00	$25,000.00	$1.00	$25,000.00	$1.00	$25,000.00	$1.00	$25,000.00
*		CITY CONSTRUCTION SIGN	SQ FT	$ 25.00	24	24	$ 600.00	$48.65	$1,167.60	$50.00	$1,200.00	$150.00	$3,600.00	$105.00	$2,520.00	$100.00	$2,400.00
*		COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT (SPECIAL)	FOOT	$ 35.00	1,275	1,275	$ 44,625.00	$64.00	$81,600.00	$50.00	$63,750.00	$56.00	$71,400.00	$54.00	$68,850.00	$33.00	$42,075.00
*		INSERTION VALVES, 8"	EACH	$ 9,400.00	1	1	$ 9,400.00	$14,185.00	$14,185.00	$150,000.00	$150,000.00	$9,500.00	$9,500.00	$12,280.00	$12,280.00	$10,500.00	$10,500.00
*		PARKWAY RESTORATION - SODDING	SQ YD	$ 19.50	554	554	$ 10,803.00	$41.00	$22,714.00	$40.00	$22,160.00	$35.00	$19,390.00	$20.00	$11,080.00	$40.00	$22,160.00
*		PORTLAND CEMENT CONCRETE (HIGH EARLY) DRIVEWAY PAVEMENT REMOVAL & REPLACEMENT	SQ YD	$ 75.00	214	214	$ 16,050.00	$126.55	$27,081.70	$130.00	$27,820.00	$125.00	$26,750.00	$126.00	$26,964.00	$300.00	$64,200.00
*		PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL & REPLACEMENT (SPECIAL)	SQ FT	$ 15.00	3,146	3,146	$ 47,190.00	$12.75	$40,111.50	$14.00	$44,044.00	$13.00	$40,898.00	$15.00	$47,190.00	$13.00	$40,898.00
*		SHAPING AND GRADING ROADWAY	SQ YD	$ 5.00	3,081	3,081	$ 15,405.00	$5.10	$15,713.10	$3.00	$9,243.00	$2.00	$6,162.00	$6.00	$18,486.00	$15.00	$46,215.00
*		STRUCTURES TO BE REMOVED	EACH	$ 1,000.00	1	1	$ 1,000.00	$655.00	$655.00	$1,000.00	$1,000.00	$400.00	$400.00	$1,201.00	$1,201.00	$542.39	$542.39
*		SUMP LINE	FOOT	$ 250.00	100	100	$ 25,000.00	$74.00	$7,400.00	$60.00	$6,000.00	$30.00	$3,000.00	$40.00	$4,000.00	$23.00	$2,300.00
*		TEMPORARY ACCESS	EACH	$ 250.00	21	21	$ 5,250.00	$368.00	$7,728.00	$500.00	$10,500.00	$0.01	$0.21	$300.00	$6,300.00	$900.00	$18,900.00
*		TEMPORARY PAVEMENT, 2"	SQ YD	$ 50.00	1,143	1,143	$ 57,150.00	$17.00	$19,431.00	$12.00	$13,716.00	$0.01	$11.43	$20.00	$22,860.00	$60.00	$68,580.00
*		WATER MAIN CASING SLEEVE	FOOT	$ 200.00	20	20	$ 4,000.00	$154.00	$3,080.00	$400.00	$8,000.00	$120.00	$2,400.00	$208.00	$4,160.00	$200.00	$4,000.00
*		WATER SERVICE LINE, 1" (LONG)	EACH	$ 5,500.00	11	11	$ 60,500.00	$3,670.75	$40,378.25	$4,000.00	$44,000.00	$6,500.00	$71,500.00	$3,722.00	$40,942.00	$3,875.00	$42,625.00
*		WATER SERVICE LINE, 1" (SHORT)	EACH	$ 3,500.00	11	11	$ 38,500.00	$2,451.00	$26,961.00	$6,000.00	$66,000.00	$5,000.00	$55,000.00	$2,218.00	$24,398.00	$2,605.00	$28,655.00
					total		$ 1,157,489.00	Total	$947,412.63	Total	$1,307,510.07	Total	$933,295.46	Total	$1,052,861.07	Total	$1,234,567.89

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Awarding the contract to P.T. Ferro Construction Company in the amount of $1,686,708.10 for the Oakland Avenue Water Main and Roadway Rehabilitation, Phase 2 Improvement.

Summary: Bids were advertised and solicited for qualified contractors to provide unit price costs for the Oakland Avenue Water Main and Roadway Rehabilitation, Phase 2 Improvement from Ludwig to Theodore.

The city solicited bids through the newspaper and IDOT construction bulletin looking for qualified contractors. A total of five (5) local prequalified contractors picked up bids and five (5) submitted bids. The bids were received for the improvement at Crest Hill City Hall until 10:00 AM local time on Thursday, April 16, 2026. Bids were opened and read aloud on Thursday, March 26, 2026, at 10:00 AM in the Council Chambers. The following is a list of the bids received:

Results

1.	P.T. Ferro Construction Company	$1,686,708.10
2.	Austin Tyler Construction, Inc.	$1,790,402.76
3.	M&J Underground	$,890,920.87
4.	Len Cox & Sones Excavating	$2,111,525.50
5.	D Construction	$2,219,009.86

The Design Engineering Estimate $2,175,710.50

I, along with our consultant, have reviewed the quotes and found them to be correct and in order, and we feel that the bids do reflect the market as it exists today.

Recommended Council Action: Awarding the contract to P.T. Ferro Construction Company in the amount of $1,686,708.10 for the Oakland Avenue Water Main and Roadway Rehabilitation, Phase 2 Improvement.

Financial Impact:

Funding Source: Water Fund

Budgeted Amount: $2,000,000.00

Cost: $1,686,708.10

Attachments:

L230652-Ron W-Award Recommendation Letter Oakland Phase 2-2026-0424

Oakland Phase 2 Bid Tab

SUMMARY OF QUANTITIES

	SP	PAY ITEM	DESCRIPTION	UNIT	UNIT PRICE	OAKLAND (THEODORE TO LUDWIG)	OAKLAND (THEODORE TO LUDWIG) COST	AUSIN TYLER CONSTRUCTION, INC		D CONSTRUCTION, INC.		P.T. FERRO CONSTRUCTION CO.		M&J UNDERGROUND INC.		LEN COX & SONS EXCAVATING	
								Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
1		20101200	TREE ROOT PRUNING	EACH	$ 250.00	7	$ 1,750.00	$75.00	$525.00	$200.00	$1,400.00	$0.01	$0.07	$263.00	$1,841.00	$150.00	$1,050.00
2		20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	$ 55.00	215	$ 11,825.00	$38.00	$8,170.00	$40.00	$8,600.00	$30.00	$6,450.00	$54.00	$11,610.00	$75.00	$16,125.00
3		21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	$ 2.50	650	$ 1,625.00	$2.00	$1,300.00	$6.00	$3,900.00	$3.00	$1,950.00	$4.00	$2,600.00	$15.00	$9,750.00
4		28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	$ 20.00	100	$ 2,000.00	$5.00	$500.00	$11.00	$1,100.00	$0.01	$1.00	$5.00	$500.00	$7.00	$700.00
5		28000510	INLET FILTERS	EACH	$ 200.00	11	$ 2,200.00	$100.00	$1,100.00	$275.00	$3,025.00	$250.00	$2,750.00	$252.00	$2,772.00	$350.00	$3,850.00
6		28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	$ 1.50	1,212	$ 1,818.00	$2.00	$2,424.00	$5.00	$6,060.00	$0.01	$12.12	$2.00	$2,424.00	$5.00	$6,060.00
7		30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	$ 45.00	215	$ 9,675.00	$40.00	$8,600.00	$60.00	$12,900.00	$35.00	$7,525.00	$83.00	$17,845.00	$65.00	$13,975.00
8		35102200	AGGREGATE BASE COURSE, TYPE B 10"	SQ YD	$ 15.00	1,566	$ 23,490.00	$15.00	$23,490.00	$18.00	$28,188.00	$25.00	$39,150.00	$31.00	$48,546.00	$40.00	$62,640.00
9		40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	$ 1.00	2,950	$ 2,950.00	$0.01	$29.50	$0.01	$29.50	$0.01	$29.50	$0.01	$29.50	$0.50	$1,475.00
10		40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	$ 1.00	2,912	$ 2,912.00	$0.01	$29.12	$0.01	$29.12	$0.01	$29.12	$0.01	$29.12	$0.50	$1,456.00
11		40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	$ 15.00	14	$ 210.00	$0.01	$0.14	$0.01	$0.14	$100.00	$1,400.00	$0.01	$0.14	$40.00	$560.00
12		40602978	HOT-MIX ASPHALT BINDER COURSE, IL- 9.5, N50	TON	$ 95.00	13	$ 1,235.00	$104.00	$1,352.00	$500.00	$6,500.00	$250.00	$3,250.00	$157.00	$2,041.00	$200.00	$2,600.00
13		40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	$ 115.00	249	$ 28,635.00	$120.00	$29,880.00	$150.00	$37,350.00	$150.00	$37,350.00	$180.00	$44,820.00	$150.00	$37,350.00
14		40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	$ 110.00	372	$ 40,920.00	$100.00	$37,200.00	$100.00	$37,200.00	$110.00	$40,920.00	$129.00	$47,988.00	$150.00	$55,800.00
15		42000401	PORTLAND CEMENT CONCRETE PAVEMENT 9" (JOINTED)	SQ YD	$ 85.00	254	$ 21,590.00	$111.00	$28,194.00	$100.00	$25,400.00	$120.00	$30,480.00	$158.00	$40,132.00	$154.00	$39,116.00
16		42400800	DETECTABLE WARNINGS	SQ FT	$ 45.00	54	$ 2,430.00	$40.00	$2,160.00	$50.00	$2,700.00	$20.00	$1,080.00	$23.00	$1,242.00	$36.00	$1,944.00
17	*	44000100	PAVEMENT REMOVAL	SQ YD	$ 13.00	2,181	$ 28,353.00	$29.00	$63,249.00	$20.00	$43,620.00	$11.50	$25,081.50	$9.00	$19,629.00	$15.00	$32,715.00
18		44000159	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/2"	SQ YD	$ 5.00	3,072	$ 15,360.00	$8.00	$24,576.00	$5.00	$15,360.00	$3.50	$10,752.00	$8.00	$24,576.00	$5.50	$16,896.00
19		44201711	CLASS D PATCHES, TYPE IV, 5 INCH	SQ YD	$ 50.00	1,869	$ 93,450.00	$44.00	$82,236.00	$60.00	$112,140.00	$70.00	$130,830.00	$55.00	$102,795.00	$46.00	$85,974.00
20	*	50100100	STRUCTURES TO BE REMOVED	EACH	$ 2,500.00	5	$ 12,500.00	$652.00	$3,260.00	$1,000.00	$5,000.00	$700.00	$3,500.00	$1,150.00	$5,750.00	$550.00	$2,750.00
21	*	550A2520	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 12"	FOOT	$ 125.00	104	$ 13,000.00	$223.00	$23,192.00	$100.00	$10,400.00	$75.00	$7,800.00	$106.00	$11,024.00	$55.00	$5,720.00
22		550A2550	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 21"	FOOT	$ 225.00	769	$ 173,025.00	$216.00	$166,104.00	$120.00	$92,280.00	$115.00	$88,435.00	$84.00	$64,596.00	$68.00	$52,292.00
23		55100400	STORM SEWER REMOVAL 10"	FOOT	$ 40.00	30	$ 1,200.00	$55.00	$1,650.00	$20.00	$600.00	$20.00	$600.00	$19.00	$570.00	$20.00	$600.00
24		55101100	STORM SEWER REMOVAL 21"	FOOT	$ 55.00	780	$ 42,900.00	$61.00	$47,580.00	$30.00	$23,400.00	$30.00	$23,400.00	$79.00	$61,620.00	$20.50	$15,990.00
25	*	56103000	DUCTILE IRON WATER MAIN, 6"	FOOT	$ 135.00	68	$ 9,180.00	$225.00	$15,300.00	$168.00	$11,424.00	$180.00	$12,240.00	$105.00	$7,140.00	$110.00	$7,480.00
26	*	56103100	DUCTILE IRON WATER MAIN, 8"	FOOT	$ 150.00	1,403	$ 210,450.00	$222.00	$311,466.00	$215.00	$301,645.00	$165.00	$231,495.00	$106.00	$148,718.00	$126.00	$176,778.00
27	*	56105000	WATER VALVES, 8"	EACH	$ 4,500.00	8	$ 36,000.00	$3,030.00	$24,240.00	$3,000.00	$24,000.00	$2,800.00	$22,400.00	$2,727.00	$21,816.00	$4,000.00	$32,000.00
28	*	56400500	FIRE HYDRANT TO BE REMOVED	EACH	$ 1,600.00	2	$ 3,200.00	$1,000.00	$2,000.00	$3,500.00	$7,000.00	$2,000.00	$4,000.00	$1,821.00	$3,642.00	$1,650.00	$3,300.00
29	*	56400820	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	$ 9,500.00	5	$ 47,500.00	$9,300.00	$46,500.00	$9,000.00	$45,000.00	$8,000.00	$40,000.00	$9,073.00	$45,365.00	$9,800.00	$49,000.00
30	*	56500800	DOMESTIC WATER SERVICE BOX	EACH	$ 1,250.00	31	$ 38,750.00	$540.00	$16,740.00	$1,000.00	$31,000.00	$600.00	$18,600.00	$913.00	$28,303.00	$500.00	$15,500.00
31		59300100	CONTROLLED LOW-STRENGTH MATERIAL	CU YD	$ 350.00	90	$ 31,500.00	$204.00	$18,360.00	$400.00	$36,000.00	$245.00	$22,050.00	$248.00	$22,320.00	$365.00	$32,850.00
32	*	60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	$ 8,500.00	1	$ 8,500.00	$3,500.00	$3,500.00	$4,400.00	$4,400.00	$3,200.00	$3,200.00	$2,950.00	$2,950.00	$3,000.00	$3,000.00
33		60200205	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	$ 8,500.00	1	$ 8,500.00	$3,500.00	$3,500.00	$4,400.00	$4,400.00	$3,200.00	$3,200.00	$2,950.00	$2,950.00	$3,200.00	$3,200.00
34	*	60206905	CATCH BASINS, TYPE C, TYPE 1 FRAME, OPEN LID	EACH	$ 3,500.00	3	$ 10,500.00	$2,075.00	$6,225.00	$3,000.00	$9,000.00	$1,800.00	$5,400.00	$1,653.00	$4,959.00	$1,500.00	$4,500.00
35		60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	$ 6,500.00	6	$ 39,000.00	$3,400.00	$20,400.00	$4,500.00	$27,000.00	$3,800.00	$22,800.00	$3,183.00	$19,098.00	$3,225.00	$19,350.00
36		60234200	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	$ 3,000.00	1	$ 3,000.00	$1,980.00	$1,980.00	$3,000.00	$3,000.00	$1,800.00	$1,800.00	$1,498.00	$1,498.00	$1,300.00	$1,300.00
37	*	60248900	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	$ 5,000.00	8	$ 40,000.00	$3,935.00	$31,480.00	$5,300.00	$42,400.00	$5,150.00	$41,200.00	$4,097.00	$32,776.00	$4,500.00	$36,000.00
38		66900200	NON-SPECIAL WASTE DISPOSAL	CU YD	$ 50.00	367	$ 18,350.00	$0.01	$3.67	$100.00	$36,700.00	$80.00	$29,360.00	$105.00	$38,535.00	$85.00	$31,195.00
39		78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	$ 4.00	290	$ 1,160.00	$5.00	$1,450.00	$7.50	$2,175.00	$6.80	$1,972.00	$7.00	$2,030.00	$10.00	$2,900.00
40		78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	$ 12.00	100	$ 1,200.00	$30.00	$3,000.00	$25.00	$2,500.00	$22.60	$2,260.00	$24.00	$2,400.00	$32.00	$3,200.00
41		78008230	POLYUREA PAVEMENT MARKING TYPE I - LINE 6"	FOOT	$ 8.00	107	$ 856.00	$43.00	$4,601.00	$40.00	$4,280.00	$36.00	$3,852.00	$38.00	$4,066.00	$47.00	$5,029.00
42		78008270	POLYUREA PAVEMENT MARKING TYPE I - LINE 24"	FOOT	$ 25.00	18	$ 450.00	$172.00	$3,096.00	$110.00	$1,980.00	$92.50	$1,665.00	$97.00	$1,746.00	$118.00	$2,124.00
43		78011035	GROOVING FOR RECESSED PAVEMENT MARKING 7"	FOOT	$ 20.00	107	$ 2,140.00	$6.00	$642.00	$9.00	$963.00	$7.80	$834.60	$8.00	$856.00	$10.00	$1,070.00
44		78011125	GROOVING FOR RECESSED PAVEMENT MARKING 25"	FOOT	$ 30.00	118	$ 3,540.00	$21.00	$2,478.00	$17.00	$2,006.00	$15.00	$1,770.00	$16.00	$1,888.00	$22.00	$2,596.00
45	*	X0324878	SANITARY SEWER SERVICE ADJUSTMENT	FOOT	$ 250.00	50	$ 12,500.00	$197.00	$9,850.00	$200.00	$10,000.00	$150.00	$7,500.00	$369.00	$18,450.00	$225.00	$11,250.00
46	*	X1200221	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	$ 10,000.00	5	$ 50,000.00	$5,650.00	$28,250.00	$2,500.00	$12,500.00	$5,000.00	$25,000.00	$4,638.00	$23,190.00	$3,850.00	$19,250.00
47	*	X2080250	TRENCH BACKFILL, SPECIAL	CU YD	$ 45.00	2,723	$ 122,535.00	$0.01	$27.23	$60.00	$163,380.00	$0.01	$27.23	$71.00	$193,333.00	$50.00	$136,150.00
48	*	X2130010	EXPLORATION TRENCH, SPECIAL	FOOT	$ 150.00	500	$ 75,000.00	$20.00	$10,000.00	$0.01	$5.00	$0.01	$5.00	$0.01	$5.00	$15.00	$7,500.00
49	*	X5610656	WATER MAIN TO BE ABANDONED, 6"	FOOT	$ 5.00	1,396	$ 6,980.00	$8.00	$11,168.00	$10.00	$13,960.00	$0.01	$13.96	$6.00	$8,376.00	$15.00	$20,940.00
50	*	X5610706	WATER MAIN REMOVAL, 6"	FOOT	$ 100.00	46	$ 4,600.00	$32.00	$1,472.00	$30.00	$1,380.00	$50.00	$2,300.00	$98.00	$4,508.00	$25.00	$1,150.00
51	*	X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	$ 2,500.00	6	$ 15,000.00	$1,190.00	$7,140.00	$1,600.00	$9,600.00	$800.00	$4,800.00	$1,409.00	$8,454.00	$1,350.00	$8,100.00
52	*	X6026622	VALVE VAULTS TO BE REMOVED	EACH	$ 1,000.00	1	$ 1,000.00	$690.00	$690.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,102.00	$1,102.00	$550.00	$550.00
53	*	X6026632	VALVE BOXES TO BE REMOVED	EACH	$ 750.00	4	$ 3,000.00	$652.00	$2,608.00	$500.00	$2,000.00	$575.00	$2,300.00	$363.00	$1,452.00	$250.00	$1,000.00
54	*	X7010216	TRAFFIC CONTROL & PROTECTION (SPECIAL)	L SUM	$ 75,000.00	1	$ 75,000.00	$20,000.00	$20,000.00	$40,000.00	$40,000.00	$90,000.00	$90,000.00	$52,089.00	$52,089.00	$135,000.00	$135,000.00
55	*	Z0013798	CONSTRUCTION LAYOUT	L SUM	$ 35,000.00	1	$ 35,000.00	$15,000.00	$15,000.00	$56,000.00	$56,000.00	$8,000.00	$8,000.00	$41,971.00	$41,971.00	$30,000.00	$30,000.00
56	*	Z0018400	STORM STRUCTURES TO BE ADJUSTED	EACH	$ 2,000.00	6	$ 12,000.00	$850.00	$5,100.00	$1,000.00	$6,000.00	$350.00	$2,100.00	$1,470.00	$8,820.00	$1,500.00	$9,000.00
57	*		CASH ALLOWANCE	UNITS	$ 1.00	15,000	$ 15,000.00	$1.00	$15,000.00	$1.00	$15,000.00	$1.00	$15,000.00	$1.00	$15,000.00	$1.00	$15,000.00
58	*		CATCH BASIN (SPECIAL)	EACH	$ 6,500.00	1	$ 6,500.00	$4,800.00	$4,800.00	$10,000.00	$10,000.00	$7,200.00	$7,200.00	$7,993.00	$7,993.00	$9,500.00	$9,500.00
59	*		CITY CONSTRUCTION SIGN	SQ FT	$ 25.00	4	$ 100.00	$87.00	$348.00	$200.00	$800.00	$250.00	$1,000.00	$105.00	$420.00	$250.00	$1,000.00
60	*		COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT (SPECIAL)	FOOT	$ 40.00	2,171	$ 86,840.00	$33.00	$71,643.00	$50.00	$108,550.00	$40.00	$86,840.00	$42.00	$91,182.00	$34.00	$7

SUMMARY OF QUANTITIES

	SP	PAY ITEM	DESCRIPTION	UNIT	UNIT PRICE	OAKLAND (THEODORE TO LUDWIG)	OAKLAND (THEODORE TO LUDWIG) COST	AUSIN TYLER CONSTRUCTION, INC		D CONSTRUCTION, INC.		P.T. FERRO CONSTRUCTION CO.		M&J UNDERGROUND INC.		LEN COX & SONS EXCAVATING	
								Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
61	*		DETOUR SIGNAGE, PHASE 1	EACH	$ 85.00	55	$ 4,675.00	$182.00	$10,010.00	$300.00	$16,500.00	$97.00	$5,335.00	$102.00	$5,610.00	$300.00	$16,500.00
62	*		DETOUR SIGNAGE, PHASE 2	EACH	$ 85.00	110	$ 9,350.00	$90.00	$9,900.00	$300.00	$33,000.00	$104.00	$11,440.00	$109.00	$11,990.00	$250.00	$27,500.00
63	*		DUCTILE IRON WATERMAIN, "THEODORE ROAD", 8"	FOOT	$ 200.00	47	$ 9,400.00	$206.00	$9,682.00	$500.00	$23,500.00	$300.00	$14,100.00	$265.00	$12,455.00	$500.00	$23,500.00
64	*		FRAME AND LID TO BE ADJUSTED (SPECIAL)	EACH	$ 2,500.00	1	$ 2,500.00	$1,230.00	$1,230.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$2,540.00	$2,540.00	$1,500.00	$1,500.00
65	*		INSERTION VALVES, 8"	EACH	$ 9,400.00	1	$ 9,400.00	$13,600.00	$13,600.00	$15,000.00	$15,000.00	$10,000.00	$10,000.00	$12,026.00	$12,026.00	$10,000.00	$10,000.00
66	*		PARKWAY RESTORATION - SODDING	SQ YD	$ 19.50	1,212	$ 23,634.00	$24.00	$29,088.00	$40.00	$48,480.00	$16.50	$19,998.00	$17.00	$20,604.00	$20.00	$24,240.00
67	*		PORTLAND CEMENT CONCRETE (HIGH EARLY) DRIVEWAY PAVEMENT REMOVAL & REPLACEMENT	SQ YD	$ 75.00	385	$ 28,875.00	$127.00	$48,895.00	$130.00	$50,050.00	$120.00	$46,200.00	$123.00	$47,355.00	$115.00	$44,275.00
68	*		PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL & REPLACEMENT (SPECIAL)	SQ FT	$ 15.00	1,469	$ 22,035.00	$14.00	$20,566.00	$14.00	$20,566.00	$17.00	$24,973.00	$13.00	$19,097.00	$15.00	$22,035.00
69	*		SUMP LINE	FOOT	$ 85.00	160	$ 13,600.00	$48.00	$7,680.00	$60.00	$9,600.00	$80.00	$12,800.00	$40.00	$6,400.00	$32.00	$5,120.00
70	*		TEMPORARY ACCESS	EACH	$ 450.00	23	$ 10,350.00	$370.00	$8,510.00	$500.00	$11,500.00	$0.01	$0.23	$318.00	$7,314.00	$900.00	$20,700.00
71	*		TEMPORARY PAVEMENT, 2"	SQ YD	$ 50.00	2,181	$ 109,050.00	$23.00	$50,163.00	$12.00	$26,172.00	$0.01	$21.81	$20.00	$43,620.00	$65.00	$141,765.00
72	*		WATER MAIN CASING SLEEVE	FOOT	$ 250.00	20	$ 5,000.00	$200.00	$4,000.00	$400.00	$8,000.00	$120.00	$2,400.00	$202.00	$4,040.00	$200.00	$4,000.00
73	*		WATER SERVICE LINE, 1" (LONG)	EACH	$ 5,500.00	12	$ 66,000.00	$4,180.00	$50,160.00	$4,000.00	$48,000.00	$6,700.00	$80,400.00	$3,935.00	$47,220.00	$3,552.00	$42,624.00
74	*		WATER SERVICE LINE, 1" (SHORT)	EACH	$ 3,500.00	19	$ 66,500.00	$2,930.00	$55,670.00	$6,500.00	$123,500.00	$5,600.00	$106,400.00	$2,214.00	$42,066.00	$1,508.00	$28,652.00
75							**$ 1,950,253.00**		**$1,596,012.66**		**$1,959,097.76**		**$1,521,028.14**		**$1,666,717.76**		**$1,791,375.00**
76		**BID TAB ALRENATIVE 1 FOR OAKLAND AVENUE**		**UNIT**	**TOTAL QUANITIY**			**UNIT PRICE**	**TOTAL BID COST**	**UNIT PRICE**	**TOTAL BID COST**	**UNIT PRICE**	**TOTAL BID COST**	**UNIT PRICE**	**TOTAL BID COST**	**UNIT PRICE**	**TOTAL BID COST**
77		20101200	TREE ROOT PRUNING	EACH	2	$ 250.00	$ 500.00	$87.00	$174.00	$200.00	$400.00	$0.01	$0.02	$263.00	$526.00	$150.00	$300.00
78		20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	110	$ 55.00	$ 6,050.00	$38.00	$4,180.00	$60.00	$6,600.00	$30.00	$3,300.00	$54.00	$5,940.00	$75.00	$8,250.00
79		21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	325	$ 2.50	$ 812.50	$2.00	$650.00	$5.00	$1,625.00	$3.00	$975.00	$4.00	$1,300.00	$15.00	$4,875.00
80		28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	40	$ 20.00	$ 800.00	$5.00	$200.00	$11.00	$440.00	$0.01	$0.40	$5.00	$200.00	$7.00	$280.00
81		28000510	INLET FILTERS	EACH	8	$ 200.00	$ 1,600.00	$116.00	$928.00	$275.00	$2,200.00	$250.00	$2,000.00	$252.00	$2,016.00	$350.00	$2,800.00
82		28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	90	$ 1.50	$ 135.00	$2.00	$180.00	$5.00	$450.00	$0.01	$0.90	$2.00	$180.00	$5.00	$450.00
83		30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	110	$ 45.00	$ 4,950.00	$40.00	$4,400.00	$60.00	$6,600.00	$35.00	$3,850.00	$83.00	$9,130.00	$65.00	$7,150.00
84		35102200	AGGREGATE BASE COURSE, TYPE B 10"	SQ YD	6	$ 15.00	$ 90.00	$15.00	$90.00	$100.00	$600.00	$100.00	$600.00	$31.00	$186.00	$40.00	$240.00
85		40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	12	$ 1.00	$ 12.00	$0.01	$0.12	$0.01	$0.12	$0.01	$0.12	$0.01	$0.12	$0.50	$6.00
86		40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	2271	$ 1.00	$ 2,271.00	$0.01	$22.71	$0.01	$22.71	$0.01	$22.71	$0.01	$22.71	$0.50	$1,135.50
87		40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	127	$ 15.00	$ 1,905.00	$0.01	$1.27	$0.01	$1.27	$0.01	$1.27	$0.01	$1.27	$40.00	$5,080.00
88		40602978	HOT-MIX ASPHALT BINDER COURSE, IL- 9.5, N50	TON	1	$ 95.00	$ 95.00	$104.00	$104.00	$1,000.00	$1,000.00	$500.00	$500.00	$157.00	$157.00	$500.00	$500.00
89		40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	185	$ 115.00	$ 21,275.00	$120.00	$22,200.00	$200.00	$37,000.00	$150.00	$27,750.00	$180.00	$33,300.00	$150.00	$27,750.00
90		40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	284	$ 110.00	$ 31,240.00	$100.00	$28,400.00	$110.00	$31,240.00	$110.00	$31,240.00	$129.00	$36,636.00	$150.00	$42,600.00
91		42400800	DETECTABLE WARNINGS	SQ FT	10	$ 45.00	$ 450.00	$40.00	$400.00	$50.00	$500.00	$20.00	$200.00	$23.00	$230.00	$36.00	$360.00
92		44000100	PAVEMENT REMOVAL	SQ YD	331	$ 13.00	$ 4,303.00	$10.00	$3,310.00	$30.00	$9,930.00	$11.50	$3,806.50	$9.00	$2,979.00	$25.00	$8,275.00
93		44000159	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/2"	SQ YD	3242	$ 5.00	$ 16,210.00	$8.00	$25,936.00	$5.00	$16,210.00	$3.50	$11,347.00	$8.00	$25,936.00	$5.50	$17,831.00
94		44201711	CLASS D PATCHES, TYPE IV, 5 INCH	SQ YD	325	$ 50.00	$ 16,250.00	$39.00	$12,675.00	$60.00	$19,500.00	$70.00	$22,750.00	$55.00	$17,875.00	$50.00	$16,250.00
95		78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	255	$ 6.00	$ 1,530.00	$8.00	$2,040.00	$11.00	$2,805.00	$9.90	$2,524.50	$10.00	$2,550.00	$15.00	$3,825.00
96		78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	127	$ 12.00	$ 1,524.00	$30.00	$3,810.00	$25.00	$3,175.00	$22.60	$2,870.20	$24.00	$3,048.00	$35.00	$4,445.00
97		78011035	GROOVING FOR RECESSED PAVEMENT MARKING 7"	FOOT	255	$ 20.00	$ 5,100.00	$6.00	$1,530.00	$10.00	$2,550.00	$7.80	$1,989.00	$8.00	$2,040.00	$10.00	$2,550.00
98		78011125	GROOVING FOR RECESSED PAVEMENT MARKING 25"	FOOT	127	$ 30.00	$ 3,810.00	$21.00	$2,667.00	$20.00	$2,540.00	$15.00	$1,905.00	$16.00	$2,032.00	$25.00	$3,175.00
99		X0324878	SANITARY SEWER SERVICE ADJUSTMENT	FOOT	2	$ 2,500.00	$ 5,000.00	$1,180.00	$2,360.00	$2,000.00	$4,000.00	$800.00	$1,600.00	$1,409.00	$2,818.00	$1,500.00	$3,000.00
100		X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	1	$ 25,000.00	$ 25,000.00	$5,000.00	$5,000.00	$20,000.00	$20,000.00	$1,000.00	$1,000.00	$1,050.00	$1,050.00	$50.00	$50.00
101		X7010216	TRAFFIC CONTROL & PROTECTION (SPECIAL)	L SUM	1	$ 10,000.00	$ 10,000.00	$2,000.00	$2,000.00	$20,000.00	$20,000.00	$1.00	$1.00	$0.01	$0.01	$90,000.00	$90,000.00
102		Z0013798	CONSTRUCTION LAYOUT	L SUM	3000	$ 1.00	$ 3,000.00	$1.00	$3,000.00	$1.00	$3,000.00	$1.00	$3,000.00	$1.00	$3,000.00	$1.00	$3,000.00
103			CASH ALLOWANCE	UNITS	422	$ 40.00	$ 16,880.00	$74.00	$31,228.00	$60.00	$25,320.00	$40.00	$16,880.00	$58.00	$24,476.00	$34.00	$14,348.00
104			COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT (SPECIAL)	FOOT	5	$ 2,500.00	$ 12,500.00	$1,240.00	$6,200.00	$1,000.00	$5,000.00	$1,000.00	$5,000.00	$2,540.00	$12,700.00	$1,500.00	$7,500.00
105			FRAME AND LID TO BE ADJUSTED (SPECIAL)	EACH	90	$ 19.50	$ 1,755.00	$16.50	$1,485.00	$60.00	$5,400.00	$16.50	$1,485.00	$17.00	$1,530.00	$20.00	$1,800.00
106			PARKWAY RESTORATION - SODDING	SQ YD	140	$ 75.00	$ 10,500.00	$133.00	$18,620.00	$150.00	$21,000.00	$120.00	$16,800.00	$153.00	$21,420.00	$115.00	$16,100.00
107			PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL & REPLACEMENT (SPECIAL)	SQ FT	134	$ 15.00	$ 2,010.00	$14.00	$1,876.00	$20.00	$2,680.00	$17.00	$2,278.00	$25.00	$3,350.00	$15.00	$2,010.00
108			TEMPORARY ACCESS	EACH	3	$ 450.00	$ 1,350.00	$370.00	$1,110.00	$500.00	$1,500.00	$0.01	$0.03	$318.00	$954.00	$900.00	$2,700.00
109			TEMPORARY PAVEMENT, 2"	SQ YD	331	$ 50.00	$ 16,550.00	$23.00	$7,613.00	$20.00	$6,620.00	$0.01	$3.31	$20.00	$6,620.00	$65.00	$21,515.00
110																	
111							$ 225,457.50	**Total**	**$194,390.10**		**$259,909.10**		**$165,679.96**		**$224,203.11**		**$320,150.50**

April 24, 2026

Mr. Ronald Wiedeman, P.E.
City Engineer
City of Crest Hill
2090 Oakland Ave
Crest Hill, Illinois 60403

RE: Oakland Ave. Phase 2 Bid Results for Watermain Improvement project Crest Hill, IL

Dear Mr. Wiedeman,

We have evaluated the bids received and read aloud on April 16, 2026 for the Oakland Ave Phase 2 Water Main Improvement Project. The project includes, but is not limited to, watermain and storm sewer replacement, new curb and gutter, sidewalks and PCC driveways and rehabilitate the roadway.

Bids were received from the following contractors:

- PT Ferro Construction Co ($1,521,028.14) Alt #1 ($165,679.96)
- Austin Tyler Construction Inc ($1,596,012.66) Alt #1 (194,390.10)
- MJ Underground Inc ($1,666,717.76) Alt #1 ($224,203.11)
- Len Cox & Sons Excavating ($1,791,375.00) Alt #1 ($320,150.50)
- D Construction Inc ($1,959,097.76) Alt #1 ($259,909.10)

The engineer's estimate for the base bid was $1,950,253.00 and Alt #1 was $225,457.50. The apparent low bid was submitted PT Ferro Construction Co $1,521,028.14 base and $165,679.96 for Alt #1. PF Ferro Construction Co's bid was reviewed and no arithmetic errors were found.

We recommend the award of the contract for construction of the Oakland Ave Phase 2 Water Main Improvement Project to PF Ferro Construction Co in the amount of $1,686,708.10. If you have any questions or require further information, please contact me at 630.254.1522 or by email at jholy@v3co.com

Sincerely,
V3 Companies of Illinois, Ltd.

Jason Holy, P.E.
Senior Project Manager

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Resolution approving a professional service agreement for design services for the Lincoln Ave. and Crestwood Dr. watermain replacement and roadway rehabilitation improvement by and between the city of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a cost of $89,975.00.

Summary: Engineering is presenting a proposal for consideration by council to approve an agreement for design services by Christopher B. Burke Engineering, Ltd. to prepare preparing bid documents and plans for the replacement of the existing water main and roadway rehabilitation. The locations are as follows:

- Lincoln Avenue from Imperial Drive to Eldorado Dr.-Roadway Rehabilitation.
- Crestwood Dr. from North of Root St. to Lynwood Dr.-Water Main Replacement and Roadway Rehabilitation.

The Crestwood Drive location is included in the list of the 10 locations identified to be replaced in order to maintain water losses less than 10% which is a requirement of the IEPA to receive the Lake Michigan Water Supply.

Bid documents and construction estimates will be prepared for each project location and budgetary construction costs will be determined for future city budget discussions.

Attached is an agreement from Christopher B. Burke Engineering, Ltd to provide professional design services. These services will include the following:

- Full topographic survey.
- Data collection and review.
- Collection of pavement cores and preparation of a geotechnical report.
- CCDD soil disposal evaluation.

- Utility coordination.
- Preparing and receiving approval of required permits for the project (IEPA, county and state).
- Preparation of water main and roadway rehabilitation plans and specifications.
- Complete stormwater analysis to extend the existing main drain storm sewer from Crestwood Dr. to Imperial. Currently there are no drainage structures east of Cedarwood Dr for the area bounded by Imperial Dr., Root St, Lincoln Ave and Lynwood.
- Prepare bid documents.
- Prepare estimate engineering construction cost estimates.
- Quality assurance/quality control and constructability reviews
- Project administration and management.
- Perform field inspections and attend project meeting.
- Provide support during the bidding process.

Construction Engineering has not been negotiated at this time, but will be once the project is ready for bid. Once the construction engineering scope and fee are determined, an agreement will be presented to the City Council for review and approval.

The project schedule is to have the entire bid package ready for bidding by the end of the year with construction anticipated in 2027, if funds are available.

Recommended Council Action: Resolution approving a professional service agreement for design services for the Lincoln Ave. and Crestwood Dr. watermain replacement and roadway rehabilitation improvement by and between the city of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a cost of $89,975.00

Financial Impact:

Funding Source: Water Fund

Budgeted Amount: $235,000.00

Cost: $89,975.00

Attachments:

RESOLUTION-Lincoln and Crestwood Dr. WM and roadway Rehab

Exhibit A-Crest Hill Lincoln and Crestwood WM Design.pdf

RESOLUTION NO. _____

A RESOLUTION APPROVING A PROFESSIONAL SERVICE AGREEMENT FOR DESIGN SERVICES FOR THE LINCOLN AND CRESTWOOD DR. WATER MAIN REPLACMENT AND ROADWAY REHABILITATION IMPROVEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS AND CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR AN AMOUNT OF $89,975.00

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to the City's government and affairs and protect the public health and, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-2-12 of the Illinois Municipal Code (65 ILCS 5/2-2-12), the City Council possesses the authority to enter into contracts that serve the legitimate corporate purposes of the City; and

WHEREAS, Christopher B. Burke, Ltd. (the "COMPANY"), is an entity that is in the business of providing design engineering services, including Preparation of Final Plans and Bid Documents, geotechnical investigations, and all collateral work (the "Services"); and

WHEREAS, the City Council desires to engage the Company to provide the Services and the Company is ready, willing to perform the Services for the City; and

WHEREAS, City Staff have negotiated an AGREEMENT FOR Lincoln and Crestwood Dr Water Main Replacement and Roadway Rehabilitation Improvement-Design Engineering Services (the "Agreement") with the Company for the purposes of engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the Staff and City Council has reviewed the Agreement and determined that the conditions, terms, and provisions of the Agreement are fair, reasonable, and acceptable to the City; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens to enter into the Agreement with the Company.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statuary authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all of the recitals contained in the preamble to this Resolution are true, correct and complete and are hereby incorporated by reference hereto and made part hereof.

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of this Agreement (Exhibit A) in the amount of $89,975.00 are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Agreement, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Agreement with the Company.

SECTION 3: SEVERABILITY. If any section, paragraph, clause or provisions of this Resolution is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict herby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

[Intentionally Blank]

PASSED THIS 4TH DAY MAY, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderperson Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

APPROVED THIS 4TH DAY OF MAY, 2026.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A

Exhibit A

CHRISTOPHER B. BURKE ENGINEERING, LTD.
16221 W. 159th Street Suite 201 Lockport, Illinois 60441 TEL (815) 770-2850

March 13, 2026

City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

Attention: Ron Wiedeman, PE – City Engineer

Subject: Professional Engineering Services Proposal for Final Design
Lincoln Avenue and Crestwood Drive Water Main Replacement
Crest Hill, Illinois

Dear Mr. Wiedeman:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to provide this proposal for professional design engineering services for Lincoln Avenue and Crestwood Drive Water Main Replacement in the City of Crest Hill. Included in this proposal are our Understanding of the Assignment, Scope of Work and Estimated Fee.

UNDERSTANDING OF THE ASSIGNMENT

The scope of this proposal will include final engineering design of a water main replacement and resurfacing of the existing roadway along Lincoln Avenue from Eldorado Drive to Imperial Drive (approximately 1,500 feet) and along Crestwood Drive from Lynwood Drive to the north end (approximately 700 feet). The project will include new water main, valve vaults, fire hydrants, water service connections, HMA pavement patching, concrete repairs, pavement resurfacing, and restoration.

CBBEL assumes that new water service boxes will be provided for all existing services, and new public water services will be installed from the new water main to the new water service boxes near the existing roadway right-of-way. We understand that lead services are not known to exist in Crest Hill and therefore, lead service replacements are not anticipated. This proposal includes obtaining Water Main Construction and NPDES permits from IEPA.

The scope of this proposal includes topographic survey, geotechnical investigation and LPC-663 analysis, utility coordination, final engineering design, preparation of construction plans, specifications, and Engineer's Opinion of Probable Cost, IEPA permitting, and bidding assistance.

SCHEDULE

This proposal assumes that notice to proceed will be issued in March 2026. Engineering design and permitting will be completed by the end of 2026, so the project can be bid in early 2027 with construction starting in Spring 2027.

SCOPE OF WORK

Task 1 – Project Survey and Base Sheets: CBBEL surveying staff will provide the following services to complete a topographic survey for the project limits, including 25 feet of survey on all side streets.

The scope of CBBEL's survey effort will include:

1. Horizontal Control: Utilizing state plane coordinates, CBBEL will set recoverable primary control utilizing state of the art GPS equipment based on Will County Control Monumentation.

2. Vertical Control: CBBEL will establish benchmarks and assign elevations to the horizontal control points. This will be based on GPS observed Will County Control Monumentation (NAVD'88 vertical control datum).

3. Existing Right-of-Way: CBBEL will establish the approximate existing right-of-way of the roadways within the project limits based on monumentation found in the field, plats of highways, subdivision plats and any other available information.

4. Topographic Survey: CBBEL will field locate all pavements, driveways, curb and gutters, pavement markings, signs, manholes, utility vaults, drainage structures, utilities, driveway culverts, cross-road culverts, etc. within the project limits.

5. Cross Sections: CBBEL will survey cross sections along the project limits at 50' intervals, at driveways, and at all other grade controlling features. Survey will be obtained for 10 feet beyond the existing right-of-way line.

6. Utility Survey and Coordination: All existing storm and sanitary sewers will be surveyed to determine rim and invert elevations and pipe sizes. Above ground facilities of any additional underground utilities, including water main, gas, electric, cable, etc., will also be located.

7. Tree Survey: CBBEL will locate all trees over 6" inches in diameter within the existing right-of-way and ultimately the proposed right-of-way for the project in order to assess potential tree impacts, if any, associated with the project. The located trees will be identified by type (deciduous or coniferous) and the size and condition determined as appropriate.

8. Base Mapping: CBBEL will compile all of the above information onto base maps at 1"=20' scale that is representative of existing conditions for use as the base sheet for the construction of any public or private improvements.

Task 2 – JULIE Utility Survey: CBBEL will coordinate with utility owners and with JULIE to retrieve atlas information for all applicable underground utilities including water main, gas, electric, cable, etc. CBBEL will compile all utility atlas information into the base map. Locations of existing utilities/improvements/systems shown on the base map will be the compilation of available utility plans provided by utility owners and JULIE utility coordination.

Task 3 – Geotechnical Investigation and LPC-663 Analysis: CBBEL's subconsultant, Seeco Consultants (Seeco), will obtain two (2) soil borings to determine the existing cross section of the pavements and subsurface soil conditions within the project area. Borings will be drilled to a depth of approximately ten (10) feet. Seeco will prepare a report describing existing soil conditions and make recommendations for remediation. The report will be performed by a soils engineer and reviewed by CBBEL.

The soil will also be tested for potential contaminants. Seeco will perform investigation and testing work necessary to substantiate completion of IEPA Form LPC-663 for the City to use during construction. This work will include collection/preservation and testing of soil samples.

Task 4 – Utility Coordination: Based on existing utility information obtained and drafted under a separate contract, CBBEL will provide preliminary plans to the utility companies to verify their locations and confirm any potential conflicts. CBBEL will identify potential conflicts and coordinate any relocations if necessary.

Task 5 – Pre-Final Plans, Specifications and Estimate (75%): CBBEL will prepare pre-final contract documents consisting of plans, specifications, estimate of time, status of utilities to be adjusted and an estimate of construction cost. The plans will be prepared in accordance with City and IDOT design criteria.

CBBEL will use IDOT standard pay items or City standard special provisions where applicable. Otherwise, project-specific special provisions will be written as needed. Plans, special provisions, and the estimate of cost will be submitted to the City and any review agencies for review.

The following sheets and associated hours will be required:

Sheet	# of Sheets	Hours per Sheet	Hours
Title Sheet	1	0	0
General Notes/Summary of Quantities	1	0	0
Alignment, Ties and Benchmark Sheets (1"=50')	2	4	8
Typical Sections	1	8	8
Existing Conditions and Removals Plan (1"=20')	3	12	36
Water Main Plan and Profile (1"=20')	5	20	100
Construction Details	2	0	0
QC/QA and Constructability Reviews	--	--	8
Specifications	--	--	24
Cost Estimate/Quantities	--	--	40
TOTAL	15		224

Task 6 – IEPA Water Main Construction Permitting: CBBEL will prepare and submit separate IEPA Water Main Construction Permit applications for water main improvements. CBBEL will make revisions to plans and specifications based on comments received by IEPA.

Task 7 – Preparation of Storm Water Pollution Prevention Plan (SWPPP): CBBEL will prepare and submit separate Notices of Intent (NOI) to the IEPA. In addition, CBBEL will prepare SWPPPs in accordance with Part IV of the General NPDES Permit No. ILR10. Please note that completion of this task will require input from the project engineer and signed certification statements from all contractors, subcontractors, and the operator as identified in the SWPPP. This task also covers the submittal of electronic copies of the SWPPP to the IEPA. As required by the NPDES Phase II Storm Water Construction General Permit (ILR10), an up-to-date copy of the SWPPP must be maintained on the project site during construction activities.

Task 8 – Final Plans, Specifications and Estimate (100%): CBBEL will make revisions to the pre-final submittal based on City and any review agency final review comments. The requested number of copies of plans and specifications will be submitted the City and any review agencies for their files. Final estimates of cost and estimates of required working days will also be submitted. In addition to printed copies, we will provide the plans, specifications and estimate to the City in electronic format (CAD and PDF).

CBBEL will provide final reproducible drawings and specifications to be issued electronically to prospective bidders.

Task 10 – Bidding Assistance: CBBEL will attend the bid opening, tabulate the bids and make recommendations to the City, prepare contracts for the successful bidder, and attend the preconstruction meeting.

Task 11 – Project Coordination and Meetings: CBBEL will coordinate with the City and project stakeholders throughout the design and permitting of the project. In addition to phone conversations and written and electronic coordination, it is anticipated that up to one (1) project coordination meeting will be held with City staff.

CBBEL will prepare agendas, presentations and meeting exhibits as requested by the City. Following attendance at each meeting, CBBEL will prepare meeting summaries.

This proposal assumes that no public involvement will be required during the final design of this project.

ESTIMATE OF FEE

We have determined the following fees for each of the tasks described in this proposal.

Task	Fee
Task 1 – Project Survey and Base Sheets	$ 13,350
Task 2 – JULIE Utility Survey	$ 2,580
Task 3 – Geotechnical Investigation and LPC-662/663 Analysis	$ 7,415
Task 4 – Utility Coordination	$ 6,860
Task 5 – Pre-Final PS&E (75%)	$ 27,960
Task 6 – IEPA Water Main Construction Permitting	$ 2,580
Task 7 – Preparation of SWPPP	$ 6,560
Task 8 – Final Plans, Specifications and Estimate (100%)	$ 12,720
Task 9 – Bidding Assistance	$ 3,640
Task 10 – Project Coordination and Meetings	$ 6,160
Direct Costs	$ 150
TOTAL NOT-TO-EXCEED FEE:	**$ 89,975**

We will bill you at the hourly rates specified on the attached Schedule of Charges. We will establish our contract in accordance with the attached previously agreed to General Terms and Conditions. Direct costs for blueprints, photocopying, mailing, overnight delivery, messenger services and report compilation are not included in the Fee Estimate. These General Terms and Conditions are expressly incorporated into and are an integral part of this contract for professional services. It should be emphasized that any requested additional services that are not included in the preceding Fee Estimate will be billed at the attached hourly rates.

Please sign and return one copy of this agreement as an indication of acceptance and notice to proceed. Please feel free to contact us anytime.

Sincerely,

Michael E. Kerr, PE
President

Encl. Schedule of Charges
Crest Hill General Terms and Conditions

THIS PROPOSAL, SCHEDULE OF CHARGES AND GENERAL TERMS AND CONDITIONS ACCEPTED FOR CITY OF CREST HILL:

BY: _____

TITLE: _____

DATE: _____

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CHRISTOPHER B. BURKE ENGINEERING, LTD.
STANDARD CHARGES FOR PROFESSIONAL SERVICES
EFFECTIVE JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

Personnel	Hourly Rate
Engineer VI	290
Engineer V	250
Engineer IV	215
Engineer III	190
Engineer I/II	165
Survey V	250
Survey IV	235
Survey III	215
Survey II	170
Survey I	145
Engineering Technician V	230
Engineering Technician IV	205
Engineering Technician III	150
Engineering Technician I/II	135
CAD Manager	225
CAD Technician II	165
CAD Technician I	145
GIS Specialist III	190
GIS Specialist I/II	165
Landscape Architect II	215
Landscape Architect I	190
Landscape Designer III	165
Landscape Designer I/II	130
Environmental Resource Specialist V	250
Environmental Resource Specialist IV	205
Environmental Resource Specialist III	175
Environmental Resource Specialist I/II	150
Environmental Resource Technician	150
Business Operations Department	170
Project Specialist	125
Engineering Intern	95
Transportation Planner VI	290
Transportation Planner V	250
Transportation Planner IV	215
Transportation Planner III	190
Transportation Planner I/II	165
Communications V	220
Communications IV	195
Communications III	170
Communications I/II	150

Direct Costs	
Outside Copies, Blueprints, Messenger, Delivery Services, Mileage	Cost + 12%

These rates are in effect until December 31, 2026, at which time they will be subject to change.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
GENERAL TERMS AND CONDITIONS WITH THE CITY OF CREST HILL

1. Relationship Between Engineer and Client: Christopher B. Burke Engineering, Ltd. (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.
Furthermore, causes of action between the parties to this Agreement pertaining to acts of failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.
Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.

4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall

immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order.
Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.

6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine-readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

   When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

   The Engineer ~~also~~ reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

   The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and

against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

7. Reuse of Documents: All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

   The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary. For the purposes of this Agreement, the parties acknowledge that such information shall be confidential and proprietary and shall not be used by Engineer for any purpose without Client’s written consent.

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

9. Compliance With Laws: The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement.

10. Indemnification: Engineer shall indemnify and hold harmless Client from loss or expense, including reasonable attorney's fees for claims for personal injury (including

death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.

Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error omission of Client.

In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.

Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

11. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

12. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.

The validity, construction and interpretation of this Agreement shall be governed by the laws of the State of Illinois without regard to the conflict of law provisions. The parties hereto irrevocably agree that all actions or proceedings in any way, manner or respect arising out of or from or related to this Agreement shall be only litigated in the Circuit Court, Twelfth Judicial Circuit, Will County, Illinois. Each party hereby consents and submits to personal jurisdiction in the State of Illinois and waives any right such party may have to transfer the venue of any such action of proceeding.

13. Successors and Assigns: The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

14. Waiver of Contract Breach: The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

15. Entire Understanding of Agreement: This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments, or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void and without effect to the extent they conflict with the terms of this Agreement.

16. Amendment: This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

17. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

18. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

19. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.

20. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by

Engineer toward assisting Client in such access, permits or approvals, if Engineer perform such services.

21. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

22. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

23. Client's Responsibilities: The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder. Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

The Client further agrees to require the Contractor to name the Engineer, its agents and consultants on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed

operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer. Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

25. Information Provided by Others: The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.

26. Payment: Client shall be invoiced once each month for work performed during the preceding period. Payment shall be made by the Client according to the terms and provisions of the Illinois Prompt Payment Act, Engineer will provide to the Client a detailed statement of tasks performed by it and reimbursement for expenses, if any. The maximum interest rate under this Section shall be the amount set forth in the Act.

Collection Costs. In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith.

Suspension of Services. If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client.

27. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

Kotecki Waiver. Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the **Illinois** Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that **Illinois** law prohibits indemnity for the Indemnitees' own negligence. The Owner and Engineer are designated and recognized as explicit third-party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

28. Job Site Safety/Supervision & Construction Observation: The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Contractor shall supervise and direct the work efficiently with his/her best skill and attention; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees and warrants that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work; and that the Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project.

When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

The Engineer shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

29. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal, or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.

City Council Meeting Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Daniel Ritter, Community Development Director
Department:	Community Development
Agenda Item:	Resolution to Approve a New Independent Contractor Agreement Consulting Service Agreement by and between the City of Crest Hill, Will County, IL, and Ronald Mentzer

Summary: Mr. Mentzer has provided Community and Economic Development consulting-related services to the City of Crest Hill on a part-time basis since September 2023 through an Employee Leasing Agreement approved by City Council. He has functioned in a variety of different capacities as the City has needed, including as Interim Director. Ron continues to have high value to the Community Development Department and the City of Crest Hill by managing large projects (Seasons at Crest Hill, Quick Trip, Fire Training Facility, Mather Farm/USCD, etc.) He has strong institutional and community knowledge, and with his background as a long-time former director, Mr. Metzner provides strong planning, zoning, economic development, and overall organizational guidance that assists the Department and organization. Ron is a team player, flexible, and always willing to work with other departments, attend late meetings, or do what is necessary to assist the Community Development Director and City Administrator.

Extending his contract for both development project management and code/process guidance is very valuable to the Department and City. Ron has most recently worked 3 days (24 hours) a week in the office. This proposed expectation proposal will amend the contract to be on a more as-needed and project-based basis. The initial plan is to continue to have Ron in the office at least one day a week and have an option to come to the office or work remotely on other days of the week as needed. The Community Development Director will monitor and manage the specific hours based on the department's project workload. Hours will continue to not exceed 24 hours a week, per pay period. Also of note is that many (but not all) of the consultants' billable hours are reimbursable by developers on larger projects that require a professional services reimbursement agreement. Those rebills come back into the General Fund and offset some of the expenses. The total expenses of this contract shall not exceed the currently budgeted $50,000.

Financial Impact/Analysis:

Funding Source: General Fund
FY 27 Budgeted Amount: $50,000

Recommended Council Action: Approve a Resolution to Approve a New Independent Contractor Agreement Consulting Service Agreement by and between the City of Crest Hill, Will County, IL, and Ronald Mentzer.

RESOLUTION NO. _____

A RESOLUTION APPROVING A NEW INDEPENDENT CONTRACTOR CONSULTING SERVICES AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND RONALD MENTZER

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-2-12 of the Illinois Municipal Code (65 ILCS 5/2-212), the City Council possesses the authority to enter into contracts that serve the legitimate corporate purposes of the City; and

WHEREAS, Ronald Mentzer (the "Consultant"), is an individual who is qualified to render community development, economic development, municipal tax increment financing, organizational and operational efficiency, staff development, and other management consulting services (the "Services"); and

WHEREAS, Consultant was previously leased to the City of Crest Hill through a contract with MGT where he functioned as the City's interim Community and Economic Development Director for a period of 16 months; and

WHEREAS, thereafter, the City Council determined to engage the Consultant to provide the Services to assist with certain projects in the Community and Economic Development Department after the hiring of Patrick Ainsworth as Director of Community and Economic Development;

WHEREAS, Patrick Ainsworth resigned from his position with the City of Crest Hill effective July 1, 2025; and

WHEREAS, on July 21, 2025, by the passage of Resolution #1323, the City Council determined that the Independent Contractor Consulting Services Agreement with Ronald Mentzer should be extended to December 31, 2025 to allow him to continue to handle certain projects within the City on which he has been working as well as to have him act as the Interim Director of Community and Economic Development until Daniel Ritter begins his employment with the City of Crest Hill; and

WHEREAS, on December 15, 2025, by the passage of Resolution #1367, the City Council, upon the recommendation of Daniel Ritter, Director of Community and Economic Development, determined to extend Ronald Mentzer's Consulting Services Agreement for an additional six months beyond December 31, 2025, to and including April 30, 2026 to allow him to continue to work on certain ongoing projects; and

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WHEREAS, Community and Economic Development Director Daniel Ritter is now recommending that the current Independent Contractor Consulting Services Agreement between the City and Ronald Mentzer, which expires on April 30, 2026 be replaced with a new Independent Contractor Consulting Services Agreement upon certain new and different terms, a copy of which is attached hereto and incorporated herein as Exhibit 1; and

WHEREAS, Exhibit A designates the remaining current projects on which Ronald Mentzer is currently working, and will allow Ronald Mentzer to be assigned new large projects as deemed necessary by Daniel Ritter; and

WHEREAS, Ronald Mentzer's continued consulting work on significant current Crest Hill Development Projects will enable Daniel Ritter to focus meaningful time on Crest Hill Economic Development efforts; and

WHEREAS, Daniel Ritter and City Staff have negotiated the Independent Contractor Consulting Services Agreement attached as Exhibit 1 (the "Agreement") with the Consultant effective May 4, 2026 through December 31, 2026 and with a modified scope and hours per week, with total compensation not to exceed $50,000.00 without City Council approval; and

WHEREAS, the City Council has reviewed the Agreement and determined that the conditions, terms, and provisions of the Agreement are fair, reasonable, and acceptable to the City, and

WHEREAS, the City Council has determined that it is in the best interests of the City and its citizens to enter into the Agreement with the Consultant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION I: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of the Agreement (Exhibit 1) are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Agreement, when finalized, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Agreement with the Consultant.

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SECTION 3: SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

[Intentionally Blank]

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PASSED THIS 4TH DAY OF MAY, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF MAY, 2026.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

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Exhibit 1

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INDEPENDENT CONTRACTOR CONSULTING SERVICES AGREEMENT

This Independent Contractor Consulting Services Agreement (the "Agreement") is made by and between Ronald Mentzer (the “Consultant”), and the City of Crest Hill, an Illinois municipal corporation formed under and by virtue of the constitution and laws of the State of Illinois (the “City”). The City and Consultant may be individually identified as a "Party" or collectively as the "Parties" where appropriate. The City and the Consultant hereby agree as follows:

SECTION 1 SCOPE OF AGREEMENT

Section 1.01. **Consulting Services**. The City hereby engages the Consultant as an independent contractor to provide consulting services to City as from time to time requested by City, and upon the terms and conditions set forth in this agreement. Consultant commits to provide the community development, economic development, organizational efficiency and staff development consulting services covered by this agreement (collectively the “Services”) The attached **Exhibit A** identifies the scope and general description of the Services to be provided by the Consultant and the base compensation to be paid to Consultant by the City for those Services. The City and Consultant acknowledge that the Consultant will be subject to the City's day-to-day supervision and control, but only to the extent necessary to allow for the smooth and uninterrupted conduct of City business. Unless otherwise authorized by the Mayor and City Council, City and Consultant acknowledge that the Parties expect the Consultant to provide up to 24 hours of consulting services each week at the direction of the City Administrator, or the Mayor in the absence of a City Administrator. The Parties agree that Consultant would devote at least one day per week at City Hall while the remaining hours may be performed remotely, as needed.

Section 1.02. Independent Contractor. The Consultant remains an independent contractor, and not employee, agent, partner of, or joint venturer with, the City. Further, the Parties agree that the Consultant shall not have any authority to bind the City to any commitment, contract, agreement, or other obligation without the City Council's express written consent and formal approval.

SECTION 2

SERVICES AND OBLIGATIONS OF THE CONSULTANT AND CITY

Section 2.01. Payment of Compensation. The Consultant will be paid the Base Compensation (Fees) as outlined on the attached **Exhibit A** and will be provided with a 1099 Form by the City for all such fees paid. The consultant will be responsible for payment of all wages, other compensation, and related payroll taxes in accordance with federal and Illinois law. The City acknowledges that the Consultant may engage a financial entity to maintain his financing and record-keeping services, which may include the payment of wages and related

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payroll taxes in accordance with this Section 2.01. The City agrees to cooperate with any such financial entity to ensure timely payment of (i) wages and related payroll taxes pursuant to this Section 2.01, and (ii) fees pursuant to Section 3.

Section 2.02. Workers' Compensation. To the extent required by applicable law, the Consultant will maintain in effect workers' compensation coverage covering himself and acknowledges that he will not be covered by the City's workers' compensation insurance.

Section 2.03. Maintenance and Retention of Payroll and Benefit Records. The Consultant shall maintain complete records of all wages and benefits paid and shall retain control of such records and make them available for inspection as required by applicable federal, state, or local laws.

Section 2.04. Direction and Control. The Parties agree and acknowledge that the City has the right of direction and control over the Consultant, but only to the extent necessary to allow for the smooth and uninterrupted conduct of City business. The Parties further agree and acknowledge that the City Administrator, or the Mayor in the absence of a City Administrator, shall have the authority to exercise the City's right of direction and control.

Section 2.05. Obligations of the City. Pursuant to this Agreement the City covenants, agrees and acknowledges:

a) The City will provide the Consultant with a suitable workplace that complies with U.S. Occupational Safety and Health Administration ("OSHA") statutes and regulations, and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the City and the City's workplace; and

b) The City retains the right to exert sufficient direction and control over the Consultant as is necessary to conduct the City's business and operations, without which the City would be unable to conduct its business operation(s), or else to comply with any applicable licensure, regulatory, or statutory requirements; and

c) The City will confer with the Consultant regarding any concern or complaint involving his performance of the Services or conduct under this Agreement; and

d) The City will not pay any wages, salaries, or other forms of direct or indirect compensation, including any employee benefits whatsoever, to Consultant.

e) If the Consultant is injured while performing the Services to the City, the City and the Consultant will follow all federal and/or state mandated procedures and practices regarding injury claims and reporting.

Section 2.06. Obligations of the Consultant. Pursuant to this Agreement the Consultant, agrees and acknowledges:

a) The Consultant will comply with any federal, state, and local law, and any associated regulations, applicable to Contractor, including but not limited to: the federal Patient Protection and Affordable Care Act ("ACA"); Title VII of the Civil Rights Act of 1964,

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as amended ("Title VII"); the Americans With Disabilities Act of 1990 ("ADA"); the Age Discrimination in Employment Act ("ADEA"); the Equal Pay Act of 1963; the Civil Rights Acts of 1866 and 1871 (42 U.S.C. 1981); the Family and Medical Leave Act of 1993 ("ALA"): the Fair Labor Standards Act of 1938 ("FLSA"); the National Labor Relations Act; the Employee Retirement Income Security Act of 1974; the Illinois State Constitution; the Illinois Human Rights Act; and any other federal, state, or local law, statute, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination, or otherwise establishing or relating to rights of employees; and

SECTION 3
FEES PAYABLE TO CONSULTANT

Section 3.01. Fees. The City's sole financial obligation to the Consultant for the services provided under this Agreement is as follows: The City will pay the Consultant an amount equal to the base compensation for hours actually worked by the Consultant, as fully identified on **Exhibit A** or as may be amended, in writing, and executed by the Parties.

Section 3.02. Payment Method. Every two (2) weeks during the term of this Agreement, the Consultant will invoice the City in writing for the fees owed under this Agreement. Each invoice shall be accompanied by a certified statement of the hours worked by Consultant in the applicable two-week period and a description of the work performed during those hours Within thirty (30) days following receipt of such invoice, along with all required supporting documentation, the City must dispute in writing or pay, in whole or in part, all invoiced amounts by check, wire transfer, or electronic funds transfer to the Consultant as designated on the invoice. Partial payment of any invoiced amount shall not constitute a waiver of the City's right to dispute any other invoiced amount. Late payments will be subject to all applicable interest payments or service charges provided by state or local law. In addition to charging interest or service charges provided by applicable law, the Consultant may, upon written notice to the City, suspend performance of services under this Agreement while any undisputed amount due is past due and remains unpaid.

SECTION 4 INSURANCE

Section 4.01. City General and Professional Liability Insurance. The City shall maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability insurance policy or policies (the "City Policy"), with minimum coverage in the amount of $1,000,000 per occurrence, $2,000,000 aggregate per annum. In the alternative, as applicable, the City may choose to maintain in full force and effect at all times during the term of this Agreement a self-insured retention ("SIR") which provides

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the same minimum coverage limits as set forth above. In the event such SIR exists and applies to this Agreement, the City agrees to fully discuss the SIR's parameters with the Contractor and its relationship to the City Policy. At a minimum, the City Policy must insure against bodily injury and property damage liability caused by on-premises business operations, completed operations, and/or products or professional services and must provide non-owned automobile coverage.

Section 4.02. The Consultant's General and Professional Liability Insurance. The Consultant shall maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability and Professional Liability (if applicable) insurance policy or policies (the "Consultant Policies"), with minimum coverage in the amount of $1,000,000 per occurrence, $2,000,000 aggregate per annum. At a minimum, the Consultant Policies must insure against bodily injury and property damage liability caused by the Consultant's business operations; the Consultant's completed operations; the Consultant's products or professional services; and/or any actions or omissions of the Consultant. The City shall be named as an additional insured on all the Consultant Policies.

Section 4.03. Certificate of Insurance. Upon request of either Party, the other Party will promptly issue to the requesting Party one or more Certificates of Insurance, verifying that Party's compliance with the provisions of Sections 4.01 and 4.02, as applicable, as well as with any other insurance requirements contained within this Agreement.

Section 4.04. Automobile Liability Insurance. If the Consultant drives any City or personal vehicle for any reason in connection with the provision of the Services to the City, the City must maintain in effect automobile liability insurance insuring the Consultant and the City against liability for any bodily injury, death, and property damage as may be occasioned thereby.

SECTION 5

DURATION AND TERMINATION OF AGREEMENT

Section 5.01. **Term and Effective Date.** The Effective Date of this Agreement is the date that this Agreement is last signed by the City on the signature page (the "Effective Date") and the period during which the Consultant provides the Services to the City is defined as the ("Term"). The Term commences on the Effective Date and will continue to December 31, 2026 or until this Agreement is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the "Termination Date".

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the City fails to timely pay the fees required under this Agreement, the Consultant may give the City written notice of his intent to terminate this Agreement for such failure. If such failure is remedied within ten (10) days following receipt of the written notice, the notice will be of no further effect. If such failure is not remedied within the ten (10) day period following receipt of the

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written notice, the Consultant has the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party must give the breaching Party written notice of its intent to terminate this Agreement for such breach. If such breach is remedied within ten (10) days following receipt of the written notice, the notice will be of no further effect. If such breach is not remedied within the ten (l0) day period following receipt of the written notice, the non-breaching Party has the right to immediately terminate the Agreement upon expiration of such remedy period.

Section 5.04. Termination by the City for Cause. The City may terminate this Agreement at any time for cause. Any termination for cause shall be immediate and shall take effect upon the date that the City gives written notice of termination for cause to the Consultant. For the purposes of this Section 5.04, "cause" shall include, but is not limited to:

a) Consultant's personal dishonesty; and

b) Consultant's willful misconduct; and

c) Consultant's intentional failure to perform stated duties; and

d) The Consultant's willful violation of any law, rule, regulation (other than traffic violations or similar offenses), final cease and desist order, or any other lawful order of any court or body of competent jurisdiction; and

e) The Consultant's conviction of a crime or act involving moral turpitude, or any final judgment rendered in favor of any Workplace Employee and against the Consultant.

Section 5.05. Termination Without Cause by Written Notice. Either party may terminate this Agreement without cause upon thirty (30) days written notice. The City shall be responsible for the payment of all fees incurred and owed at the time of the written termination notice and shall have the option of having Consultant continue to provide services and complete outstanding projects during the thirty-day period. The City shall be responsible for payment of all fees incurred during the 30-day period following the written termination notice and properly invoiced in accordance with this Agreement.

SECTION 6

DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 6.01. Indemnification by the Consultant. To the extent permitted by law, the Consultant agrees to indemnify, defend, and hold the City, its elected and appointed officials, employees, agents, successors, and assigns (the "City Parties") harmless from and against all claims, liabilities, damages, attorney's fees, costs, and expenses ("Losses") (a) arising out of the Consultant's breach of its obligations under this Agreement, (b) related to the actions or conduct

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of the Consultant or the Services provided during the term of this Agreement, (c) arising from any act or omission on the part of the Consultant, including but not limited to any tax liability that the City may incur as of the result of Consultant's failure to pay taxes as required in Section 2.01.

Section 6.02. Survival of Indemnification Provisions. The provisions of Section 6 survive and be enforceable beyond and after the expiration or termination of this Agreement.

SECTION 7

MISCELLANEOUS PROVISIONS

Section 7.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all the Parties to this Agreement.

Section 7.02. Binding Effect. This Agreement inures to the benefit of and binds the Parties and their respective heirs, successors, representatives, and assigns. Neither Party may assign its rights or delegate its duties under this Agreement without the express written consent of the other Party.

Section 7.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which will be an original, but all of which together constitutes one and the same instrument. This Agreement may be executed and delivered via facsimile or electronic mail.

Section 7.04. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding the Consultant and the Services to be rendered by Consultant to the City and contains all the terms. conditions, covenants, stipulations, understandings, and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the Effective Date of this Agreement not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party has the authority to make, and the Parties will not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement which relate to the services to be rendered under this Agreement.

Section 7.05. Further Assurances. The Parties will execute and deliver any and all additional papers, documents, and other assurances and do any and all acts and things reasonably necessary in connection with the performance of their obligations under this Agreement.

Section 7.06. Number and Gender. Whenever the context herein so requires, the masculine, feminine, or neuter gender and the singular and plural number include the other.

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Section 7.07. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement.

Section 7.08. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which will continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 7.09. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement. Such waiver shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in a writing signed by the Party against whom the waiver is to be effective.

Section 7.10. Confidentiality. Each Party will protect the confidentiality of the other's records and information and must not disclose confidential information without the prior written consent of the other Party. This Section shall not be interpreted or construed to limit the application of (i) the Illinois Freedom of Information Act (5 LCS 140/1, et seq.) ("FOIA") to this Agreement or any documents and records related hereto or (ii) Section 8.11, infra. The provisions of this Section 8.10 are intended and shall be deemed to survive the expiration or termination of this Agreement.

Section 7.11. FOIA. In executing this Agreement, the Consultant acknowledges and understands that the City is a municipal corporation that is a "Public Body" subject to the requirements of FOIA. The Consultant further acknowledges, understands, and agrees that FOIA may operate to require the City to disclose this Agreement and/or any other records or documents related hereto to a third party making a request under FOIA. If the City receives any FOIA request for any record related to this Agreement, the City shall notify the Consultant of said request as soon as practicable. Upon receipt of such notice, the Consultant may either agree to the City's disclosure of the requested records or may demand in writing that the City redact or withhold said records pursuant to this Agreement, provided that any such demand must have a reasonable basis in existing law (including but not limited to the exemptions set forth in FOIA); the City reserves the right to disclose records over the Consultant's objection if it determines, in its sole discretion, that there is no reasonable basis in law to withhold or redact said records. In the event that the Consultant agrees to the City's disclosure of records, or if the Consultant fails to respond to the City in a reasonably timely manner prior to the City's deadline to respond to the FOIA request, the Consultant hereby releases, waives, and holds harmless the City from any and all injuries, claims of damage, or other liabilities as may be incurred by the Consultant as a result of such disclosure. In the event that the Consultant demands, in writing, that the City redact or withhold any record(s), the Consultant hereby agrees to defend, indemnify, and hold harmless the City from and against any and all claims, damages, liabilities, injunctions, fees, fines, penalties, or any other costs, however described, as may be incurred by or assessed against the City because of the redactions or withholding of

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records demanded by the Consultant. Further, in the event that the City redacts or withholds any record after a written demand made by the Consultant pursuant to this Section and such redaction or withholding results in any appeal, review, claim, or other litigation before any judicial or administrative body of competent jurisdiction (specifically including, but not limited to, the Public Access Counsellor in the Office of the Illinois Attorney General), the Consultant agrees to reimburse the City for all costs and expenses, including but not limited to any and all reasonable attorneys' fees, incurred by City in defense of such appeal, review, claim, or other litigation. The provisions of this Section 7.11 are intended and shall be deemed to survive the expiration or termination of this Agreement.

Section 7.12. Governing Law; Choice of Forum. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois, without the application of any of that state's conflicts of laws principles. By executing this Agreement, the Parties hereby submit to the sole and exclusive personal and subject matter jurisdiction of the Circuit Court for the Twelfth Judicial Circuit, Will County, Illinois. To the extent permitted by law, the Parties hereby agree (i) that any claim or dispute between the Parties arising out of this Agreement shall be brought only in said court, (ii) to waive any and all lights that they have or may hereinafter acquire to file any motion to dismiss for want of jurisdiction in said court, (iii) to waive any and all rights that they have or may hereinafter acquire to seek removal of any such claim to any federal court, and (iv) to waive any and all rights that they have or may hereinafter acquire to file any motion seeking to change the venue of any such claim or dispute to any other court, including but not limited to filing any motion based on *forum non conveniens*. The provisions of this Section 7.12 are intended and shall be deemed to survive the expiration or termination of this Agreement.

Section 7.13. Attorneys' Fees. The Parties agree that, in the event of litigation in relation to this Agreement, each Party shall bear and be solely responsible for its own costs and attorneys' fees. The provisions of this Section 7.13 are intended and shall be deemed to survive the expiration or termination of this Agreement.

Section 7.14. Force Majeure. The Consultant will not be responsible for failure or delay in performance of the services to the City if the failure or delay is caused by labor disputes and strikes, fire, riot, terrorism, acts of nature or of God, or any other causes beyond the control of the Consultant.

Section 7.15. Non-Disparagement. The Consultant agrees that he will not at any time whether during or after the Term of this Agreement, make, publish, or communicate to any person or entity or in any public forum any defamatory or disparaging remarks, comments, or statements concerning the City, its elected and appointed officers, or any of its employees, agents, or representatives. This Section 7.15 does not in any way restrict or impede the Consultant from exercising any protected rights to the extent that such rights cannot be waived by agreement or from complying with any applicable law or regulation or a valid order of a court of competent jurisdiction or an authorized government agency, provided that such compliance does not exceed that required by the law, regulation, or order. The Consultant shall promptly provide

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written notice of any such order to the City. The provisions of this Section 7.15 are intended and shall be deemed to survive the expiration or termination of this Agreement.

SECTION 8
NOTICES

Section 8.01. Notices. All Notices given under this Agreement must be written and may be given by personal delivery; first class U.S. Mail; registered and certified mail, return receipt requested; overnight delivery service; or electronic mail.

Notices will be deemed received at the earlier of actual receipt or three (3) calendar days from the mailing date. Notices must be sent to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party.

If to the Consultant:
Ronald Mentzer
27w740 Greenview Avenue, Warrenville, IL 60555
Email: rmentzer@scptnrs.com

If to the City:
Mayor Raymond Soliman
City of Crest Hill
20600 City Center Boulevard, Crest Hill, IL 60403
Email: RSoliman@cityofcresthill.com

IN WITNESS WHEREOF, the Parties executed this Agreement on the Effective Date, which is the date this Agreement is last signed by the City.

Ronald Mentzer

_____, Date:_____

The City of Crest Hill

_____, Date:_____

By: Mayor RAYMOND SOLIMAN

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EXHIBIT A

CONSULTANT SCOPE OF SERVICES AND BASE COMPENSATION

CONSULTANT: Ronald Mentzer

TERM OF ENGAGEMENT: From May 4, 2026, to December 31, 2026

SCOPE OF SERVICES: The Consultant will provide municipal community development, economic development, tax increment financing, organizational and operational efficiency, staff development, and other management consulting services focused on:

1. Ensuring contiguity in the City of Crest Hill Community Development Department operations.

2. Providing project review and City approval process support on significant current (and future) development projects and proposals, including but not limited to the following, which will enable the new Community and Economic Development Director to focus meaningful time on City economic development efforts:

    - Seasons of Crest Hill Luxury Apartment complex near Renwick and Weber Road;
    - Development of the remaining Heidner property at the northwest corner of Weber Road and Division Street;
    - Midwest Industrial Fund's (MIF) development of a 150,000+ sq. ft. industrial/warehouse/office building at the south end of Advantage Drive;
    - Mather/USCD Annexation and Development of property along Weber Road;
    - Quik Trip development on the former Crest Hill City Hall property;
    - Any other future developments submitted during the term of this Agreement and as assigned by the Community and Economic Development Director.

3. Transferring institutional knowledge regarding City regulations, review and approval processes, staffing, and operational challenges and opportunities to the new Community and Economic Development Director.

4. Assisting with text amendments and development process changes within the Community and Economic Development Department.

5. Assisting with developer connections, meetings, initial TIF discussions, and other economic development initiatives.

BASE COMPENSATION:

$115.00 per hour for hours worked. Work hours shall be approved by the Community and Economic Development Director. The maximum number of hours per week shall be twenty-four (24), and Total Compensation for the term of the Agreement shall not exceed $50,000, unless otherwise authorized by the Mayor and City Council.

Signature Page to Follow

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RONALD MENTZER

_____

Date: _____

THE CITY OF CREST HILL

_____

By: RAYMOND SOLIMAN

Its: Mayor

Date: _____

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City Council Memo

Crest Hill, IL

Meeting Date: May 4, 2026

Submitter: Daniel Ritter, AICP, Community Development Director
Atefa Ghaznawi, AICP, LEED AP, City Planner

Department: Community Development

Agenda Item: Approval of an Ordinance approving application of Jorge Cruz for a Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility (Case # SU-26-3-4-1), and Variations request from Crest Hill Code of Ordinances-Sign Code for an existing on-premises free-standing sign (Case # V-26-3-4-1) with respect to real property located at 905 Theodore Street in Crest Hill, Illinois

Summary:

Jorge Cruz (the "Applicant") is looking to purchase, renovate, and reoccupy an existing vacant commercial property (formerly known as Crest Hill Bowling Lanes and Keglers Pub) located at 905 Theodore Street, which has been vacant since 2020. Jorge Cruz and his family have been Crest Hill residents since 2005 and have been operating their business in a small space in Hillcrest Shopping Center in the City for several years. The Applicant has requested approval of a Special Use permit for an Indoor Recreational and Entertainment (Soccer), and Variations request from the Crest Hill Code of Ordinances-Sign Code for an existing on-premises free-standing sign.

Play Time Soccer will operate as an indoor soccer sports facility designed to provide athletic training, recreational leagues, youth development programming, and community-based sporting events. The facility will accommodate individuals, teams, and organized programs for various age groups and skill levels, with a focus on promoting health, physical activity, and youth engagement. The property will also include a restaurant that will serve food and beverages to athletes, families, visitors, and members of the general public. The restaurant will operate as a separate but complementary use to the sports facility while remaining open to the public daily. The restaurant will operate as an American-style bar and grill, offering freshly prepared food made from scratch, and sports nutrition-friendly items.

Overall, the project represents the adaptive reuse of a vacant commercial building, which will replace underutilized and blighted conditions associated with prolonged vacancy with an active, well-maintained, supervised use that contributes positively to the neighborhood. The facility will maintain the existing building footprint and site layout, ensuring that it does not constrain future development patterns or infrastructure improvements in the area. As an indoor recreational use, it is comparable in intensity to other permitted commercial uses in the B-2 Zoning District and along Theodore Street, which has predominantly commercial uses. Furthermore, the activation of a currently vacant site is

expected to support continued reinvestment in the neighborhood by increasing activity, improving property maintenance, and enhancing the overall economic vitality of the neighborhood.

Figure 1: Location Map of 905 Theodore Street (the Subject Property)

The Plan Commission conducted the required public hearing for this application at its April 9, 2026, meeting and unanimously recommended approval of the requested Special Use permit for an Indoor Recreational and Entertainment (Soccer), and Variations request from Crest Hill Code of Ordinances-Sign Code for an existing on-premises free-standing sign, subject to the six (6) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

The Plan Commission did engage in substantial questions about the hours of operation of the recreational use in comparison to the liquor license for the restaurant. The Plan Commission generally agreed to defer any time restriction on the liquor license to the Liquor Commissioner and the City Council.

At the April 27, 2026 City Council Work Session, the application was presented and a discussion took place about the application. No alterations were requested to the draft Ordinance that was attached to the packet. As such, the attached Ordinance and Exhibits are the same as the packet presented at the Work Session.

Council Action Requested: Community Development Staff recommend that the City Council approve the Ordinance pertaining to a Special Use Permit for an Indoor Recreational and Entertainment (Soccer), and Variations request from the Crest Hill Code of Ordinances-Sign Code, located at 905 Theodore St, Crest Hill, IL.

Attachments:

- Attachment A – April 9, 2026, Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from the Crest Hill Code of Ordinances-Sign Code with Respect to Certain Real Property Located at 905 Theodore Street in Crest Hill, Illinois - Application of Jorge Cruz (with associated Exhibits)

MINUTES OF THE
CREST HILL PLAN COMMISSION

The April 9, 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 Cheryl Slabozeski, Commissioner Gordon Butler, Commissioner Jeff Peterson, and Commissioner John Stanton.

Also present were: City Planner Atefa Ghaznawi, Community & Economic Development Consultant Ron Mentzer, and Administrative Clerk Linda Riha.

Absent were: Commissioner Marty Flynn.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on March 12, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the Plan Commission meeting held on March 12, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Stanton, Butler, Chairman Thomas.
NAYES: None.
ABSTAIN: Commissioner Slabozeski.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-4-4-2, and V-26-4-4-2, requests of Francisco Martinez Trejo for an amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting business located on the 20,575 sq-ft, B-3 Business Service District zoned property located at 1923 N Broadway St, Crest Hill.

Chairman 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 for Case numbers SU-26-4-4-2 and V-26-4-4-2.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing case numbers SU-26-4-4-2 and V-26-4-4-2.

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On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Stanton, Butler, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:04 p.m.

Chairman Thomas asked the City Planner Atefa Ghaznawi to present the specifics on this case.

City Planner Atefa Ghaznawi presented the case, explaining that Francisco Martinez Trejo owns the property at 1923 North Broadway Street and is seeking to amend and expand his existing 2009 special use permit. The proposal includes changing the auto repair business to include auto repair and painting, continuing the automobile sales business, and seeking relief from parking requirements for both businesses. The business will provide automotive repair, refinishing, and vehicle sales services to the community, with the sales business specializing in pre-owned vehicles that have been inspected and prepared for sale.

The variation request addresses unique circumstances where strict parking adherence would reduce functional space for vehicle display and service operations, creating economic hardship. Staff recommended approval subject to ten conditions including restricted vehicle display areas, limited hours of operation (Monday-Friday 9 AM to 7 PM, Saturday 9 AM to 6 PM, and Sunday closed for auto repair/painting business; Monday-Saturday 9 AM to 6 PM and Sunday closed for auto sales/leasing business), and no outside vehicle repair.

City Planner Atefa Ghaznawi asked Francisco Martinez Trejo to come forward and present his case. Chairman Bill Thomas asked the representatives to sign in at the podium and raise their right hands to get sworn in.

Francisco Martinez Trejo appeared with his translator/friend, Ms. Flor Fuentes, who explained that Mr. Martinez has a family of four children and his wife, and this business is his only means of providing income for his family. He has invested all of his savings into purchasing the property two years ago and has been working for a year to obtain proper licenses. Ms. Fuentes emphasized Mr. Martinez's commitment to working with the city to meet all requirements and his desire to contribute revenue to Crest Hill while improving the property's appearance.

Chairman Bill Thomas asked Mr. Martinez how long he's been operating the business in its current location. Mr. Martinez stated that he bought the business two years ago and worked as a mechanic there. He wanted to add automobile painting but needed to have a Special Use/license through the City.

Commissioner Jeff Peterson inquired about Mr. Martinez's capabilities, learning he can perform all the work himself but plans to hire employees as the business grows. When asked about the car sales component, Ms. Fuentes explained the property previously operated as a car dealership and auto repair, and Mr. Martinez plans to rent dealership space to help pay off the property.

Chairman Thomas expressed support for the business expansion and particularly praised the proposed improvements to clean up the property perimeter, noting the area of Broadway Street needed beautification. Ms. Fuentes confirmed the property already looks much better than when Mr. Martinez purchased it, as it previously had junk cars, a lot of garbage, and even a mobile home in the parking lot.

Chairman Thomas asked for a motion to close the public hearing.

(#3) Motion by Commissioner Butler seconded by Commissioner Slabozeski, to close the public hearing for petitions SU-26-4-4-2 and V-26-4-4-2.
On roll call, the vote was:
AYES: Commissioners Butler, Slabozeski, Stanton, Peterson, Carroll, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:18 p.m.

Chairman Thomas asked the applicant if he agreed to the ten (10) conditions previously discussed with him by the City Staff. The applicant stated that he agreed.

Chairman Bill Thomas asked for a motion to approve the requests of Francisco Martinez Trejo seeking approval for an amended Special Use permit and Variations for his automobile sales and/or leasing business and his Automobile Body Repairing/Painting business, contingent on the 10 conditions just discussed.

(#4) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to recommend to the City Council the conditional approval of the petitions SU-26-4-4-2, and V-26-4-4-2, requests of Francisco Martinez Trejo for an amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required packing spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business located on the 20,575 sq-ft, B-3 Business Service District zoned property located at 1923 N Broadway St, Crest Hill.

On roll call, the vote was:
AYES: Commissioners Carroll, Slabozeski, Peterson, Stanton, Butler, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Plan Commission unanimously recommends City's Council's conditional approval of the amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business,

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subject to the project being implemented in substantial conformance with the ten (10) conditions for approval and application documents referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-4-4-2, and Case # V-26-4-4-2.

Chairman Thomas announced that this recommendation will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. He informed Mr. Martinez that the recommendation would go to city council with a workshop on April 27th, 2026, and final vote at the May 4th, 2026, City Council meeting.

Chairman Thomas thanked Mr. Martinez Trejo for his efforts in improving this stretch of Broadway Street and wished him much success with his expanded business ventures.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.

Chairman 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 for Case numbers SU-26-3-4-1 and V-26-3-4-1.

(#5) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to open a Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.
On roll call, the vote was:
AYES: Commissioners Peterson, Slabozeski, Butler, Carroll, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:24 p.m.

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Chairman Thomas asked the City Planner Atefa Ghaznawi to present the specifics on this case. City Planner Atefa Ghaznawi explained that Jorge Cruz seeks to purchase, renovate, and reoccupy the vacant former Crest Hill Bowling Lanes at 905 Theodore Street, which has been vacant since 2020. Cruz and his family have been Crest Hill residents since 2005 and have been operating their business in a small space in Hillcrest Shopping Center for several years. The proposal includes an indoor soccer sports facility with training, recreational leagues, youth development programming, and community sporting events, plus a restaurant serving American-style bar and grill food to athletes, families, and the general public.

Proposed site improvements include repairing and replacing fencing, installing new landscaping, repaving and restriping parking lots, adding landscaping islands and lighting repairs, repairing the building's awnings, and updating the ground sign with a modern design. City Planner Ghaznawi emphasized this represents adaptive reuse of a vacant commercial building, replacing blighted conditions with an active, well-maintained use that contributes positively to the neighborhood.

The variation request for the existing freestanding sign would allow adequate business visibility without altering the neighborhood's essential character. Staff recommended approval of the requested petitions subject to six conditions including completion of all improvements prior to occupancy, operating hours of Monday-Sunday 9 AM to midnight for the soccer facility and 7 AM to 11 PM for the restaurant, maximum occupancy of 200 people (including employees, players, customers, etc.), prohibition of banquet hall or convention center use, and compliance with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.

City Planner Atefa Ghaznawi asked Jorge Cruz to come forward and present his case. Chairman Bill Thomas asked the representatives to sign in at the podium and raise their right hands to get sworn in.

Jorge Cruz testified that he has been a Crest Hill resident since 2005, his father opened the soccer facility at Hillcrest Center in 2010, and after years of seeking expansion space, they found this location in 2024. The facility will accommodate two regular-sized indoor soccer fields, including appropriate flooring, field markings, safety netting, and spectator viewing areas as needed; include a concession stand for players, and feature a restaurant run by Mr. Cruz (who has restaurant experience) and his brother while his father, mother, and sister operate the soccer training and leagues.

Mr. Cruz explained the layout includes two soccer fields separated from the restaurant by a wall with doors, and netting separating the fields from a concession area. He confirmed alcohol would be retained in the restaurant area only and would not be allowed on the soccer fields, with appropriate signage posted.

Chairman Thomas questioned seating arrangements for spectators, learning there would be bench areas for fans and standing room around the fields with protective netting. When Chairman Thomas expressed concern about the midnight closing hour, Mr. Cruz explained their current location operates 2 PM to 11 PM or midnight, with late hours serving people who get off work late and use the facility for exercise. The representative Omar Tahrani offered to amend the hours for the indoor soccer facility to 11 PM initially and potentially request extension later if needed.

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Commissioner Carroll asked about restaurant capacity, with Mr. Cruz estimating 10-15 people per hour from soccer activities might visit the restaurant. Commissioner Peterson received confirmation that the restaurant would be open to the general public, not just soccer participants. Commissioner Slabozeski asked Mr. Cruz if the restaurant would be open for breakfast, lunch and dinner. Mr. Cruz stated that the restaurant is going to serve breakfast and coffee in the morning during the slow times to get things going and also open for lunch and dinner. Chairman Thomas inquired about potential monitors in the restaurant to view the soccer fields, which Mr. Cruz confirmed was planned as a live stream system. Commissioner Butler asked about potential staffing counts. Regarding staffing, the project narrative indicated 10-15 employees for the soccer facility and 6-10 for the restaurant.

Two residents testified during public comments. Robin Phelps, a 60-year resident living near the bowling alley, expressed support for the concept but concerned about midnight hours and the bar component. She recalled problems with the previous bar at the former bowling alley including loud noise, broken bottles, and disturbances, requiring residents to clean up debris. Both Ms. Phelps and other resident present, Carrie Polus, worried about similar issues with people drinking and walking home from the new establishment.

Community & Economic Development Consultant Ron Mentzer provided important context about liquor licensing, explaining he had participated in meetings with Mr. Cruz, his father, and Mayor Ray Soliman (the City's Liquor Commissioner). Consultant Mentzer clarified this would be a restaurant liquor license allowing alcohol service with food, not a bar license for extended drinking. Mayor Soliman was clear that he would only support a restaurant license, meaning customers couldn't simply spend time together drinking for hours but would need to order food. Consultant Mentzer noted Mayor Soliman is very hands-on as the Liquor Commissioner, sets clear expectations, calls in license holders when issues arise, and isn't afraid to revoke licenses when necessary. He emphasized that the family has significant self-interest in maintaining compliance to protect their substantial investment.

Commissioner Stanton inquired about the hours of both the soccer facility and the restaurant. City Planner Atefa Ghaznawi stated that the indoor soccer facility's hours are Monday-Sunday 9 AM to midnight and the restaurant hours are Monday-Sunday 7 AM to 11 PM. Commissioner Stanton then asked if the restaurant would need to be opened after 9:00-10:00PM. The representatives stated that there are people who come to play soccer or work out right from work and might need to eat afterward. Residents Ms. Phelps and Ms. Polus added that they think the idea and concept of an indoor soccer facility is a wonderful idea but still have concerns about the bar aspect of the facility falling into the past problems of the former bowling alley with disturbances and broken bottles. Mr. Cruz stressed that he thought that a bowling alley clientele and a soccer facility clientele are quite different and hoped there weren't any of the past issues that arise. He also mentioned that his family is very hands-on with the business.

Commissioner Slabozeski asked when Mr. Cruz planned to open the business. Mr. Cruz stated that once the work was done as stated in the agreement. He hoped that he could get a rush team in there to get it done and open by July or August 2026. He stated that he wanted to be ready to go for the winter soccer season.

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Chairman Thomas asked for a motion to close the public hearing for cases SU-26-3-4-1 and V-26-3-4-1.

(#6) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.
On roll call, the vote was:
AYES: Commissioners Peterson, Slabozeski, Stanton, Butler, Carroll, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:58 p.m.

Chairman Thomas expressed concern about the "sports bar" signage after extensive discussion about it not being a bar, suggesting alternatives like "sports restaurant" or "Corner Kick Lounge." He strongly preferred limiting both soccer facility and restaurant hours to 11 PM rather than midnight, offering to support future hour extensions if the business proved successful and problem-free.

Commissioner Peterson favored leaving the hours as requested, noting that restrictions based on potential drunk patrons seemed unfair since problematic drinking could occur elsewhere regardless.

Commissioner Stanton preferred some alcohol service time restrictions, suggesting alcohol service end earlier than food service to maintain control, stopping alcohol at 8 PM while allowing food service until 11 PM or midnight.

Commissioner Carroll supported matching restaurant and soccer facility hours so families would leave together when activities ended and inquired about managing unruly customers. Mr. Cruz assured Commissioners they would be hands-on in monitoring patrons and preventing over-service.

Commissioner Slabozeski suggested simply monitoring the situation as proposed. She also inquired about whether there will be security cameras inside and outside. Mr. Cruz answered that there will be a security system inside and outside of the facility.

Commissioner Butler stated that he had no problem with keeping the operating hours as proposed with proper monitoring.

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Consultant Mentzer added that businesses serving alcohol must obtain dram shop insurance requiring mandatory training for staff on monitoring customers and overseeing unruly situations. He noted police departments prefer to be called for any issues rather than having business owners manage problems themselves, creating a partnership approach to prevention. Consultant Mentzer also explained that the City Council had recently modified liquor control provisions to expand restaurant alcohol service hours to midnight to compete with national chains like Chili's, Applebee's, and Olive Garden which typically serve until 11 PM or midnight on weekends. The previous 10 PM limit had been a factor in difficulty attracting such competitive businesses to Crest Hill.

Commissioner Stanton thanked Consultant Mentzer for the added information about the modified liquor control provisions and being in competition with the national chains. He stated that it made sense to him.

After discussion, the Commission took an informal straw vote showing 4-2 support for keeping the proposed hours unchanged. Chairman Thomas noted he would forward the discussion details to the City Council for their final determination on operating hours.

Chairman Bill Thomas asked for a motion to approve the requests of Jorge Cruz seeking approval for a Special Use and Variation for an Indoor Recreational and Entertainment (Soccer) Facility, contingent on the 6 conditions just discussed.

(#7) Motion by Commissioner Peterson seconded by Commissioner Carroll, to recommend to the City Council the conditional approval of the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill..
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Slabozeski, Stanton, Butler, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

Chairman Thomas stated the Plan Commission unanimously recommends City Council's conditional approval of the Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, subject to the project being implemented in substantial conformance with the six (6) conditions for approval and application documents

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referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-3-4-1, and Case # V-26-3-4-1.

Chairman Thomas announced that this recommendation will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case during the April 27th, 2026, Work Session Meeting and the May 4th, 2026, City Council meeting for formal vote.

Chairman Bill Thomas then thanked Mr. Cruz for having the vision to repurpose an existing commercial property that has been vacant for six years and to further expand his indoor soccer sports training facility in the City of Crest Hill. He wished Mr. Cruz and his family much success with both the new soccer facility and the restaurant associated with it.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#8) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to adjourn the April 9, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Peterson, Slabozeski, Stanton, Carroll, Butler, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being six (6) affirmative votes, the MOTION CARRIED

The meeting was adjourned at 8:18 p.m.

As approved this_____day of_____, 2026.
As presented_____
As amended_____

_____
BILL THOMAS, COMMISSION CHAIRMAN

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Commissioners

Cheryl Slabozeski	Gordon Butler	Ken Carroll	Bill Thomas	John Stanton	Jeff Peterson	~~Marty Flynn~~

ATTACHMENT 1

1. The applicant shall apply for a building permit for interior renovation for the Automobile Body Repairing/Painting business within thirty (30) days following the approval of the Special Use permit.
2. The applicant shall complete all proposed interior and exterior improvements in accordance with the plans as presented, within seven (7) months following the approval of the Special Use permit.
3. For the Automobile Sales and/or Leasing business, a maximum of three (3) motor vehicles shall be permitted for display in the striped parking area of the northeast parking lot, facing Broadway Street. Motor vehicles for retail sale may remain in such parking spaces after the regular business hours of the Automobile Sales and/or Leasing business.
4. The west side of the northeast parking lot shall be limited to customer and employee parking, and shall not have motor vehicles parked thereon after the regular business hours of the Automobile Sales and/or Leasing business.
5. The northwest parking lot shall have a maximum of five (5) parking spaces designated/striped for the parking of automobiles associated with the Automobile Body Repairing/Painting business.
6. 1923 N Broadway St Plan Commission Staff Report April 9, 2026 6. There shall be no off-street parking other than as specified in the Conditions for Approval.
7. There shall be no tarped motor vehicles located in any of the designated parking areas or upon any outside location on the Subject Property.
8. There shall be no outside repair of motor vehicles on the Subject Property.
9. Hours of operation for the Automobile Body Repairing/Painting business shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 9:00 AM – 6:00 PM, and Sunday closed.
10. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday- Saturday 9:00am-6:00pm and Sunday closed.

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Commissioners

Cheryl Slabozeski	Gordon Butler	Ken Carroll	Bill Thomas	John Stanton	Jeff Peterson	~~Marty Flynn~~

ATTACHMENT 2

1. The following items shall be indicated on the permit and completed prior to occupancy of the business:

i. **All proposed interior improvements shall be completed and in compliance with all building and fire code requirements.**

ii. **East parking lot shall be milled, resurfaced, and striped according to the plan, along with new end islands per the approved plan. The west parking lot shall be restriped with new end islands installed per the approved plan.**

iii. **Existing fence on the north side of the east parking lot, bordering the residential properties, shall be repaired/replaced wherever worn or damaged. A 6-foot solid fence shall be required for the entirety of the special use.**

2. Hours of operation for the indoor soccer facility shall be limited to Monday – Sunday: 9:00 AM – 12:00 AM.

3. Hours of operation for the restaurant shall be limited to Monday – Sunday: 7:00 AM – 11:00 PM.

4. Total occupancy for the entire facility shall be limited to no more than 200 people.

5. The Subject Property shall not be used as a banquet hall, convention center, or for any other special ticketed events. A separate Special Use permit shall be required for a change of use to expand the capacity of the venue, or to have any other events other than recreational indoor soccer.

6. The proposed indoor soccer facility and restaurant shall comply with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.

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ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE FOR AN INDOOR RECREATIONAL AND ENTERTAINMENT (SOCCER) FACILITY, AND VARIATIONS FROM THE CREST HILL CODE OF ORDINANCES-SIGN CODE WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 905 THEODORE STREET IN CREST HILL, ILLINOIS (APPLICATION OF JORGE CRUZ - 2836 INVESTMENTS LLC)

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the "Code") authorizes the corporate authorities to vary the application of its local zoning requirements "in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;" and

WHEREAS, the Code states that Special Use and Variation requests shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City has enacted procedures, requirements, and standards for Special Use in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

WHEREAS, the City of Crest Hill ("City") has enacted procedures, requirements, and standards for Variations from its zoning requirements in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

WHEREAS, Jorge Cruz - 2836 INVESTMENTS LLC (the "Applicant") entered into a real estate contract to purchase the real property located at 905 Theodore Street in the City of Crest Hill, Illinois, bearing PIN 11-04-32-419-001-0000 which is legally described in Exhibit 1 of the attached Exhibit A (the "Property"), and has filed an application requesting approval of a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from the Crest Hill Code of Ordinances-Sign Code for an existing on-premises free-standing sign (the "Application). The owner of the Property has signed off and consented to the filing of the Application; and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on April 9, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested Special Use and Variations outlined in Exhibit 2 of attached Exhibit A at its April 9, 2026, meeting:

A. The Special Use, and Variations are in harmony with the general purpose and intent of the Zoning Ordinance; and

B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and the Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

C. The plight of the Applicant is due to unique circumstances and thus strict enforcement of the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances-Sign Code would result in practical difficulties or the imposition of exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

D. The Property cannot yield a reasonable return for the proposed commercial uses if permitted to be used only under the conditions allowed by the Zoning Ordinance; and

E. The Special Use, and Variations, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission's recommendation to approve the Special Use, and Variations listed in Exhibit 2 of attached Exhibit A was made subject to the project being implemented in substantial conformance with the six (6) conditions for approval and the application documents referenced in the April 9, 2026, Community Development Department Staff Report attached hereto as Exhibit 3 of attached Exhibit A (the "Staff Report"); and

WHEREAS, the City Council has examined the April 9, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Applicant in a regularly scheduled open meeting; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the six (6) conditions for approval and application documents referenced in the Staff Report; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

SECTION 1: The Preambles of this Ordinance are incorporated herein by reference.

SECTION 2: That the City Council hereby adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

SECTION 3: The Special Use and requested Variations listed in Exhibit 2 of the attached Exhibit A are hereby granted and approved subject to the project being implemented in substantial conformance with the following six (6) conditions for approval and

application documents referenced in the April 9, 2026, Community Development Staff Report for Plan Commission Case #SU-26-3-4-1, and Case #V-26-3-4-1:

1. The following items shall be indicated on the permit and completed prior to the business being certified for occupancy:
    i. All proposed interior improvements shall be completed and in compliance with all building and fire code requirements.
    ii. East parking lot shall be milled, resurfaced, and striped according to the plan, along with new end islands per the approved plan. The west parking lot shall be restriped with new end islands installed per the approved plan.
    iii. Existing fence on the north side of the east parking lot, bordering the residential properties, shall be repaired/replaced wherever worn or damaged. A 6-foot solid fence shall be required for the entirety of the special use.
2. Hours of operation for the indoor soccer facility shall be limited to Monday – Sunday: 9:00 AM – 12:00 AM.
3. Hours of operation for the restaurant shall be limited to Monday – Sunday: 7:00 AM – 11:00 PM.
4. Total occupancy for the entire facility shall be limited to no more than 200 people.
5. The Subject Property shall not be used as a banquet hall, convention center, or for any other special ticketed events. A separate Special Use permit shall be required for a change of use to expand the capacity of the venue, or to have any other events other than recreational indoor soccer.
6. The proposed indoor soccer facility and restaurant shall comply with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.

SECTION 4: This Ordinance shall become effective only upon the Applicant closing on the real estate contract and becoming the legal owner of the property, and then executing and submitting to the City the Unconditional Agreement and Consent attached hereto as Exhibit 4 of the attached Exhibit A, within 60 days of the passage of this Ordinance. If the Unconditional Agreement and Consent is not executed within 60 days, this Ordinance shall have no force and effect and shall be subject to repeal by the City Council without further notice or hearing due to the Applicant.

SECTION 5: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property, and further to annotate the Special Use permit granted hereby on the Crest Hill Official Zoning Map.

SECTION 6: This Ordinance shall take effect upon its passage according to law.

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PASSED THIS 4TH DAY OF MAY, 2026

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF MAY, 2026.

_____
Raymond R Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. SU-26-3-4-1, AND CASE NO. V-26-3-4-1
APPLICATION OF JORGE CRUZ - 2836 INVESTMENTS LLC FOR A SPECIAL USE PERMIT FOR AN INDOOR RECREATIONAL AND ENTERTAINMENT (SOCCER) FACILITY, AND VARIATIONS FROM THE CREST HILL CODE OF ORDINANCES-SIGN CODE AT PROPERTY LOCATED AS 905 THEODORE STREET IN THE CITY OF CREST HILL, ILLINOIS.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on April 9, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Jorge Cruz - 2836 INVESTMENTS LLC entered into a real estate contract to purchase the real property located at 905 Theodore Street in the City of Crest Hill, Illinois, bearing PIN 11-04-32-419-001-0000, and the owner of the Property has consented in writing to the filing of the Application;

B. That the application seeks approval of a Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from the Crest Hill Code of Ordinances-Sign Code for the property described in the application, commonly known as 905 Theodore Street in Crest Hill, Illinois (the "Property"), with PIN 11-04-32-419-001-0000, which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. That the Application seeks approval of Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign;

D. That the Property is zoned B-2;

E. That the Application was properly submitted and notice of the Application and the public hearing were properly made;

F. That no interested parties filed their written appearance herein;

G. That the public hearing was opened and called to order on April 9, 2026, and the applicant presented evidence and arguments in support of its application on April 9, 2026;

H. That the rules adopted by the Plan Commission for the conduct of public hearings by the Plan Commission were duly followed and observed;

I. That the proposed Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility, and requested Variations as considered under section 12.7 of the Zoning Ordinance, meet the six (6) standards for Special Use under section 12.7-6, and the three (3) standards for the granting of a Variation under Section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8) of the Zoning Ordinance;

THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE, AND SIGN CODE FOR THE GRANTING OF SPECIAL USE PERMIT AND VARIATIONS AS FOLLOWS:

1. That the approval of the application of Jorge Cruz - 2836 INVESTMENTS LLC for a Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations as listed in attached Exhibit A-2 for property located at 905 Theodore Street in Crest Hill, Illinois with PIN 11-04-32-419-001-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations request be granted subject to the project being implemented in substantial conformance with the following six (6) conditions for approval and application documents referenced in Exhibit A-3, the April 9, 2026, Community Development Staff Report for this request, as follows:

1. The following items shall be indicated on the permit and completed prior to the business being certified for occupancy:
    a. All proposed interior improvements shall be completed and in compliance with all building and fire code requirements.
    b. East parking lot shall be milled, resurfaced, and striped according to the plan, along with new end islands per the approved plan. The west parking lot shall be restriped with new end islands installed per the approved plan.
    c. Existing fence on the north side of the east parking lot, bordering the residential properties, shall be repaired/replaced wherever worn or damaged. A 6-foot solid fence shall be required for the entirety of the Special Use.
2. Hours of operation for the indoor soccer facility shall be limited to Monday – Sunday: 9:00 AM – 12:00 AM.
3. Hours of operation for the restaurant shall be limited to Monday – Sunday: 7:00 AM – 11:00 PM.
4. Total occupancy for the entire facility shall be limited to no more than 200 people.
5. The Subject Property shall not be used as a banquet hall, convention center, or for any other special ticketed events. A separate Special Use permit shall be required for a change of use to expand the capacity of the venue, or to have any other events other than recreational indoor soccer.
6. The proposed indoor soccer facility and restaurant shall comply with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 9TH Day of April, 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	___X___	_____	_____	_____
Commissioner Ken Carroll	___X___	_____	_____	_____
Commissioner Cheryl Slabozeski	___X___	_____	_____	_____
Commissioner Gordon Butler	___X___	_____	_____	_____
Commissioner Marty Flynn	_____	_____	___X___	_____
Commissioner Jeff Peterson	___X___	_____	_____	_____
Commissioner John Stanton	___X___	_____	_____	_____

Approved:

_____

Bill Thomas, Chairman

Attest:

_____

Christine Vershay-Hall, City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 905 THEODORE STREET, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-32-419-001-0000

LEGAL DESCRIPTION:

LOTS 1, 13, 335, 336 AND 337 IN UNIT NO. 1 OF RAYNOR HILLS ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1952, IN PLAT BOOK 27 PAGE 86, AS DOCUMENT NUMBER 715075, EXCEPT THAT PART OF LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO RAYNOR HILLS WATER COMPANY BY DEED DATED MAY 27, 1953 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 732193, IN BOOK 1432 PAGE 607, AND ALSO EXCEPTING THAT PART OF SAID LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO PRESTON HOMES, INCORPORATED BY DEED DATED AUGUST 26, 1954 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 755601, IN BOOK 1490 PAGE 399; IN WILL COUNTY, ILLINOIS

EXHIBIT A-2

905 THEODORE STREET - LIST OF REQUESTED VARIATIONS

Crest Hill Code of Ordinances Chapter 15.12 Sign Code, Section 15.12.080 (D)(1) Freestanding Signs in Business Districts

(b) *Setback.* All freestanding signs must maintain a setback of not less than ten feet from the property line. *The existing sign is located three feet from the property line.*

(c)-(d) *Height and Sign Area.* The maximum allowable area for freestanding signs for lots less than 5 acres is 50 square feet, and the maximum allowable sign height is 15 feet. *The existing sign height is 21 feet, The total area for the existing sign is 89 square feet (excluding the digital sign).*

(e) *Electronic message center sign/changeable copy.* In the case of electronic message center/changeable copy signs, the electronic message/changeable copy portion of the sign shall not exceed 20 square feet and will not be counted towards the area of the sign but will be included in the overall height. *The existing digital sign area is 54 square feet.*

EXHIBIT A-3

April 9, 2026 Community Development Department Staff Report

EXHIBIT A-4

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois **("City")**:

WHEREAS, JORGE CRUZ - 2836 INVESTMENTS LLC entered into a real estate contract to purchase the real property located at 905 Theodore Street in the City of Crest Hill, Illinois, bearing PIN 11-04-32-419-001-0000 (the "Subject Property") and has applied for and been granted a Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility, and certain Variations from the City of Crest Hill Code of Ordinances-Sign Code; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on May 4, 2026, ("the **Ordinance**"), approved a Special Use permit for an Indoor Recreational and Entertainment (Soccer) Facility, and certain Variations from the City of Crest Hill Code of Ordinances-Sign Code, subject to six (6) conditions; and

WHEREAS, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until JORGE CRUZ - 2836 INVESTMENTS LLC has closed on the real estate contract and as Owner, has also executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, JORGE CRUZ - 2836 INVESTMENTS LLC does hereby agree, warrant and covenant as follows:

1. That the Owner has closed on the Subject Property and is now the legal owner of the Subject Property.

2. That the Owner hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.

3. That the Owner acknowledges that all required public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation or repeal of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that he will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the City will provide the Owner with written notice of the City's intent to Repeal or Revoke the Ordinance.

4. That the Owner acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use permit and Variations or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure him against damage or injury of any kind at any time.

5. That the Owner hereby agrees to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents,

representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

6. The undersigned is an authorized representative of the Owner duly authorized and empowered to execute this Unconditional Agreement and Consent on behalf of the Owner.

[Signature page to follow]

OWNER: JORGE CRUZ - 2836 INVESTMENTS LLC

By: _____

Its: _____

SUBSCRIBED and **SWORN** to before me

this _____day of _____, 2026.

_____

Notary Public

Crest Hill
CITY OF NEIGHBORS

To: Plan Commission

From: Daniel Ritter, AICP, Community Development Director
Atefa Ghaznawi, AICP, LEED AP, City Planner

Date: April 9, 2026

Re: 905 Theodore Street, Special Use for an Indoor Recreational and Entertainment (Soccer) Facility (Case # SU-26-3-4-1); and Variations Request from the City of Crest Hill Sign Code for an Existing On-Premises Free-Standing Sign (Case # V-26-3-4-1) (last revised 04-06-2026)

Project Details

Project:	Special Use for an Indoor Recreational and Entertainment (Soccer) Facility and Variations Request from the City of Crest Hill Sign Code for an Existing On-Premises Free-Standing Sign.
Applicant:	Jorge Cruz
Requests:	Special approvals from the City of Crest Hill Zoning Ordinance, and City Code for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility; and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign.
Location:	905 Theodore Street (the "Subject Property")

Site Details

Lot Size:	Approximately 2.23 acres
Existing Zoning:	B-2 General Business District
Existing Improvements:	Approx. 18,500 SF existing one-story commercial building, and two existing parking lots and driveways

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Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial/ the old Bowling Alley	Local Commercial	B-2
North	Single-Family Detached Residence	Single-Family Detached	R-1
South	Single-Family Detached Residence (City of Joliet)	City of Joliet	R-2
East	Single-Family Detached Residence, Church, and Commercial	Single-Family Detached, Community Facilities, and Local Commercial	R-1 and B-1
West	Single-Family Detached Residence	Single-Family Detached	R-1

Exhibits

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2026-01-14
2. Exhibit D – Legal Description 2026-03-04
3. Exhibit E – Plat of Survey 2026-03-04
4. Exhibit F – Photos of Existing Condition 2026-03-04
5. Exhibit G – List of Requested Variations 2026-03-04
6. Exhibit H – Project Narrative 2026-03-27
7. Exhibit I – Response to Standards for Special Use 2026-03-09
8. Exhibit J – Site Plan, Landscape Plan and Architectural Plans, by MTZ Architect Inc. last revised 2026-03-12
9. Exhibit K – Proposed Sign by US Sign & Electric LLC, last revised 2026-03-12

Application Background and Project Summary

Jorge Cruz (the Applicant) is looking to purchase, renovate, and reoccupy an existing vacant commercial property (formerly known as Crest Hill Bowling Lanes and Keglers Pub) located at 905 Theodore Street, which has been vacant since 2020. The Applicant is requesting approval of a Special Use Permit for Play Time Soccer, an indoor soccer sports training and recreational facility, along with a restaurant that will operate daily to serve facility participants and the surrounding community. Jorge Cruz and his family have been Crest Hill residents since 2005 and have been operating their business in a small space in Hillcrest Shopping Center (1701 N Larkin Ave, Unit 101) in the City for several years.

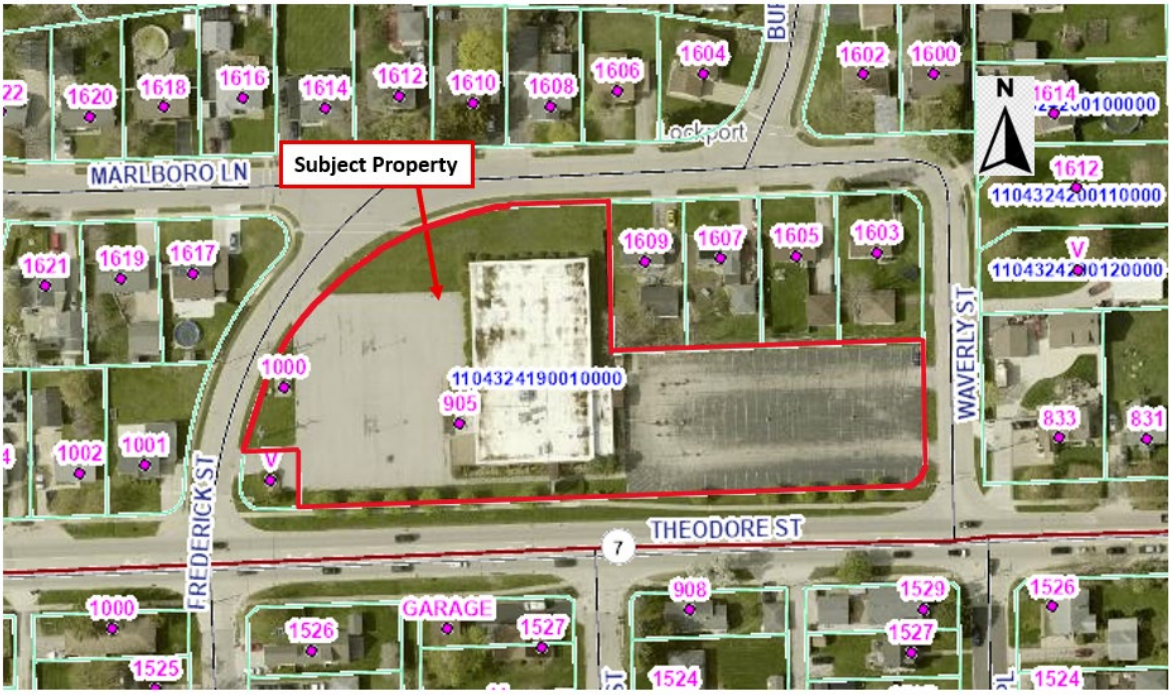
Play Time Soccer will operate as an indoor soccer sports facility designed to provide athletic training, recreational leagues, youth development programming, and community-based sporting events. The facility will accommodate individuals, teams, and organized programs for various age groups and skill levels, with a focus on promoting health, physical activity, and youth engagement.

Hours of operation for the Indoor Soccer Sports Facility (Play Time Soccer) will be Monday – Sunday 9:00 AM – 12:00 AM.

The property will also include a restaurant that will serve food and beverages to athletes, families, visitors, and members of the general public. The restaurant will operate as a complementary use to the sports facility while remaining open to the public daily. The restaurant will operate as an American-style bar and grill, offering freshly prepared food made from scratch. The facility also plans to offer sports nutrition-friendly items, including protein-focused meals, hydration beverages, and recovery-friendly food selections designed to support active individuals and youth athletes. Hours of operation for the Restaurant will be Monday – Sunday, 7:00 AM – 11:00 PM.

The proposed project will provide recreational opportunities for youth and adults while promoting health, fitness, and community engagement. Play Time Soccer is intended to serve as a safe, family-oriented environment for sports development, teamwork, and social interaction. The restaurant component will enhance the overall customer experience while contributing to the local economy through job creation and increased visitation to the City of Crest Hill.

Figure 1: Location Map of 905 Theodore Street (the Subject Property)



Proposed Improvements

- **Interior Improvements:** Remove the existing bowling alley lanes and associated equipment; renovate the interior space to accommodate two regulation-size indoor soccer fields, including appropriate flooring, field markings, safety netting, and spectator viewing areas as needed; and convert the existing bar area within the former bowling alley section into a concession counter for the sale of snacks and non-alcoholic beverages.
- **Exterior Improvements:** Mill, resurface, and restripe the east parking lot to improve traffic flow, safety, and overall appearance; repair and reinforce existing fencing along the east parking lot; Install new fencing and/or landscape screening along the west parking lot to minimize headlight glare impacting neighboring residences; upgrade side

and rear landscaping with refreshed plant materials and modern design elements to enhance curb appeal; update monument and building sign panels with contemporary finishes and materials; add decorative landscaping around signage to improve visibility and aesthetic appeal; replace worn and/or damaged awnings with new, updated materials and colors; sand, prime, and repaint all parking lot light poles to restore appearance and prevent corrosion; and install protective parking islands around light poles to reduce the risk of vehicle damage and improve durability.

Summary of Requested Petitions

The Applicant is seeking approval for the following petitions:

(i) Special Use for an Indoor Recreational and Entertainment (Soccer) Facility
(ii) Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign.

Staff Analysis

Overall, the project represents the adaptive reuse of a vacant commercial building, which will replace underutilized and blighted conditions associated with prolonged vacancy with an active, well-maintained, supervised use that contributes positively to the neighborhood. The facility will maintain the existing building footprint and site layout, ensuring that it does not constrain future development patterns or infrastructure improvements in the area. As an indoor recreational use, it is comparable in intensity to other permitted commercial uses in the B-2 Zoning District and along Theodore Road, which has predominantly commercial uses. An Indoor Soccer Facility does not introduce conditions that would discourage investment of adjacent properties, and will promote further redevelopment within the area.

The indoor soccer activities will occur entirely within an enclosed structure, limiting noise and other off-site impacts. Any potential effects related to lighting, hours of operation, and customer activity will be effectively managed through their proposed business plan, limited hours of operation, and conditions for approval to ensure compatibility with adjacent residential uses. The restaurant component is a customary and complementary use that will operate in accordance with all applicable codes and regulations. The site has established access via existing public roadways, with ingress and egress points designed to safely accommodate anticipated traffic volumes, and on-site circulation and parking areas will continue to function adequately to serve patrons and employees. Additionally, the presence of a staffed, regularly occupied facility will enhance security and oversight of the property.

Site improvements are proposed that will allow the site and building to be improved and further reduce off-site impacts. This includes repairing and replacing adjacent fencing and installing new landscaping to lessen headlight glare and noise. Repaving, restriping, end islands, landscaping, and lighting repairs will enhance the look of the parking areas. The building's awning will be repaired and replaced, along with other repainting and repairs to any peeling paint or rusted areas on the building. The ground sign will be reused and refurbished to look more modern and updated, including a work LED message center.

Furthermore, the activation of a currently vacant site is expected to support continued reinvestment in the neighborhood by increasing activity, improving property maintenance, and enhancing overall marketability. The proposed use is consistent with surrounding commercial activities and is expected

to stabilize and potentially enhance nearby property values by revitalizing a vacant site and contributing to the economic vitality of the neighborhood.

The variation request for the existing on-premises free-standing sign, if granted, will not alter the essential character of the locality. The proposed sign will identify an indoor soccer facility and restaurant operating within an existing commercial building, a use compatible with surrounding commercial and residential properties, and will facilitate the practical operation of the facility. The sign's size, placement, and design are modest and in keeping with the scale of neighboring commercial signage, ensuring it does not dominate or visually disrupt the streetscape. Granting the variation request will allow adequate visibility for the business to attract patrons without changing the overall appearance or character of the neighborhood.

Staff feedback on specific aspects of the requested approvals

- **Crest Hill Code of Ordinances Chapter 15.12 Sign Code, Section 15.12.080 (D)(1) Freestanding Signs in Business Districts:**

  (b) Setback. All freestanding signs must maintain a setback of not less than ten feet from the property line. *The existing sign is located three feet from the property line.*

  (c)-(d) Height and Sign Area. The maximum allowable area for freestanding signs for lots less than 5 acres is 50 square feet, and the maximum allowable sign height is 15 feet. *The existing sign height is 21 feet, The total area for the existing sign is 89 square feet (excluding the digital sign).*

  (e) Electronic message center sign/changeable copy. In the case of electronic message center/changeable copy signs, the electronic message/changeable copy portion of the sign shall not exceed 20 square feet and will not be counted towards the area of the sign but will be included in the overall height. *The existing digital sign area is 54 square feet.*

Staff reviewed the proposed development with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Indoor Recreational and Entertainment (Soccer) Facilities as Special Use in B-2 General Business District, and restaurants as permitted use in B-2 General Business District. The proposed Indoor Recreational and Entertainment (Soccer) Facility will require approval of a Special Use permit, and the above-mentioned variation(s).

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 can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

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 cannot yield a reasonable return if limited to the signage requirements currently allowed by the City of Crest Hill Sign Code. The vacant commercial property, intended to be used as an indoor soccer facility, relies on sufficient visibility and clear identification to attract patrons, including families, leagues, and community members. The existing sign regulations on sign size, height, placement prevent the existing sign from adequately promoting the business and making the property marketable. Without a variation to allow appropriate use of the existing

sign, the facility would be unable to operate successfully and generate a reasonable return, as restricted signage would limit public awareness and patronage while leaving the property underutilized.

2. That the plight of the owner is due to unique circumstances.
   The plight of the owner is due to unique circumstances that justify the requested variation for the existing sign. The property is a vacant commercial building that has remained unoccupied since 2020 despite efforts to lease or sell it under typical zoning conditions. Its layout, location, and orientation make it particularly challenging for standard signage to provide adequate visibility to attract patrons for an indoor soccer facility.

   These unique circumstances—specifically, the need for clear identification of a recreational facility that serves families and leagues and the limitations of the existing sign under current sign regulations—create an economic and operational hardship that is not generally shared by other properties in the B-2 Zoning District. Granting the variation will allow the property to be effectively utilized while preserving the overall character of the neighborhood.

3. That the variation, if granted, will not alter the essential character of the locality.
   The variation for the existing sign, if granted, will not alter the essential character of the locality. The proposed sign will identify an indoor soccer facility and restaurant operating within an existing commercial building, a use compatible with surrounding commercial and residential properties. The sign's size, placement, and design are modest and in keeping with the scale of neighboring commercial signage, ensuring it does not dominate or visually disrupt the streetscape.

   Granting the variation will allow adequate visibility for the business to attract patrons without changing the overall appearance or character of the neighborhood. The use of the existing sign will facilitate the practical operation of the facility while maintaining harmony with the surrounding neighborhood.

In addition, Section 12.6-2 Standards for Variations and Section 12.7-6 Standards for Special Use of the Zoning Ordinance further suggest that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A and Exhibit B have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests. Please refer to Exhibit I for the Applicant's response to Standards for Special Use.

Conditions of Approval (last revised 04-06-2026)

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 following items shall be indicated on the permit and completed prior to occupancy of the business:
   i. All proposed interior improvements shall be completed and in compliance with all building and fire code requirements.
   ii. East parking lot shall be milled, resurfaced, and striped according to the plan, along with new end islands per the approved plan. The west parking lot shall be restriped with new end islands installed per the approved plan.

iii. Existing fence on the north side of the east parking lot, bordering the residential properties, shall be repaired/replaced wherever worn or damaged. A 6-foot solid fence shall be required for the entirety of the special use.

2. Hours of operation for the indoor soccer facility shall be limited to Monday – Sunday: 9:00 AM – 12:00 AM.
3. Hours of operation for the restaurant shall be limited to Monday – Sunday: 7:00 AM – 11:00 PM.
4. Total occupancy for the entire facility shall be limited to no more than 200 people.
5. The Subject Property shall not be used as a banquet hall, convention center, or for any other special ticketed events. A separate Special Use permit shall be required for a change of use to expand the capacity of the venue, or to have any other events other than recreational indoor soccer.
6. The proposed indoor soccer facility and restaurant shall comply with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.

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 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 the Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, subject to the project being implemented in substantial conformance with the six (6) conditions for approval and application documents referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-3-4-1, and Case # V-26-3-4-1.

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

For Office Use Only: **Case Number:** SU-26-3-4-1 , V-26-3-4-1

Project Name: Playtime Indoor Soccer Facility

Owner: 905 Theodore Properties, LLC

Street address:

City, St., Zip:

Phone:

Email: [redacted]

Correspondence To: Jorge Cruz

Street address:

City, St., Zip:

Phone: [redacted]

Email: [redacted]

Property Address:

Street address: 905 Theodore St

City, St., Zip: Crest Hill, IL

PIN: 04-32-419-001

Property Information:

Lot Width: 520'-0"

Lot Depth: 230'-0"

Total Area: 2.228 Acres

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

Existing Zoning: B-2

Existing Land Use: Bowling Alley - Restaurant

Requested Zoning: B-2

Proposed Land Use: Indoor Soccer Facility - Restaurant

Adjoining Properties Zoning and Uses:

North of Property: R-1 Residential

South of Property: R-2 Residential (Joliet)

East of Property: R-1 Residential

West of Property: R-1 Residential

Purpose Statement (intended use and approval sought): Indoor Soccer Facility and Restaurant

Development Request: Please check all that apply and describe:

[ ] Rezoning:_____

[X] Special Use: Indoor Soccer Facility and Restaurant

[X] Variance: Ground sign (Existing)

[ ] 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:_____ Phone:_____

Company:_____ Email:_____

[ ] Contractor:_____ Phone:_____

Company:_____ Email:_____

[X] Architect: Eduardo Martinez Phone: [redacted]

Company: MTZ Architects, Inc. Email: [redacted]

[ ] Builder:_____ Phone:_____

Company:_____ Email:_____

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

[redacted] 01.14.26

Signature of the Applicant Date

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

[redacted] 1/16/2026 | 11:19 CST

Signature of the Owner Date

EXHIBIT D

905 THEODORE STREET - LEGAL DESCRIPTION

PROPERTY ADDRESS: 905 THEODORE STREET, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-32-419-001-0000

LEGAL DESCRIPTION:

LOTS 1, 13, 335, 336 AND 337 IN UNIT NO. 1 OF RAYNOR HILLS ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1952, IN PLAT BOOK 27 PAGE 86, AS DOCUMENT NUMBER 715075, EXCEPT THAT PART OF LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO RAYNOR HILLS WATER COMPANY BY DEED DATED MAY 27, 1953 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 732193, IN BOOK 1432 PAGE 607, AND ALSO EXCEPTING THAT PART OF SAID LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO PRESTON HOMES, INCORPORATED BY DEED DATED AUGUST 26, 1954 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 755601, IN BOOK 1490 PAGE 399; IN WILL COUNTY, ILLINOIS

CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE SCHEDULE B, ORDER NO. 17SK8306725WJ, EFFECTIVE DATE: MAY 25, 2017

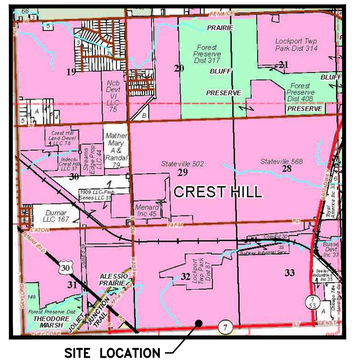
EXCEPTION	DESCRIPTION OF DOCUMENT	DOC. NO.	SURVEY RELATED
1	RIGHTS OR CLAIMS OF POSSESSION, NOT RECORDED	N/A	NOT SURVEY RELATED
2	ANY ENCROACHMENT, ENCUMBRANCE, ETC.	N/A	SHOWN ON SURVEY
3	EASEMENTS OR CLAIMS, NOT RECORDED	N/A	SHOWN ON SURVEY
4	ANY LIEN, OR RIGHT TO LIEN, NOT RECORDED	N/A	NOT SURVEY RELATED
5	TAXES OR SPECIAL ASSESSMENTS, NOT RECORDED	N/A	NOT SURVEY RELATED
6	ALTA STATEMENT	N/A	NOT SURVEY RELATED
7	NOTE FOR INFORMATION: FULL PAYMENT	N/A	NOT SURVEY RELATED
A	TAXES FOR THE YEARS 2016 AND 2017	N/A	NOT SURVEY RELATED
B	MORTGAGE	R2003286973	NOT SURVEY RELATED
C	ASSIGNMENT OF RENTS	R2003286973	NOT SURVEY RELATED
D	905 THEODORE LLC, ARTICLES OF ORGANIZATION ETC.	N/A	NOT SURVEY RELATED
E	EXISTING UNRECORDED LEASES AND RIGHTS THEREUNDER	N/A	NOT SURVEY RELATED
F	PROPERTY MANAGER STATEMENT	N/A	NOT SURVEY RELATED
G	ANY UNRECORDED LIEN, OR RIGHT TO A LIEN BY BROKER	N/A	NOT SURVEY RELATED
H	LEASE TERMS AND CONDITIONS	R2011100181	NOT SURVEY RELATED
I	LEASEHOLD INTEREST	R2011100181	NOT SURVEY RELATED
J	IBT EASEMENT	R2000113260	SHOWN ON SURVEY
K	EASEMENTS	715075	SHOWN ON SURVEY
L	BUILDING LINES	715075	SHOWN ON SURVEY
M	PROTECTIVE COVENANTS	728747	SHOWN ON SURVEY
N	30-FT BUILDING LINE VIOLATION PER 1998 SURVEY	N/A	SHOWN ON SURVEY
O	PUBLIC ACT 95-988	N/A	NOT SURVEY RELATED
P	"GOOD FUNS" SECTION 215 ILCS 155/26	N/A	NOT SURVEY RELATED
Q	NOTE FOR INFO: WILL COUNTY RECORDER	N/A	NOT SURVEY RELATED
R	NOTE FOR INFORMATION (ENDORSEMENT REQUESTS)	N/A	NOT SURVEY RELATED

ALTA/NSPS LAND TITLE SURVEY

LOTS 1, 13, 335, 336 AND 337 IN UNIT NO. 1 OF RAYNOR HILLS ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1952, IN PLAT BOOK 27 PAGE 86, AS DOCUMENT NUMBER 715075, EXCEPT THAT PART OF LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO RAYNOR HILLS WATER COMPANY BY DEED DATED MAY 27, 1953 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 732193, IN BOOK 1432 PAGE 607, AND ALSO EXCEPTING THAT PART OF SAID LOT 1 HERETOFORE CONVEYED BY THE GRANTOR TO PRESTON HOMES, INCORPORATED BY DEED DATED AUGUST 26, 1954 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 755601, IN BOOK 1490 PAGE 399; IN WILL COUNTY, ILLINOIS.

EXHIBIT E

VICINITY MAP



P.I.N. 04-32-419-001
COMMON ADDRESS: 905 THEODORE STREET
CREST HILL, IL 60403

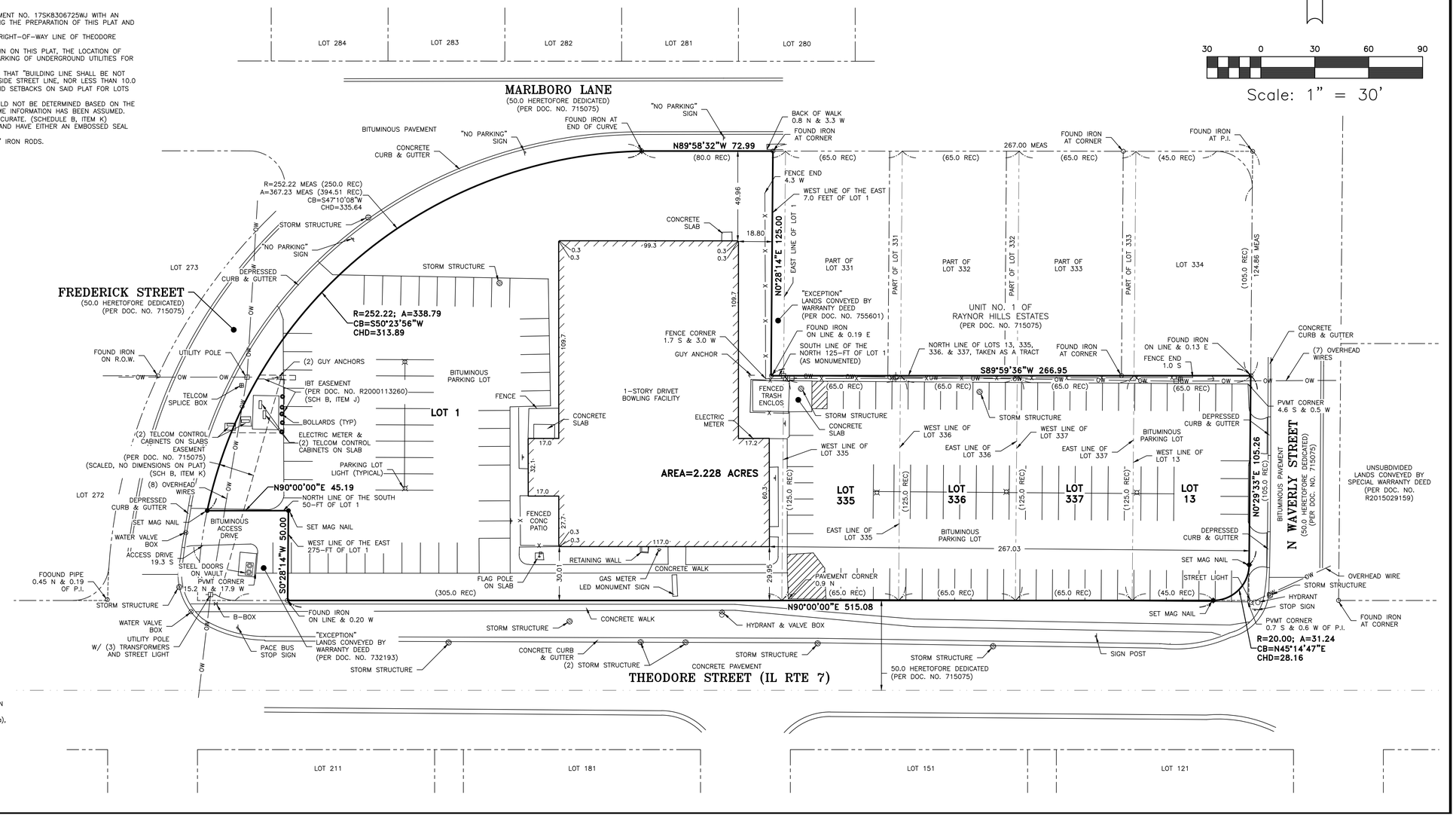
2016 ALTA/NSPS LAND TITLE SURVEY OPTIONAL TABLE "A" ITEMS

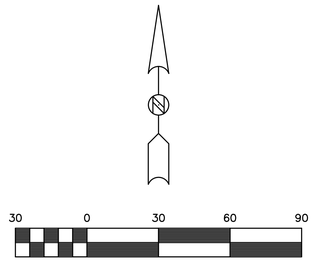
ITEM	DESCRIPTION OF ITEM	LOCATION ON SURVEY
1	MONUMENTS PLACED	AS SHOWN
2	COMMON ADDRESS	AS SHOWN
4	GROSS LAND AREA	AS SHOWN
7(a)	EXTERIOR DIMENSIONS AT GROUND LEVEL	AS SHOWN
14	DISTANCE TO NEAREST INTERSECTING STREET	AS SHOWN

NOTES:
1. THE CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 17SK8306725WJ WITH AN EFFECTIVE DATE OF MAY 25, 2017 AND A DATE STAMP OF 06.12.17, WAS USED DURING THE PREPARATION OF THIS PLAT AND SURVEY.
2. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE NORTH RIGHT-OF-WAY LINE OF THEODORE STREET BEING ASSUMED TO BE DUE EAST-WEST.
3. ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN LOCATED AND SHOWN ON THIS PLAT, THE LOCATION OF ALL BURIED UTILITIES MAY NOT BE SHOWN. THE OWNER SHOULD PROVIDE SURFACE MARKING OF UNDERGROUND UTILITIES FOR THE CERTIFICATION OF THE LOCATION BY THE LAND SURVEYOR.
4. IT IS NOTED ON THE PLAT OF SUBDIVISION OF UNIT NO. 1 OF RAYNOR HILLS ESTATES THAT "BUILDING LINE SHALL BE NOT LESS THAN 30.0 FEET FROM FRONT LOT LINE NOR LESS THAN 30.0 FEET FROM ANY SIDE STREET LINE, NOR LESS THAN 10.0 FEET FROM ANY SIDE PROPERTY LINE." THERE IS NO GRAPHIC REPRESENTATION OF SAID SETBACKS ON SAID PLAT FOR LOTS 1, 13 AND 331 THROUGH 337, BOTH INCLUSIVE. (SCHEDULE B, ITEM L)
5. THE EXACT LOCATION OF THE EASEMENT ON THE SOUTHWESTERLY SIDE OF LOT 1 COULD NOT BE DETERMINED BASED ON THE AVAILABLE PLATTED INFORMATION. THE DEPICTED LOCATION HAS BEEN SCALED AND SOME INFORMATION HAS BEEN ASSUMED. GEOTECH CAN NOT GUARANTEE AND/OR WARRANT THAT SAID GRAPHIC DEPICTION IS ACCURATE. (SCHEDULE B, ITEM K)
6. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL SURVEY, IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED.
7. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16" IRON RODS.

EXISTING SYMBOLS LEGEND

- SURVEY MONUMENT
- SURVEY MONUMENT – R.O.W. MARKER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL – MAST ARM
- UTILITY CONTROL CABINET
- UTILITY POLE GUY WIRE
- UTILITY POLE
- STREET LIGHT
- SIGN
- UTILITY HAND HOLE
- UTILITY DOUBLE HAND HOLE
- UTILITY HEAVY DUTY HAND HOLE
- UTILITY JUNCTION BOX
- UTILITY SPLICE BOX – GENERAL
- UTILITY SPLICE BOX – TELEPHONE
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION (FES)
- STORM SEWER MANHOLE
- STORM SEWER INLET
- SANITARY SEWER MANHOLE
- WATER – POST INDICATOR VALVE (PIV)
- WATER – FIRE HYDRANT
- WATER – VALVE BUFFALO BOX
- WATER – VALVE BOX
- WATER – VALVE VAULT
- WATER – SIAMESE FIRE CONNECTION
- RAILROAD SIGNAL
- RAILROAD SIGNAL WITH STOP GATE
- VEGETATION – TREE STUMP
- VEGETATION – DECIDUOUS TREE
- VEGETATION – EVERGREEN TREE
- VEGETATION – SHRUB/HEDGEROW
- CONCRETE BOLLARD
- FLAG POLE
- MAIL BOX
- AIR CONDITIONER UNIT
- GENERATOR UNIT
- ELECTRICAL TRANSFORMER
- AUTOMATED TELLER MACHINE (ATM)





STATE OF ILLINOIS)
COUNTY OF WILL) SS

TO: CHICAGO TITLE INSURANCE COMPANY
BRIAN SPILLER
905 THEODORE LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 8, AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16, 2017.

June 21, 2017
DATE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE: 11/30/2018
GEOTECH INCORPORATED PROFESSIONAL
DESIGN FIRM NUMBER 184-000165

DATE BY REVISION

ORDERED BY:
CHRIS KOURLESIS, CENTRAL CLEANERS
1120 RICHARDS STREET
JOLIET, IL 60433

DRAWN BY: CJT JOB # GJN19830
CHECKED BY: CMP DATE: 06/21/2017

UNIT NO. 1 OF
RAYNOR HILLS ESTATES

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

GJN19830

EXHIBIT F

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

2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

3 EAST ELEVATION
SCALE: 1/8"=1'-0"

4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL

EXTERIOR ELEVATIONS

No.	Description	Date
1	ISSUED FOR PERMIT	11.01.16

MTZ ARCHITECTS, INC.
684 W. Boughton Rd. Suite 202
Bolingbrook, Illinois 60440

© 2026

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS

ARCHITECT

Scale	Date
1/8"=1'-0"	01.21.26

Job No. 25009

Sheet No. A3.1

EXHIBIT G

905 THEODORE ST – LIST OF REQUESTED VARIATIONS

Crest Hill Code of Ordinances Chapter 15.12 Sign Code, Section 15.12.080 (D)(1) Freestanding Signs in Business Districts

(b) *Setback.* All freestanding signs must maintain a setback of not less than ten feet from the property line. The existing sign is located three feet from the property line.

(c)-(d) *Height and Sign Area.* The maximum allowable area for freestanding signs for lots less than 5 acres is 50 square feet, and the maximum allowable sign height is 15 feet. The existing sign height is 21 feet, The total area for the existing sign is 89 square feet (excluding the digital sign).

(e) *Electronic message center sign/changeable copy.* In the case of electronic message center/changeable copy signs, the electronic message/changeable copy portion of the sign shall not exceed 20 square feet and will not be counted towards the area of the sign but will be included in the overall height. The existing digital sign area is 54 square feet.

EXHIBIT H

Play Time Soccer
Jorge Cruz
Crest Hill, IL
773-615-9972
Jorgefcruz67@yahoo.com

February 17th, 2026

City of Crest Hill
Community Development / Planning & Zoning Department
20600 City Center Blvd
Crest Hill, IL 60403

RE: Project Narrative/ Play Time Soccer
Property Address: 905 Theodore St, Crest Hill, IL

Project Overview

This narrative is submitted to outline the proposed use and operational plan for the property located at 905 Theodore Street, Crest Hill, Illinois. The proposed project involves the establishment of Play Time Soccer, an indoor soccer sports training and recreational facility, along with a restaurant that will operate daily to serve facility participants and the surrounding community.

Facility Description

Play Time Soccer will operate as an indoor soccer sports facility designed to provide athletic training, recreational leagues, youth development programming, and community-based sporting events. The facility will accommodate individuals, teams, and organized programs for various age groups and skill levels, with a focus on promoting health, physical activity, and youth engagement.

The property will also include a restaurant that will serve food and beverages to athletes, families, visitors, and members of the general public. The restaurant will operate as a complementary use to the sports facility while remaining open to the public daily.

Restaurant Concept and Food Service

The restaurant will operate as an American-style bar and grill, offering freshly prepared food made from scratch. The menu will primarily feature casual dining options such as burgers, sandwiches, wraps, salads, appetizers, and similar American grill style selections.

In addition to traditional menu offerings, the restaurant will provide healthy food options designed to support athletic performance, wellness, and balanced nutrition. These options will include lighter and nutrition conscious selections such as grilled proteins, fresh salads, wraps, fruit options, and other balanced meal choices intended to accommodate athletes and health-focused customers.

The facility also plans to offer sports nutrition friendly items, including protein focused meals, hydration beverages, and recovery-friendly food selections designed to support active individuals and youth athletes.

Hours of Operation

Indoor Soccer Sports Facility – Play Time Soccer

- Monday – Sunday: 9:00 AM – 12:00 AM

Restaurant Operations

- Monday – Sunday: 7:00 AM – 11:00 PM

Schedule of Activities

Play Time Soccer will offer structured recreational and developmental programming including:

- Youth soccer training programs and academies
- Recreational and competitive soccer leagues
- Private coaching sessions and team practices
- Open play sessions for community participation
- Seasonal sports camps and skill development clinics
- Local tournaments and community sporting events

Employment and Staffing

The project is expected to create employment opportunities within the local community.
Play Time Soccer Facility Staffing

- Facility management and administrative personnel
- Coaching and training staff
- Front desk and customer service staff
- Maintenance and custodial staff

Estimated indoor soccer facility staffing: approximately 10 to 15 employees.

Restaurant Staffing

- Restaurant management
- Kitchen and food preparation staff
- Servers and customer service personnel
- Cleaning and support staff

Estimated restaurant staffing: approximately 6 to 10 employees.

Traffic Flow and Parking Management

Play Time Soccer will implement coordinated scheduling practices to promote safe and efficient traffic flow at the property. Games, practices, and programming will be organized into structured time blocks to prevent overlapping start and end times that could create traffic congestion.

Participant arrival and departure times will be staggered to minimize clustering and allow for smoother vehicle circulation throughout the parking areas. Staff will monitor scheduling and facility capacity to ensure traffic flow remains manageable during peak hours and special events.

Community Benefit

The proposed project will provide recreational opportunities for youth and adults while promoting health, fitness, and community engagement. Play Time Soccer is intended to serve as a safe, family-oriented environment for sports development, teamwork, and social interaction.

The restaurant component will enhance the overall customer experience while contributing to the local economy through job creation and increased visitation to the Crest Hill area.

Proposed Interior Improvements

- Remove the existing bowling alley lanes and associated equipment.
- Renovate the interior space to accommodate two regulation-size indoor soccer fields, including appropriate flooring, field markings, safety netting, and spectator viewing areas as needed.
- Convert the existing bar area within the former bowling alley section into a concession counter for the sale of snacks and non-alcoholic beverages.

Proposed Exterior Improvements

- Mill, resurface, and restripe the east parking lot to improve traffic flow, safety, and overall appearance.
- Repair and reinforce existing fencing along the east parking lot.
- Install new fencing and/or landscape screening along the west parking lot to minimize headlight glare impacting neighboring residences.
- Upgrade side and rear landscaping with refreshed plant materials and modern design elements to enhance curb appeal.
- Update monument and building sign panels with contemporary finishes and materials.
- Add decorative landscaping around signage to improve visibility and aesthetic appeal.
- Replace worn or damaged awnings with new, updated materials and colors.
- Sand, prime, and repaint all parking lot light poles to restore appearance and prevent corrosion.
- Install protective parking islands around light poles to reduce the risk of vehicle damage and improve durability.

Conclusion

The proposed development at 905 Theodore Street will establish Play Time Soccer as a community focused indoor soccer sports facility supported by a daily operating restaurant.

Respectfully Submitted,
Jorge Cruz
Owner
Play Time Soccer

EXHIBIT I

City of Crest Hill Standards for Special Uses

12.7-6 STANDARDS FOR SPECIAL USES (ZONING ORDINANCE, p-134)

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

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 indoor soccer facility and restaurant will not be detrimental to or endanger the public health, safety, or general welfare of the surrounding community. The project consists of the adaptive reuse of an existing commercial building, including the removal of the existing bowling alley and the installation of two indoor soccer fields. Improvements will be made to both the interior and exterior of the building to modernize the facility and enhance its appearance and functionality.

   The proposed use is recreational in nature and is consistent with other commercial and entertainment-oriented uses that are typically found in commercial districts. The facility will provide a safe, controlled indoor environment for youth and adult athletic activities, promoting health, wellness, and community engagement.

   The property will continue to utilize existing access points, parking areas, and site circulation patterns designed to accommodate large assembly uses such as the former bowling alley. As such, the site is well suited to accommodate the proposed recreational use without creating adverse impacts on surrounding properties or public infrastructure.

   In addition, the reopening of the restaurant will provide a complementary amenity for patrons, visitors, and the community while activating an existing component of the property. All operations will comply with applicable building, fire, and life-safety codes as required by the City.

   Overall, the proposed improvements and reuse of the building will revitalize the property, enhance the appearance and activity of the site, and provide a positive recreational amenity for the community without negatively affecting 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.

   The proposed indoor soccer facility will not be injurious to the use and enjoyment of surrounding properties nor will it diminish property values within the neighborhood. The use represents a recreational activity that is compatible with the existing commercial nature of the area and will operate entirely within an enclosed building.

   The property currently contains a restaurant and a bowling alley, both of which generate evening and weekend traffic typical of entertainment uses. Converting the bowling alley portion of the building into two indoor soccer fields will maintain a similar recreational character while utilizing

the existing structure. Because the facility will operate indoors, noise levels will be contained within the building and will not negatively affect nearby properties.

The proposed use will not introduce significant new impacts to neighboring properties. Parking areas, building footprint, and general site circulation will remain consistent with the existing development. In many cases, indoor sports facilities generate activity during structured league times rather than continuous traffic, which allows for predictable and manageable peak periods. Additionally, the project represents a reinvestment in an existing property and will enhance the viability of the site by bringing new recreational opportunities to the community. This type of investment supports the local economy, encourages family-oriented activities, and helps maintain a well-utilized commercial property, all of which contribute positively to surrounding property values.

For these reasons, the proposed indoor soccer facility will be compatible with nearby uses and will not be injurious to neighboring properties or the broader 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.

   The proposed indoor soccer facility and restaurant will not impede the normal and orderly development or improvement of surrounding properties for uses permitted within the district. The project represents the continued use and reinvestment in an existing commercial property through the adaptive reuse of the current building. The removal of the existing bowling alley and installation of two indoor soccer fields will occur within the existing structure, allowing the site to remain consistent with the type and intensity of uses typically anticipated in a commercial district of this nature.

   The proposed recreational use is compatible with other commercial and entertainment-oriented uses and will operate within the existing building footprint and site layout. Planned interior and exterior improvements will enhance the overall appearance and functionality of the property, contributing positively to the surrounding area and supporting the continued viability of nearby commercial and residential properties.

   The site is already developed with appropriate access, parking, and infrastructure designed to accommodate assembly and recreation-type uses. As a result, the proposed indoor soccer facility and reopening of the restaurant will not interfere with future development opportunities on nearby properties but will instead help maintain an active, well-maintained commercial site that supports the broader economic vitality of the area.

   Overall, the project represents a reinvestment in the property that will complement surrounding development and support the continued orderly growth and improvement of properties in the district.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

   The subject property is an existing developed commercial site and is currently served by adequate public utilities, access, and supporting infrastructure. The building is connected to all necessary utility services that previously supported the former bowling alley and restaurant. These existing

utilities have sufficient capacity to accommodate the proposed indoor soccer facility and the reopening of the restaurant.

Access to the site will continue to be provided via the existing driveways and parking lots, which were designed to support a high-occupancy recreational and entertainment use. The existing parking areas and access drives will remain in use and will continue to provide safe and efficient vehicular and pedestrian circulation to and from the site.

Because the project primarily involves the adaptive reuse of an existing building, the proposed improvements will utilize the site's established infrastructure and will not require any expansion of public utilities or roadway systems. As such, adequate utilities, access roads, drainage, and other necessary facilities are available to support the proposed special use.

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 ensure safe and efficient ingress and egress to the site while minimizing potential traffic congestion on adjacent public streets. The subject property is an existing commercial development that was previously designed to accommodate high-occupancy recreational and entertainment uses, including a bowling alley and restaurant. As such, the site is already served by established access points and parking areas that are appropriate for uses generating similar levels of activity.

   The proposed indoor soccer facility will utilize these existing access drives and parking lots, which provide safe entry and exit for patrons and employees. The layout allows vehicles to enter and exit the property efficiently while maintaining clear separation between parking areas and building access points. Because the project largely involves the adaptive reuse of the existing building and site infrastructure, no changes to the primary access configuration are anticipated.

   In addition, the nature of indoor soccer use typically involves scheduled games and practices that distribute arrivals and departures throughout the day and evening, rather than generating large simultaneous traffic surges. This operational pattern further reduces the likelihood of traffic congestion on surrounding public streets.

   Overall, the existing access points and parking facilities were designed to accommodate comparable assembly-type uses and will continue to provide adequate ingress and egress for the proposed indoor soccer facility and restaurant while minimizing impacts to the surrounding roadway network.

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 indoor soccer facility will comply with all applicable provisions of the Zoning Ordinance and other relevant regulations of the City of Crest Hill. The project primarily involves the adaptive reuse of an existing commercial building, including the removal of the existing

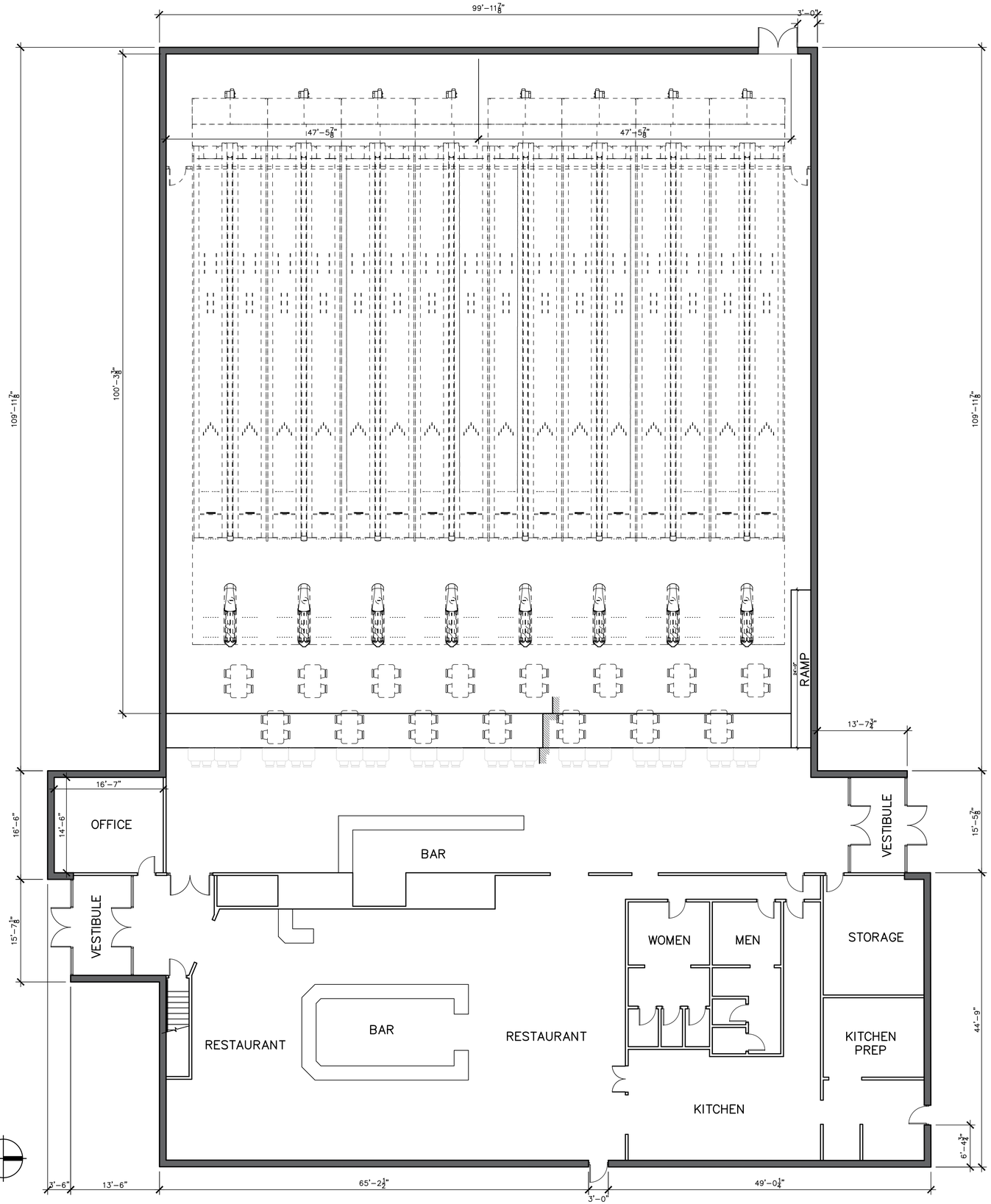
bowling alley and the installation of two indoor soccer fields, along with interior and exterior building improvements and the reopening of the restaurant.

All planned improvements and operations will be reviewed and permitted through the City's review to ensure compliance with applicable zoning, building, fire, life-safety, and health regulations. Any required permits or approvals associated with building modifications, site improvements, or occupancy changes will be obtained prior to construction and operation.

Should any specific relief or modification from ordinance requirements be necessary, such requests will be reviewed in accordance with the procedures established by the City, including consideration by the Plan Commission and final action by the City Council as required.

Overall, the applicant intends to improve and operate the facility in full compliance with the applicable ordinances and regulations governing development and operations within the City.

EXHIBIT J



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

PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL

DEMOLITION FLOOR PLAN

No.	Description	Date
1	ISSUED FOR PERMIT	11.01.16

MTZ ARCHITECTS, INC.
684 W. Boughton Rd. Suite 202
Bolingbrook, Illinois 60440

© 2026

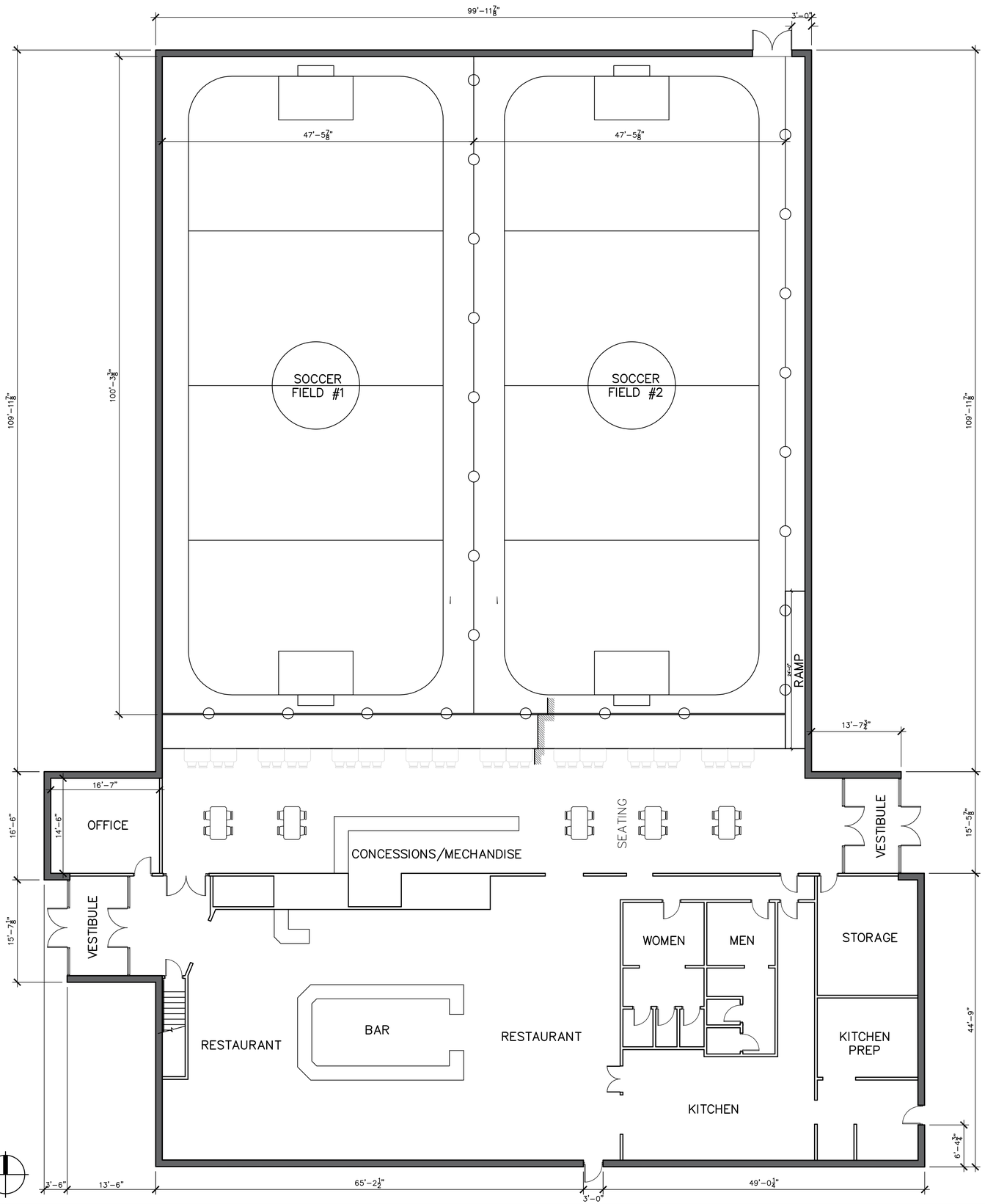
I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS

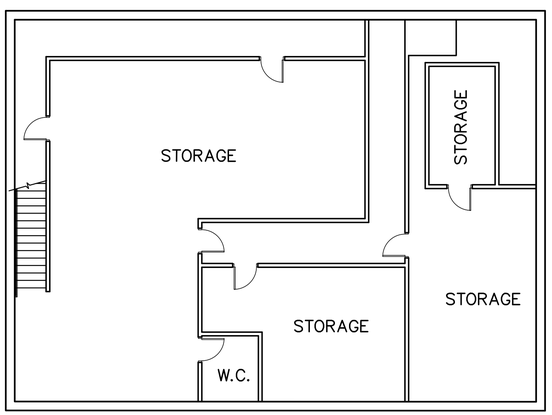
ARCHITECT

Scale	Date
1/8"=1'-0"	01.21.26

Job No. 25009

Sheet No. D1.0





2 BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL

PROPOSED FLOOR PLAN

No.	Description	Date
1	ISSUED FOR PERMIT	11.01.16

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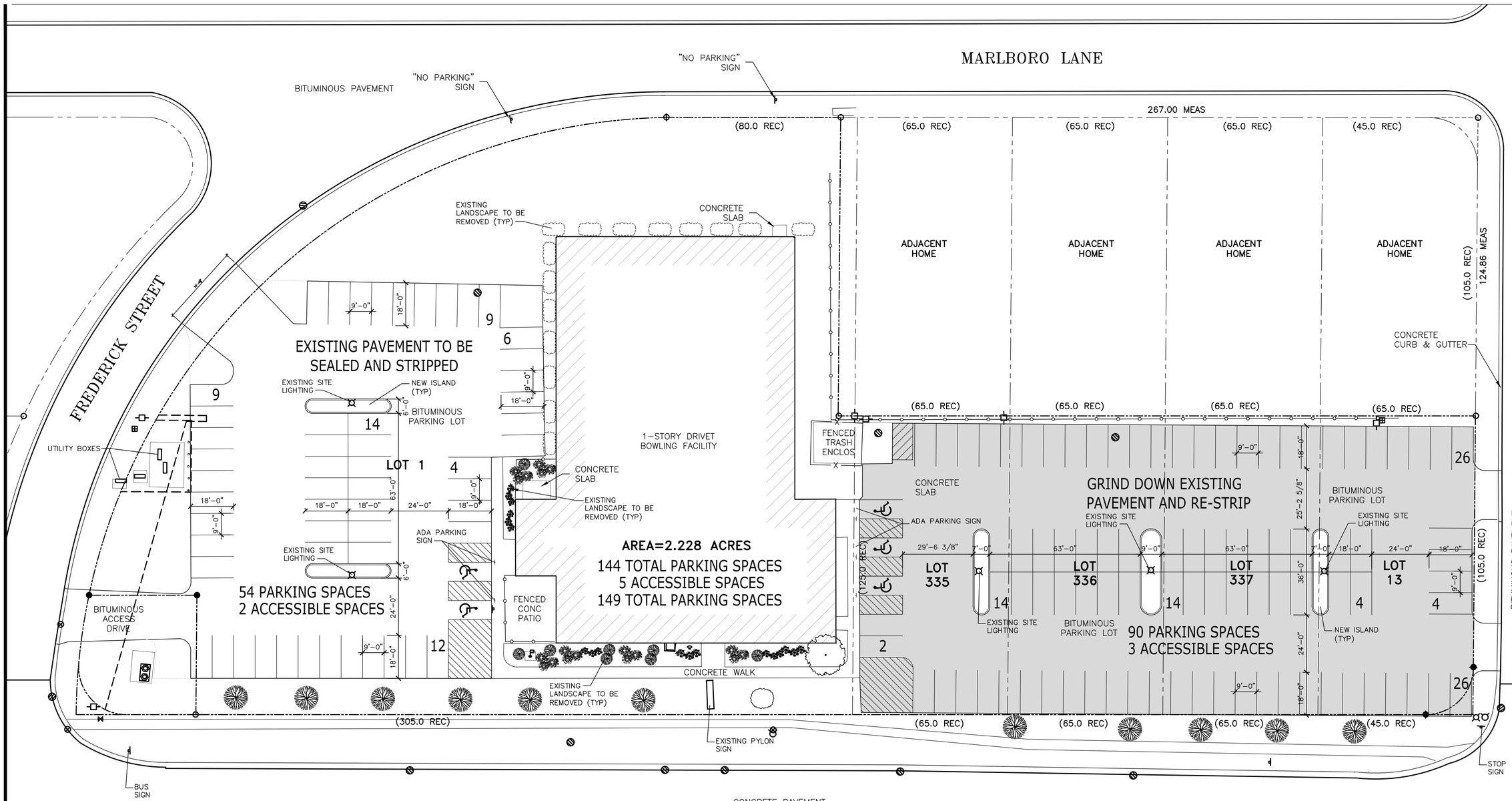
ARCHITECT

Scale	Date
1/8"=1'-0"	01.21.26

Job No. 25009

Sheet No. A1.0



1 SITE PLAN
SCALE: 1"=20'-0"

PLAYTIME INDOOR SOCCER			
Proposed Parking Calculations	B-2 GENERAL BUSINESS		
PERMITTED USES:	INDOOR RECREATIONAL AND ENTERTAINMENT FACILITY, SMALL RESTAURANT AND SALE OF ALCOHOLIC BEVERAGE		
PARKING RATIOS:			
INDOOR RECREATIONAL FACILITIES, CLUBS, AND GYMNASIUMS: ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA.			
	FLOOR AREA: 10,336 SF / 150 = 68.9	69 TOTAL PARKING = 69	
RESTAURANTS OR ESTABLISHMENTS DISPENSING FOOD AND/OR BEVERAGES FOR CONSUMPTION ON THE PREMISES ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA, OR ONE (1) PARKING SPACE FOR EACH THREE (3) SEATS, PLUS ONE (1) PARKING SPACE FOR EACH EMPLOYEE, WHICHEVER IS GREATER. IN ADDITION, RESERVOIR PARKING SPACE EQUAL TO TEN (10) PERCENT OF THE VEHICLE CAPACITY OF SUCH ESTABLISHMENTS.			
	FLOOR AREA: 5,257 SF / 100 = 52.57 10 EMPLOYEES 1 STALLS PER EMPLOYEES 10 * 1 = 10	53 10 TOTAL STALLS REQUIRED = 63 TOTAL PARKING = 132	
TOTAL PROPOSED PARKING:	**REQUIRED:**		**ACTUAL:**
	69+63= 132		PARKING SPACES 144
	ACCESSIBLE PARKING:		
	101-150 Spaces: 5 (1 van-accessible)		ACCESSIBLE PARKING 5
	TOTAL 132		TOTAL 149

PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL

SITE PLAN

No.	Description	Date
2	SPECIAL USE HEARING	03.11.26
1	ISSUED FOR REVIEW	02.18.26

MTZ ARCHITECTS, INC.
Bolingbrook, Illinois 60490
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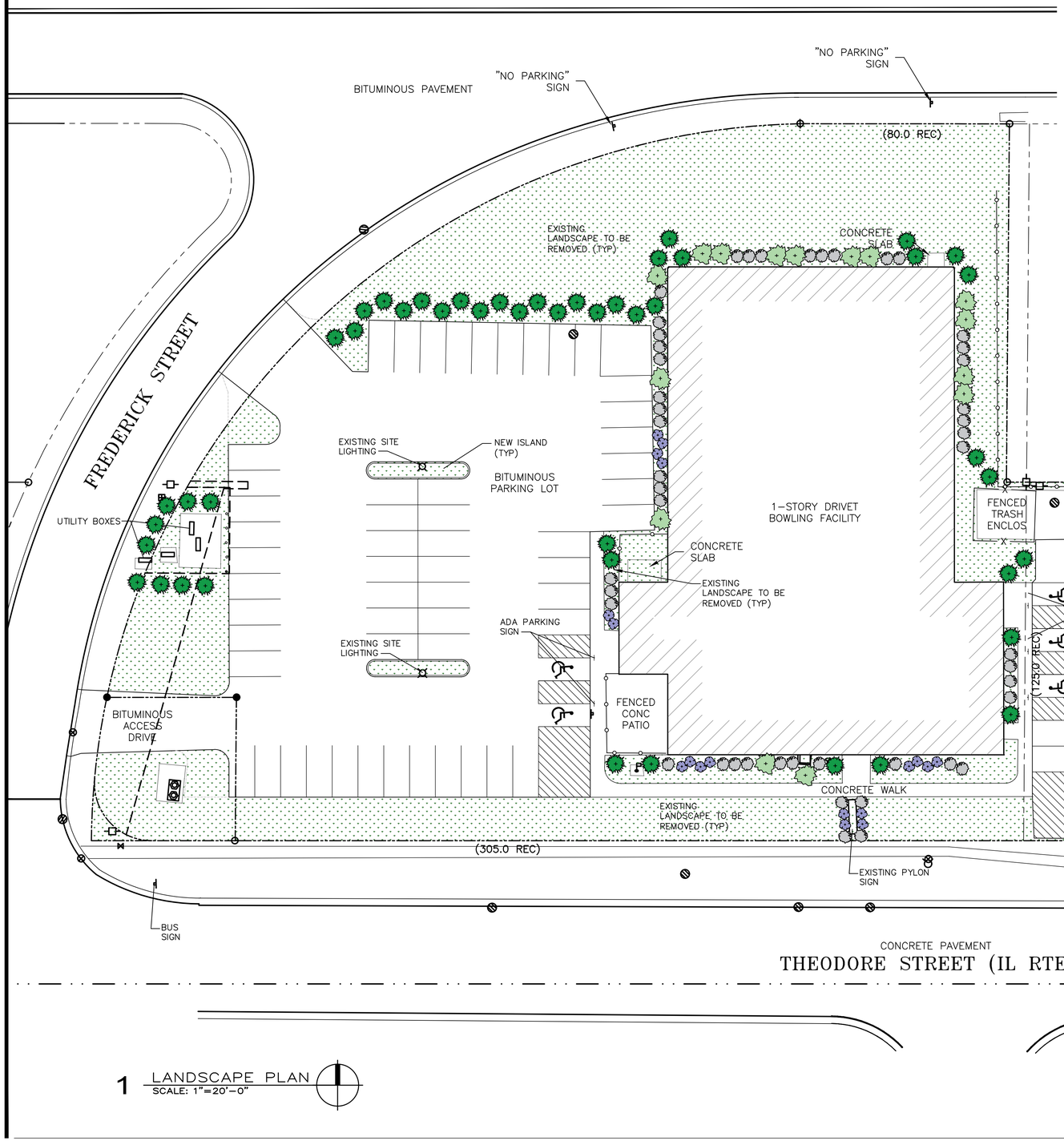
ARCHITECT

Scale 1"=20'-0"
Date 01.21.26
Job No. 25009
Sheet No. SP1.1



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"

PROPOSED LANDSCAPING

ARBOVITES EMERALD

HYDRANGEA

EXISTING TREES AND SHRUBS TO REMAIN

EXISTING OR PROPOSED SOD

BOXWOOD

TATOR TOT ARBORVITAE

PLAYTIME SOCCER FACILITY
905 THEODORE ST. CREST HILL, IL

PROPOSED LANDSCAPE PLAN

No.	Description	Date
1	ISSUED FOR REVIEW	02.18.26
2	SPECIAL USE HEARING	03.11.26

MTZ ARCHITECTS, INC.
Bolingbrook, Illinois 60490
© 2026

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF CREST HILL, ILLINOIS RELATING TO STRUCTURES AND BUILDINGS

ARCHITECT

Scale	Date
1"=20'-0"	01.21.26

Job No. 25009

Sheet No. SP1.1

EXHIBIT K

US SIGN & ELECTRIC LLC
CONTRACTORS

317 McDonough St.
Joliet, IL 60436
P 815-774-9621 / P 815-726-2975
F 815-7749629

ussignelectric@gmail.com

CUSTOMER:PLAYTIME SOCCER

LOCATION:905 Therodore St Crest Hill IL60403
DATE: 2/25/2025
DWG:905
DESIGNER: A.G.

SCALE:

REVISION:

UL LISTED

NOTE:

THIS DRAWING IS THE PROPERTY OF US SIGN & ELECTRIC LLC. AND IS TO BE USED IN CONNECTION WITH WORK PERFRORMED BY US SIGN & ELECTRIC LLC. THIS DRAWING IS NOT TO BE REPRODUCE,COPIED OR EXHIBITED IN ANY FASHION WITH WRITTEN CONSENT FROM US SIGN & ELECTRIC LLC. CHARGES UP TO $2,500.00 WILL BE ASSESSED FOR ANY MISSUSE.

CUSTOMER APPROVAL:

DATE:

City Council Memo

Crest Hill, IL

Meeting Date: May 4, 2026

Submitter: Daniel Ritter, AICP, Community Development Director
Atefa Ghaznawi, AICP, LEED AP, City Planner

Department: Community Development

Agenda Item: Approval of an Ordinance approving application of Francisco Martinez Trejo for an amended Special Use permit for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business (Case # SU-26-4-4-2); and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance (Case # V-26-4-4-2) with respect to real property located at 1923 N Broadway Street in Crest Hill, Illinois

Summary:
Francisco Martinez Trejo (the "Applicant") is the owner of the Subject Property located at 1923 N Broadway Street, Crest Hill. The Applicant is proposing to amend and expand the existing 2009 Special Use permit (ORD #1499) to change the Automobile Body Repairing business to include Automobile Body Repairing/Painting business, continue the Automobile Sales/Leasing business on the Subject Property, and seek relief from the Crest Hill Zoning Ordinance parking requirements to reduce the number of required parking spaces for both businesses. The purpose of the business is to provide high-quality automotive repair, refinishing, and vehicle sales services to the surrounding community. The Automobile Sales/Leasing business will operate in conjunction with the Automobile Body Repairing/Painting business, and will specialize in pre-owned vehicles that have been properly inspected and prepared for sale.

Operations will be conducted in a manner that minimizes impacts on surrounding properties. Vehicle repair and service activities will occur indoors, reducing noise, dust, and other disturbances. 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 Body Repairing/Painting business and 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.

Overall, the proposed uses for the commercially zoned Subject Property are consistent with other automotive and commercial activities on Broadway Street commercial corridor. By utilizing a B-3 zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on Broadway Street commercial corridor,

while remaining compatible with the surrounding commercial uses. Additionally, the proposed businesses will encourage investment and revitalization in the surrounding neighborhood by activating a property that might otherwise remain underutilized.

Figure 1: Location Map of 1923 N Broadway Street (the Subject Property)

The Plan Commission conducted the required public hearing for this application at its April 9, 2026, meeting and unanimously recommended approval of the requested amended Special Use permit for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance, subject to the ten (10) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

At the April 27, 2026 City Council Work Session, the application was presented and a discussion took place about the application. No alterations were requested to the draft Ordinance that was attached to the packet. As such, the attached Ordinance and Exhibits are the same as the packet presented at the Work Session.

Council Action Requested: Community Development Staff recommend that the City Council approve the Ordinance pertaining to a Special Use Permit for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance, located at 1923 N Broadway St, Crest Hill, IL.

Attachments:

- Attachment A – April 9, 2026, Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving a Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/ Painting Business, and Variations from the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1923 N Broadway Street in Crest Hill, Illinois - Application of Francisco Martinez Trejo (with associated Exhibits)

MINUTES OF THE
CREST HILL PLAN COMMISSION

The April 9, 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 Cheryl Slabozeski, Commissioner Gordon Butler, Commissioner Jeff Peterson, and Commissioner John Stanton.

Also present were: City Planner Atefa Ghaznawi, Community & Economic Development Consultant Ron Mentzer, and Administrative Clerk Linda Riha.

Absent were: Commissioner Marty Flynn.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on March 12, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the Plan Commission meeting held on March 12, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Stanton, Butler, Chairman Thomas.
NAYES: None.
ABSTAIN: Commissioner Slabozeski.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-4-4-2, and V-26-4-4-2, requests of Francisco Martinez Trejo for an amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting business located on the 20,575 sq-ft, B-3 Business Service District zoned property located at 1923 N Broadway St, Crest Hill.

Chairman 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 for Case numbers SU-26-4-4-2 and V-26-4-4-2.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing case numbers SU-26-4-4-2 and V-26-4-4-2.

DRAFT

On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Stanton, Butler, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:04 p.m.

Chairman Thomas asked the City Planner Atefa Ghaznawi to present the specifics on this case.

City Planner Atefa Ghaznawi presented the case, explaining that Francisco Martinez Trejo owns the property at 1923 North Broadway Street and is seeking to amend and expand his existing 2009 special use permit. The proposal includes changing the auto repair business to include auto repair and painting, continuing the automobile sales business, and seeking relief from parking requirements for both businesses. The business will provide automotive repair, refinishing, and vehicle sales services to the community, with the sales business specializing in pre-owned vehicles that have been inspected and prepared for sale.

The variation request addresses unique circumstances where strict parking adherence would reduce functional space for vehicle display and service operations, creating economic hardship. Staff recommended approval subject to ten conditions including restricted vehicle display areas, limited hours of operation (Monday-Friday 9 AM to 7 PM, Saturday 9 AM to 6 PM, and Sunday closed for auto repair/painting business; Monday-Saturday 9 AM to 6 PM and Sunday closed for auto sales/leasing business), and no outside vehicle repair.

City Planner Atefa Ghaznawi asked Francisco Martinez Trejo to come forward and present his case. Chairman Bill Thomas asked the representatives to sign in at the podium and raise their right hands to get sworn in.

Francisco Martinez Trejo appeared with his translator/friend, Ms. Flor Fuentes, who explained that Mr. Martinez has a family of four children and his wife, and this business is his only means of providing income for his family. He has invested all of his savings into purchasing the property two years ago and has been working for a year to obtain proper licenses. Ms. Fuentes emphasized Mr. Martinez's commitment to working with the city to meet all requirements and his desire to contribute revenue to Crest Hill while improving the property's appearance.

Chairman Bill Thomas asked Mr. Martinez how long he's been operating the business in its current location. Mr. Martinez stated that he bought the business two years ago and worked as a mechanic there. He wanted to add automobile painting but needed to have a Special Use/license through the City.

Commissioner Jeff Peterson inquired about Mr. Martinez's capabilities, learning he can perform all the work himself but plans to hire employees as the business grows. When asked about the car sales component, Ms. Fuentes explained the property previously operated as a car dealership and auto repair, and Mr. Martinez plans to rent dealership space to help pay off the property.

DRAFT

Chairman Thomas expressed support for the business expansion and particularly praised the proposed improvements to clean up the property perimeter, noting the area of Broadway Street needed beautification. Ms. Fuentes confirmed the property already looks much better than when Mr. Martinez purchased it, as it previously had junk cars, a lot of garbage, and even a mobile home in the parking lot.

Chairman Thomas asked for a motion to close the public hearing.

(#3) Motion by Commissioner Butler seconded by Commissioner Slabozeski, to close the public hearing for petitions SU-26-4-4-2 and V-26-4-4-2.
On roll call, the vote was:
AYES: Commissioners Butler, Slabozeski, Stanton, Peterson, Carroll, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:18 p.m.

Chairman Thomas asked the applicant if he agreed to the ten (10) conditions previously discussed with him by the City Staff. The applicant stated that he agreed.

Chairman Bill Thomas asked for a motion to approve the requests of Francisco Martinez Trejo seeking approval for an amended Special Use permit and Variations for his automobile sales and/or leasing business and his Automobile Body Repairing/Painting business, contingent on the 10 conditions just discussed.

(#4) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to recommend to the City Council the conditional approval of the petitions SU-26-4-4-2, and V-26-4-4-2, requests of Francisco Martinez Trejo for an amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required packing spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business located on the 20,575 sq-ft, B-3 Business Service District zoned property located at 1923 N Broadway St, Crest Hill.

On roll call, the vote was:
AYES: Commissioners Carroll, Slabozeski, Peterson, Stanton, Butler, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Plan Commission unanimously recommends City's Council's conditional approval of the amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business,

subject to the project being implemented in substantial conformance with the ten (10) conditions for approval and application documents referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-4-4-2, and Case # V-26-4-4-2.

Chairman Thomas announced that this recommendation will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. He informed Mr. Martinez that the recommendation would go to city council with a workshop on April 27th, 2026, and final vote at the May 4th, 2026, City Council meeting.

Chairman Thomas thanked Mr. Martinez Trejo for his efforts in improving this stretch of Broadway Street and wished him much success with his expanded business ventures.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.

Chairman 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 for Case numbers SU-26-3-4-1 and V-26-3-4-1.

(#5) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to open a Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.
On roll call, the vote was:
AYES: Commissioners Peterson, Slabozeski, Butler, Carroll, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:24 p.m.

DRAFT

Chairman Thomas asked the City Planner Atefa Ghaznawi to present the specifics on this case. City Planner Atefa Ghaznawi explained that Jorge Cruz seeks to purchase, renovate, and reoccupy the vacant former Crest Hill Bowling Lanes at 905 Theodore Street, which has been vacant since 2020. Cruz and his family have been Crest Hill residents since 2005 and have been operating their business in a small space in Hillcrest Shopping Center for several years. The proposal includes an indoor soccer sports facility with training, recreational leagues, youth development programming, and community sporting events, plus a restaurant serving American-style bar and grill food to athletes, families, and the general public.

Proposed site improvements include repairing and replacing fencing, installing new landscaping, repaving and restriping parking lots, adding landscaping islands and lighting repairs, repairing the building's awnings, and updating the ground sign with a modern design. City Planner Ghaznawi emphasized this represents adaptive reuse of a vacant commercial building, replacing blighted conditions with an active, well-maintained use that contributes positively to the neighborhood.

The variation request for the existing freestanding sign would allow adequate business visibility without altering the neighborhood's essential character. Staff recommended approval of the requested petitions subject to six conditions including completion of all improvements prior to occupancy, operating hours of Monday-Sunday 9 AM to midnight for the soccer facility and 7 AM to 11 PM for the restaurant, maximum occupancy of 200 people (including employees, players, customers, etc.), prohibition of banquet hall or convention center use, and compliance with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.

City Planner Atefa Ghaznawi asked Jorge Cruz to come forward and present his case. Chairman Bill Thomas asked the representatives to sign in at the podium and raise their right hands to get sworn in.

Jorge Cruz testified that he has been a Crest Hill resident since 2005, his father opened the soccer facility at Hillcrest Center in 2010, and after years of seeking expansion space, they found this location in 2024. The facility will accommodate two regular-sized indoor soccer fields, including appropriate flooring, field markings, safety netting, and spectator viewing areas as needed; include a concession stand for players, and feature a restaurant run by Mr. Cruz (who has restaurant experience) and his brother while his father, mother, and sister operate the soccer training and leagues.

Mr. Cruz explained the layout includes two soccer fields separated from the restaurant by a wall with doors, and netting separating the fields from a concession area. He confirmed alcohol would be retained in the restaurant area only and would not be allowed on the soccer fields, with appropriate signage posted.

Chairman Thomas questioned seating arrangements for spectators, learning there would be bench areas for fans and standing room around the fields with protective netting. When Chairman Thomas expressed concern about the midnight closing hour, Mr. Cruz explained their current location operates 2 PM to 11 PM or midnight, with late hours serving people who get off work late and use the facility for exercise. The representative Omar Tahrani offered to amend the hours for the indoor soccer facility to 11 PM initially and potentially request extension later if needed.

DRAFT

Commissioner Carroll asked about restaurant capacity, with Mr. Cruz estimating 10-15 people per hour from soccer activities might visit the restaurant. Commissioner Peterson received confirmation that the restaurant would be open to the general public, not just soccer participants. Commissioner Slabozeski asked Mr. Cruz if the restaurant would be open for breakfast, lunch and dinner. Mr. Cruz stated that the restaurant is going to serve breakfast and coffee in the morning during the slow times to get things going and also open for lunch and dinner. Chairman Thomas inquired about potential monitors in the restaurant to view the soccer fields, which Mr. Cruz confirmed was planned as a live stream system. Commissioner Butler asked about potential staffing counts. Regarding staffing, the project narrative indicated 10-15 employees for the soccer facility and 6-10 for the restaurant.

Two residents testified during public comments. Robin Phelps, a 60-year resident living near the bowling alley, expressed support for the concept but concerned about midnight hours and the bar component. She recalled problems with the previous bar at the former bowling alley including loud noise, broken bottles, and disturbances, requiring residents to clean up debris. Both Ms. Phelps and other resident present, Carrie Polus, worried about similar issues with people drinking and walking home from the new establishment.

Community & Economic Development Consultant Ron Mentzer provided important context about liquor licensing, explaining he had participated in meetings with Mr. Cruz, his father, and Mayor Ray Soliman (the City's Liquor Commissioner). Consultant Mentzer clarified this would be a restaurant liquor license allowing alcohol service with food, not a bar license for extended drinking. Mayor Soliman was clear that he would only support a restaurant license, meaning customers couldn't simply spend time together drinking for hours but would need to order food. Consultant Mentzer noted Mayor Soliman is very hands-on as the Liquor Commissioner, sets clear expectations, calls in license holders when issues arise, and isn't afraid to revoke licenses when necessary. He emphasized that the family has significant self-interest in maintaining compliance to protect their substantial investment.

Commissioner Stanton inquired about the hours of both the soccer facility and the restaurant. City Planner Atefa Ghaznawi stated that the indoor soccer facility's hours are Monday-Sunday 9 AM to midnight and the restaurant hours are Monday-Sunday 7 AM to 11 PM. Commissioner Stanton then asked if the restaurant would need to be opened after 9:00-10:00PM. The representatives stated that there are people who come to play soccer or work out right from work and might need to eat afterward. Residents Ms. Phelps and Ms. Polus added that they think the idea and concept of an indoor soccer facility is a wonderful idea but still have concerns about the bar aspect of the facility falling into the past problems of the former bowling alley with disturbances and broken bottles. Mr. Cruz stressed that he thought that a bowling alley clientele and a soccer facility clientele are quite different and hoped there weren't any of the past issues that arise. He also mentioned that his family is very hands-on with the business.

Commissioner Slabozeski asked when Mr. Cruz planned to open the business. Mr. Cruz stated that once the work was done as stated in the agreement. He hoped that he could get a rush team in there to get it done and open by July or August 2026. He stated that he wanted to be ready to go for the winter soccer season.

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Chairman Thomas asked for a motion to close the public hearing for cases SU-26-3-4-1 and V-26-3-4-1.

(#6) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.
On roll call, the vote was:
AYES: Commissioners Peterson, Slabozeski, Stanton, Butler, Carroll, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:58 p.m.

Chairman Thomas expressed concern about the "sports bar" signage after extensive discussion about it not being a bar, suggesting alternatives like "sports restaurant" or "Corner Kick Lounge." He strongly preferred limiting both soccer facility and restaurant hours to 11 PM rather than midnight, offering to support future hour extensions if the business proved successful and problem-free.

Commissioner Peterson favored leaving the hours as requested, noting that restrictions based on potential drunk patrons seemed unfair since problematic drinking could occur elsewhere regardless.

Commissioner Stanton preferred some alcohol service time restrictions, suggesting alcohol service end earlier than food service to maintain control, stopping alcohol at 8 PM while allowing food service until 11 PM or midnight.

Commissioner Carroll supported matching restaurant and soccer facility hours so families would leave together when activities ended and inquired about managing unruly customers. Mr. Cruz assured Commissioners they would be hands-on in monitoring patrons and preventing over-service.

Commissioner Slabozeski suggested simply monitoring the situation as proposed. She also inquired about whether there will be security cameras inside and outside. Mr. Cruz answered that there will be a security system inside and outside of the facility.

Commissioner Butler stated that he had no problem with keeping the operating hours as proposed with proper monitoring.

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Consultant Mentzer added that businesses serving alcohol must obtain dram shop insurance requiring mandatory training for staff on monitoring customers and overseeing unruly situations. He noted police departments prefer to be called for any issues rather than having business owners manage problems themselves, creating a partnership approach to prevention. Consultant Mentzer also explained that the City Council had recently modified liquor control provisions to expand restaurant alcohol service hours to midnight to compete with national chains like Chili's, Applebee's, and Olive Garden which typically serve until 11 PM or midnight on weekends. The previous 10 PM limit had been a factor in difficulty attracting such competitive businesses to Crest Hill.

Commissioner Stanton thanked Consultant Mentzer for the added information about the modified liquor control provisions and being in competition with the national chains. He stated that it made sense to him.

After discussion, the Commission took an informal straw vote showing 4-2 support for keeping the proposed hours unchanged. Chairman Thomas noted he would forward the discussion details to the City Council for their final determination on operating hours.

Chairman Bill Thomas asked for a motion to approve the requests of Jorge Cruz seeking approval for a Special Use and Variation for an Indoor Recreational and Entertainment (Soccer) Facility, contingent on the 6 conditions just discussed.

(#7) Motion by Commissioner Peterson seconded by Commissioner Carroll, to recommend to the City Council the conditional approval of the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill..
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Slabozeski, Stanton, Butler, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Flynn.
There being six (6) affirmative votes, the MOTION CARRIED.

Chairman Thomas stated the Plan Commission unanimously recommends City Council's conditional approval of the Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, subject to the project being implemented in substantial conformance with the six (6) conditions for approval and application documents

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referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-3-4-1, and Case # V-26-3-4-1.

Chairman Thomas announced that this recommendation will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case during the April 27th, 2026, Work Session Meeting and the May 4th, 2026, City Council meeting for formal vote.

Chairman Bill Thomas then thanked Mr. Cruz for having the vision to repurpose an existing commercial property that has been vacant for six years and to further expand his indoor soccer sports training facility in the City of Crest Hill. He wished Mr. Cruz and his family much success with both the new soccer facility and the restaurant associated with it.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#8) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to adjourn the April 9, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Peterson, Slabozeski, Stanton, Carroll, Butler, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being six (6) affirmative votes, the MOTION CARRIED

The meeting was adjourned at 8:18 p.m.

As approved this_____day of_____, 2026.
As presented_____
As amended_____

_____
BILL THOMAS, COMMISSION CHAIRMAN

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Commissioners

Cheryl Slabozeski	Gordon Butler	Ken Carroll	Bill Thomas	John Stanton	Jeff Peterson	~~Marty Flynn~~

ATTACHMENT 1

1. The applicant shall apply for a building permit for interior renovation for the Automobile Body Repairing/Painting business within thirty (30) days following the approval of the Special Use permit.
2. The applicant shall complete all proposed interior and exterior improvements in accordance with the plans as presented, within seven (7) months following the approval of the Special Use permit.
3. For the Automobile Sales and/or Leasing business, a maximum of three (3) motor vehicles shall be permitted for display in the striped parking area of the northeast parking lot, facing Broadway Street. Motor vehicles for retail sale may remain in such parking spaces after the regular business hours of the Automobile Sales and/or Leasing business.
4. The west side of the northeast parking lot shall be limited to customer and employee parking, and shall not have motor vehicles parked thereon after the regular business hours of the Automobile Sales and/or Leasing business.
5. The northwest parking lot shall have a maximum of five (5) parking spaces designated/striped for the parking of automobiles associated with the Automobile Body Repairing/Painting business.
6. 1923 N Broadway St Plan Commission Staff Report April 9, 2026 6. There shall be no off-street parking other than as specified in the Conditions for Approval.
7. There shall be no tarped motor vehicles located in any of the designated parking areas or upon any outside location on the Subject Property.
8. There shall be no outside repair of motor vehicles on the Subject Property.
9. Hours of operation for the Automobile Body Repairing/Painting business shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 9:00 AM – 6:00 PM, and Sunday closed.
10. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday- Saturday 9:00am-6:00pm and Sunday closed.

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Commissioners

Cheryl Slabozeski	Gordon Butler	Ken Carroll	Bill Thomas	John Stanton	Jeff Peterson	~~Marty Flynn~~

ATTACHMENT 2

1. The following items shall be indicated on the permit and completed prior to occupancy of the business:

i. **All proposed interior improvements shall be completed and in compliance with all building and fire code requirements.**

ii. **East parking lot shall be milled, resurfaced, and striped according to the plan, along with new end islands per the approved plan. The west parking lot shall be restriped with new end islands installed per the approved plan.**

iii. **Existing fence on the north side of the east parking lot, bordering the residential properties, shall be repaired/replaced wherever worn or damaged. A 6-foot solid fence shall be required for the entirety of the special use.**

2. Hours of operation for the indoor soccer facility shall be limited to Monday – Sunday: 9:00 AM – 12:00 AM.

3. Hours of operation for the restaurant shall be limited to Monday – Sunday: 7:00 AM – 11:00 PM.

4. Total occupancy for the entire facility shall be limited to no more than 200 people.

5. The Subject Property shall not be used as a banquet hall, convention center, or for any other special ticketed events. A separate Special Use permit shall be required for a change of use to expand the capacity of the venue, or to have any other events other than recreational indoor soccer.

6. The proposed indoor soccer facility and restaurant shall comply with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.

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ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE FOR AN AUTOMOBILE SALES AND/OR LEASING BUSINESS AND AN AUTOMOBILE BODY REPAIRING/ PAINTING BUSINESS, AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 1923 N. BROADWAY STREET IN CREST HILL, ILLINOIS (APPLICATION OF FRANCISCO MARTINEZ TREJO)

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the "Code") authorizes the corporate authorities to vary the application of its local zoning requirements "in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;" and

WHEREAS, the Code states that special use and variation requests shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City has enacted procedures, requirements, and standards for Special Use in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

WHEREAS, the City of Crest Hill ("City") has enacted procedures, requirements, and standards for Variations from its zoning requirements in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

WHEREAS, Francisco Martinez Trejo (the "Applicant") is the owner of the real property located at 1923 N Broadway Street in the City of Crest Hill, Illinois, bearing PIN 11-04-33-402-014-0000 which is legally described in Exhibit 1 of the attached Exhibit A (the "Property"); and

WHEREAS, the Applicant has filed an application requesting approval of an amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business (the "Application); and

WHEREAS, Ordinance 1499 was passed by the Crest Hill City Council on August 3, 2009, approving a Special Use to operate an Automobile Sales and/or Leasing business and an Automobile Body Repairing business on the Property; and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on April 9, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested amended Special Use and Variations outlined in Exhibit 2 of attached Exhibit A at its April 9, 2026, meeting:

A. The Special Use, and Variations are in harmony with the general purpose and intent of the Zoning Ordinance; and

B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and 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; and

C. The plight of the Applicant is due to unique circumstances and thus strict enforcement of the Crest Hill Zoning Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

D. The Property cannot yield a reasonable return for the proposed commercial uses if permitted to be used only under the conditions allowed by the Zoning Ordinance; and

E. The Special Use, and Variations, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission's recommendation to approve the amended Special Use and Variations listed in Exhibit 2 of attached Exhibit A was made subject to the project being implemented in substantial conformance with the ten (10) conditions for approval and the application documents referenced in the April 9, 2026, Community Development Department Staff Report attached hereto as Exhibit 3 of attached Exhibit A (the "Staff Report"); and

WHEREAS, the City Council has examined the April 9, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Applicant in a regularly scheduled open meeting; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the ten (10) conditions for approval and application documents referenced in the Staff Report; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

SECTION 1: The Preambles of this Ordinance are incorporated herein by reference.

SECTION 2: That the City Council hereby adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

SECTION 3: The amended Special Use and requested Variations listed in Exhibit 2 of the attached Exhibit A are hereby granted and approved subject to the project being implemented in substantial conformance with the following ten (10) conditions for approval and application documents referenced in the April 9, 2026, Community Development Staff Report for Plan Commission Case #SU-26-4-4-2, and Case #V-26-4-4-2:

1. The applicant shall apply for a building permit for interior renovation for the Automobile Body Repairing/Painting business within thirty (30) days following the approval of the amended Special Use permit.
2. The applicant shall complete all proposed interior and exterior improvements in accordance with the plans as presented, within seven (7) months following the approval of the amended Special Use permit.
3. For the Automobile Sales and/or Leasing business, a maximum of three (3) motor vehicles shall be permitted for display in the striped parking area of the northeast parking lot, facing Broadway Street. Motor vehicles for retail sale may remain in such parking spaces after the regular business hours of the Automobile Sales and/or Leasing business.
4. The west side of the northeast parking lot shall be limited to customer and employee parking and shall not have motor vehicles parked thereon after the regular business hours of the Automobile Sales and/or Leasing business.
5. The northwest parking lot shall have a maximum of five (5) parking spaces designated/striped for the parking of automobiles associated with the Automobile Body Repairing/Painting business.
6. There shall be no off-street parking other than as specified in the Conditions for Approval.
7. There shall be no tarped motor vehicles located in any of the designated parking areas or upon any outside location on the Subject Property.
8. There shall be no outside repair of motor vehicles on the Subject Property.
9. Hours of operation for the Automobile Body Repairing/Painting business shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 9:00 AM – 6:00 PM, and Sunday closed.
10. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday- Saturday 9:00am-6:00pm and Sunday closed.

SECTION 4: This Ordinance shall become effective only upon the Applicant executing and submitting to the City the Unconditional Agreement and Consent attached hereto as Exhibit 4 of the attached Exhibit A, within 60 days of the passage of this Ordinance. If the Unconditional Agreement and Consent is not executed within 60 days, this Ordinance shall have no force and effect and shall be subject to repeal by the City Council without further notice or hearing due to the Applicant.

SECTION 5: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property, and further to annotate the amended Special Use permit granted hereby on the Crest Hill Official Zoning Map.

SECTION 6: This Ordinance shall take effect upon its passage according to law.

[*Left Intentionally Blank*]

PASSED THIS 4TH DAY OF MAY, 2026

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF MAY, 2026.

_____
Raymond R Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. SU-26-4-4-2, AND CASE NO. V-26-4-4-2
APPLICATION OF FRANCISCO MARTINEZ TREJO FOR AN AMENDED SPECIAL USE PERMIT FOR AN AUTOMOBILE SALES AND/OR LEASING BUSINESS AND AN AUTOMOBILE BODY REPAIRING/PAINTING BUSINESS, AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE ON PROPERTY LOCATED AT 1923 N. BROADWAY STREET IN THE CITY OF CREST HILL, ILLINOIS.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on April 9, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Francisco Martinez Trejo is the owner of the real property located at 1923 N. Broadway Street in the City of Crest Hill, Illinois, bearing PIN 11-04-33-402-014-0000;

B. That the Application seeks approval of an amended Special Use permit for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from the Crest Hill Zoning Ordinance for the property described in the application, commonly known as 1923 N. Broadway Street in Crest Hill, Illinois (the "Property"), with PIN 11-04-33-402-014-0000, which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. That the Application seeks approval of Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business;

D. That the Property is zoned B-3;

E. That the Application was properly submitted and notice of the Application and the public hearing were properly made;

F. That no interested parties filed their written appearance herein;

G. That the public hearing was opened and called to order on April 9, 2026, and the applicant presented evidence and arguments in support of its application on April 9, 2026;

H. That the rules adopted by the Plan Commission for the conduct of public hearings by the Plan Commission were duly followed and observed;

I. That the proposed amended Special Use permit for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and requested Variations request as considered under section 12.7 of the Zoning Ordinance, meet the six (6) standards for Special Use under section 12.7-6, and the three (3) standards for the granting of a Variation under Section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8) of the Zoning Ordinance;

THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF SPECIAL USE PERMIT AND VARIATIONS AS FOLLOWS:

1. That the approval of the application of Francisco Martinez Trejo for an amended Special Use permit for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations as listed in attached Exhibit A-2 for the Property located at 1923 N Broadway Street in Crest Hill, Illinois with PIN 11-04-33-402-014-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the amended Special Use permit for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations request be granted subject to the project being implemented in substantial conformance with the following ten (10) conditions for approval and application documents referenced in the April 9, 2026, Community Development Staff Report for this request, as follows:

1. The applicant shall apply for a building permit for interior renovation for the Automobile Body Repairing/Painting business within thirty (30) days following the approval of the amended Special Use permit.
2. The applicant shall complete all proposed interior and exterior improvements in accordance with the plans as presented, within seven (7) months following the approval of the amended Special Use permit.
3. For the Automobile Sales and/or Leasing business, a maximum of three (3) motor vehicles shall be permitted for display in the striped parking area of the northeast parking lot, facing Broadway Street. Motor vehicles for retail sale may remain in such parking spaces after the regular business hours of the Automobile Sales and/or Leasing business.
4. The west side of the northeast parking lot shall be limited to customer and employee parking and shall not have motor vehicles parked thereon after the regular business hours of the Automobile Sales and/or Leasing business.
5. The northwest parking lot shall have a maximum of five (5) parking spaces designated/striped for the parking of automobiles associated with the Automobile Body Repairing/Painting business.
6. There shall be no off-street parking other than as specified in the Conditions for Approval.
7. There shall be no tarped motor vehicles located in any of the designated parking areas or upon any outside location on the Subject Property.
8. There shall be no outside repair of motor vehicles on the Subject Property.
9. Hours of operation for the Automobile Body Repairing/Painting business shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 9:00 AM – 6:00 PM, and Sunday closed.

10. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday- Saturday 9:00am-6:00pm and Sunday closed.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 9th Day of April, 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	___X___	_____	_____	_____
Commissioner Ken Carroll	___X___	_____	_____	_____
Commissioner Cheryl Slabozeski	___X___	_____	_____	_____
Commissioner Gordon Butler	___X___	_____	_____	_____
Commissioner Marty Flynn	_____	_____	___X___	_____
Commissioner Jeff Peterson	___X___	_____	_____	_____
Commissioner John Stanton	___X___	_____	_____	_____

Approved:

_____

Bill Thomas, Chairman

Attest:

_____

Christine Vershay-Hall, City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 1923 N. BROADWAY STREET, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-33-402-014-0000

LEGAL DESCRIPTION:

LOT 61, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61, THENCE ON AN ASSUMED BEARING OF SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST 9.27 FEET, ALONG THE EASTERLY LINE OF SAID LOT 61, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE NORTH 44 DEGREES 08 MINUTES 35 SECONDS WEST 13.22 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE SOUTH 88 DEGREES 32 MINUTES 58 SECONDS EAST 10.10 FEET, ALONG SAID NORTHERLY LINE OF LOT 61, TO THE POINT OF BEGINNING, AN ALL OF LOTS 62 AND 63 IN STERN PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1916, AS DOCUMENT NO. 299218, IN WILL COUNTY, ILLINOIS.

EXHIBIT A-2

1923 N. BROADWAY STREET - LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance, Section 11.8 Schedule of Parking Requirements, Sub-Section 11.8-2 Retail and Service Uses:

n. Automobile Sales and/or Leasing: One (1) parking space shall be provided for each three hundred (300) square feet of floor area, *i.e., 5 parking spaces. 3 parking spaces (including one ADA parking) are proposed for the Automobile Sales and/or Leasing business (excluding three parking spaces for the vehicle display).*

o. Automobile Body Repairing/Painting: Four (4) parking spaces shall be provided for each service bay, plus one (1) space per employee for the work shift with the largest number of employees. *i.e., 14 parking spaces. 6 parking spaces (including one ADA parking) are proposed for the Automobile Body Repairing/Painting business.*

EXHIBIT A-3

April 9, 2026 Community Development Department Staff Report

EXHIBIT A-4

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois **("City")**:

WHEREAS, FRANCISCO MARTINEZ TREJO is the owner of the real property located at 1923 N. Broadway Street in the City of Crest Hill, Illinois, bearing PIN 11-04-33-402-014-0000 (the "Subject Property") and has applied for and been granted an amended Special Use permit for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and certain Variations from the City of Crest Hill Zoning Ordinance; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on May 4, 2026, ("the **Ordinance**"), approved an amended Special Use permit for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and certain Variations from the City of Crest Hill Zoning Ordinance, subject to ten (10) conditions; and

WHEREAS, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until FRANCISCO MARTINEZ TREJO has executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, FRANCISCO MARTINEZ TREJO does hereby agree, warrant and covenant as follows:

1. That he is the legal owner of the Subject Property.

2. That he hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.

3. That he acknowledges that all required public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation or repeal of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that he will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the City will provide the Owner with written notice of the City's intent to Repeal or Revoke the Ordinance.

4. That he acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use permit and Variations or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure him against damage or injury of any kind at any time.

5. That he hereby agrees to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against

them in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

[Signature page to follow]

OWNER: FRANCISCO MARTINEZ TREJO

By: _____

Its: _____

SUBSCRIBED and **SWORN** to before me

this _____day of _____, 2026.

_____

_____

Notary Public

To: Plan Commission

From: Daniel Ritter, AICP, Community Development Director
Atefa Ghaznawi, AICP, LEED AP, City Planner

Date: April 9, 2026

Re: 1923 N Broadway Street, Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business (Case # SU-26-4-4-2); and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business (Case # V-26-4-4-2).

Project Details

Project:	Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business.
Applicant:	Francisco Martinez Trejo, Fava Auto Body LLC
Requests:	Special approvals from the City of Crest Hill Zoning Ordinance for an Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business.
Location:	1923 N Broadway Street (the "Subject Property")

Site Details

Lot Size:	Approximately 20,575 sq-ft
Existing Zoning:	B-3 Business Service District (Special Use 2009)
Existing Improvements:	Approx. 6,100 SF existing one-story 2-unit commercial building, and two existing parking lots and driveways

---

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, Auto Repair and Sale of Vehicles	Local Commercial	B-3
North	Commercial, Auto Repair Restaurant, Warehouse	Local Commercial	B-2, B-3, M-1
South	Commercial, Auto Repair	Local Commercial	B-2, B-3
East	Industrial, Truck Parking and Repair	Unincorporated, Heavy Industrial	Unincorporated, Will County
West	Single-Family Detached Residence	Mixed-Use/Flex	R-1

Exhibits

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2025-12-11
2. Exhibit D – Legal Description 2026-03-12
3. Exhibit E – Plat of Survey 2026-03-12
4. Exhibit F – Existing Floor Plan 2026-03-12
5. Exhibit G – List of Requested Variations 2026-03-12
6. Exhibit H – Project Narrative 2026-03-16
7. Exhibit I – Response to Standards for Special Use 2026-03-16
8. Exhibit J – Proposed Site Plan with Landscaping, by Enrique Castel Architect, last revised 2026-03-12

Application Background and Project Summary

Francisco Martinez Trejo (the Applicant) is the owner of the Subject Property located at 1923 N Broadway Street, Crest Hill. The Applicant is proposing to amend and expand the existing 2009 Special Use permit (ORD #1499) to change the Automobile Body Repairing business to include Automobile Body Repairing/Painting business, continue the Automobile Sales/Leasing business on the Subject Property, and seek relief from the Crest Hill Zoning Ordinance parking requirements to reduce the number of required parking spaces for both businesses. The purpose of the business is to provide high-quality automotive repair, refinishing, and vehicle sales services to the surrounding community. The proposed hours of operation for the Automobile Body Repairing/Painting business are Monday – Friday: 9:00 AM – 7:00 PM, Saturday: 9:00 AM – 6:00 PM, Sunday: closed.

The Automobile Sales/Leasing business will operate in conjunction with the Automobile Body Repairing/Painting business, and will specialize in pre-owned vehicles that have been properly inspected and prepared for sale. Vehicles will be displayed on the property in designated parking areas. The proposed hours of operation for the Automobile Sales/Leasing business are Monday-Saturday: 9:00am-6:00pm and Sunday: closed.

The combination of repair services and vehicle sales allows the business to provide complete automotive services to customers, including repair, restoration, and vehicle replacement when needed.

Figure 1: Location Map of 1923 N Broadway Street (the Subject Property)

Proposed Improvements

- **Interior Improvements:** Renovate the interior space to accommodate the Automobile Body Repairing/Painting business in compliance with all building and fire code requirements.
- **Exterior Improvements:** Restripe the east and west parking lots to improve traffic flow, safety, and overall appearance; install new fencing along the south and west of the Subject Property, bordering the residential and commercial properties; install new dumpster enclosure; and add protective parking islands and decorative landscaping along driveways to improve visibility and enhance aesthetic appeal.

Summary of Requested Petitions

The Applicant is seeking approvals of the following petitions:

(i) Amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business

(ii) Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business.

Staff Analysis

Overall, the proposed uses for the commercially zoned Subject Property are consistent with other automotive and commercial activities on Broadway Street commercial corridor. By utilizing a B-3 zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on Broadway Street commercial corridor, while remaining compatible with the surrounding commercial uses.

Operations will be conducted in a manner that minimizes impacts on surrounding properties. Vehicle repair and service activities will occur indoors, reducing noise, dust, and other disturbances. 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 Body Repairing/Painting business and 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.

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 and Automobile Body Repairing/Painting business.

Additionally, the proposed businesses will encourage investment and revitalization in the surrounding neighborhood by activating a property that might otherwise remain underutilized. Overall, the special use is compatible with surrounding commercial uses and will support, rather than hinder, the orderly growth and improvement of neighboring properties.

The variations request to decrease the required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business, if granted, will not alter the essential character of the neighborhood. Strict adherence to the required parking standards will reduce the functional space available for vehicle display and service operations, limiting the property’s ability to operate efficiently and generate adequate revenue. This unique circumstance creates an economic hardship, as the property cannot achieve a reasonable return under the existing parking regulations. Additionally, the property’s size, layout, and configuration limit the ability to provide the full number of parking spaces required by the Crest Hill Zoning Ordinance without compromising essential operational areas for the Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business, such as service bays, vehicle display, and circulation. These site-specific conditions are not generally shared by other properties in the B-3 Zoning District, creating a practical difficulty in fully complying with the parking requirements while maintaining a viable and functional business. The requested variations address this unique circumstance by allowing the property to be used efficiently and economically without negatively impacting surrounding properties or the overall character of the neighborhood.

Staff feedback on specific aspects of the requested approvals

- **Crest Hill Zoning Ordinance, Section 11.8 Schedule of Parking Requirements, Sub-Section 11.8-2 Retail and Service Uses:**

  n. Automobile Sales and/or Leasing: One (1) parking space shall be provided for each three hundred (300) square feet of floor area, i.e., 5 parking spaces. *3 parking spaces (including one ADA parking) are proposed for the Automobile Sales and/or Leasing business (excluding three parking spaces for the vehicle display).*

  o. Automobile Body Repairing/Painting: Four (4) parking spaces shall be provided for each service bay, plus one (1) space per employee for the work shift with the largest number of employees. i.e., 14 parking spaces. *6 parking spaces (including one ADA parking space) are proposed for the Automobile Body Repairing/Painting business.*

Staff reviewed the proposed project with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Automobile Sales and/or Leasing and Automobile Body Repairing/Painting as Special Use in the B-3 Business Service District. To expand the operations to include the Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing, the existing 2009 Special Use permit must be amended, and the above-mentioned variation granted.

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 can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

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 cannot yield a reasonable return if limited to the standard parking requirements currently allowed in the B-3 Zoning District. The proposed Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business require sufficient on-site parking to accommodate customer vehicles, service bays, and vehicle display areas. Strict adherence to the required parking standards reduces the functional space available for vehicle display and service operations, thus limiting the property's ability to operate efficiently and generate adequate revenue.

   This unique circumstance creates an economic hardship, as the property cannot achieve a reasonable return under the existing regulations. Granting the variation to reduce the required parking will allow both businesses to operate effectively while maintaining safe circulation, accommodating customers, and remaining compatible with surrounding commercial and residential properties.

2. That the plight of the owner is due to unique circumstances.
   The plight of the owner is due to unique circumstances that justify the requested variation to reduce the required parking. The property's size, layout, and configuration limit the ability to provide the full number of parking spaces required by the Crest Hill Zoning Ordinance without compromising essential operational

areas for the Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business, such as service bays, vehicle display, and circulation.

These site-specific conditions are not generally shared by other properties in the B-3 Zoning District, creating a practical difficulty in fully complying with the parking requirements while maintaining a viable and functional business. The requested variations address this unique circumstance by allowing the property to be used efficiently and economically without negatively impacting surrounding properties or the overall character of the neighborhood.

3. That the variation, if granted, will not alter the essential character of the locality.
   The variation to reduce the required parking, if granted, will not alter the essential character of the neighborhood. The proposed Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business are consistent with other commercial and automotive uses on Broadway Street Commercial Corridor, and the reduction in parking will be accommodated entirely on-site without impacting surrounding streets or neighboring properties.
   The site will maintain organized circulation, safe access, and sufficient parking to serve customers and operations, ensuring that the property remains visually and functionally compatible with the surrounding neighborhood. Granting the variation will allow for practical and efficient use of the property while preserving the overall character and commercial activity of the neighborhood.

In addition, Section 12.6-2 Standards for Variations and Section 12.7-6 Standards for Special Use of the Zoning Ordinance further suggest that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A and Exhibit B have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests. Please refer to Exhibit I for the Applicant's response to Standards for Special Use.

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 applicant shall apply for a building permit for interior renovation for the Automobile Body Repairing/Painting business within thirty (30) days following the approval of the Special Use permit.
2. The applicant shall complete all proposed interior and exterior improvements in accordance with the plans as presented, within seven (7) months following the approval of the Special Use permit.
3. For the Automobile Sales and/or Leasing business, a maximum of three (3) motor vehicles shall be permitted for display in the striped parking area of the northeast parking lot, facing Broadway Street. Motor vehicles for retail sale may remain in such parking spaces after the regular business hours of the Automobile Sales and/or Leasing business.
4. The west side of the northeast parking lot shall be limited to customer and employee parking, and shall not have motor vehicles parked thereon after the regular business hours of the Automobile Sales and/or Leasing business.
5. The northwest parking lot shall have a maximum of five (5) parking spaces designated/striped for the parking of automobiles associated with the Automobile Body Repairing/Painting business.

6. There shall be no off-street parking other than as specified in the Conditions for Approval.
7. There shall be no tarped motor vehicles located in any of the designated parking areas or upon any outside location on the Subject Property.
8. There shall be no outside repair of motor vehicles on the Subject Property.
9. Hours of operation for the Automobile Body Repairing/Painting business shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 9:00 AM – 6:00 PM, and Sunday closed.
10. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday- Saturday 9:00am-6:00pm and Sunday closed.

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 the amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business; and Variations request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business, subject to the project being implemented in substantial conformance with the ten (10) conditions for approval and application documents referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-4-4-2, and Case # V-26-4-4-2.

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

For Office Use Only: **Case Number:** SU-26-4-4-2 & V-26-4-4-2

Project Name: FAVA AUTO BODY LLC

Owner: Francisco Martinez Trejo Correspondence To:

Street address: 1923 N Broadway St Street address:

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

Phone: [redacted] Phone: [redacted]

Email: [redacted] Email:

Property Address:
Street address: 1923 N Broadway St
City, St., Zip: Crest Hill, IL 60403
PIN: 11-04-33-402-014-0000

Property Information:
Lot Width:
Lot Depth:
Total Area:

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

Existing Zoning: B-3 Special Use Existing Land Use: Auto repair & dealership

Requested Zoning: B-3 Special Use Proposed Land Use: Auto repair and painting & dealership

Adjoining Properties Zoning and Uses:
North of Property: B-2 and B-3

South of Property: B-2

East of Property: Unincorporated/Industrial

West of Property: R-1

Purpose Statement (intended use and approval sought):

Amending the existing 2009 Special Use to add an auto repair/painting business and continuing the dealership business.

Development Request: Please check all that apply and describe:

[ ] Rezoning: _____

[X] Special Use: Auto body / Dealership.

[X] Variance: Reduced parking requirements for both auto repair/painting & dealership

[ ] 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: _____ Phone: _____

Company: _____ Email: _____

[ ] Contractor: _____ Phone: _____

Company: _____ Email: _____

[ ] Architect: _____ Phone: _____

Company: _____ Email: _____

[ ] Builder: _____ Phone: _____

Company: _____ Email: _____

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

[redacted] 12/11/2025

Signature of the Applicant Date

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

[redacted] 12/11/2025

Signature of the Owner Date

EXHIBIT D

1923 BROADWAY STREET - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1923 BROADWAY STREET, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-33-402-014-0000

LEGAL DESCRIPTION:

LOT 61, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61, THENCE ON AN ASSUMED BEARING OF SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST 9.27 FEET, ALONG THE EASTERLY LINE OF SAID LOT 61, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE NORTH 44 DEGREES 08 MINUTES 35 SECONDS WEST 13.22 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE SOUTH 88 DEGREES 32 MINUTES 58 SECONDS EAST 10.10 FEET, ALONG SAID NORTHERLY LINE OF LOT 61, TO THE POINT OF BEGINNING, AN ALL OF LOTS 62 AND 63 IN STERN PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1916, AS DOCUMENT NO. 299218, IN WILL COUNTY, ILLINOIS.

PLAT OF SURVEY

ADDRESS:
1923 S. Broadway St. Crest Hill, IL 60403
PIN: 11-04-33-402-014-0000

FIELD WORK COMPLETED ON: 06/02/2025

CLIENT:
Francisco Martinez

Area: 20,575.20 Sq. Feet

LOT 61, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61, THENCE ON AN ASSUMED BEARING OF SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST 9.27 FEET, ALONG THE EASTERLY LINE OF SAID LOT 61, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017:, THENCE NORTH 44 DEGREES 08 MINUTES 35 SECONDS WEST 13.22 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE SOUTH 88 DEGREES 32 MINUTES 58 SECONDS EAST 10.10 FEET, ALONG SAID NORTHERLY LINE OF LOT 61, TO THE POINT OF BEGINNING, AN ALL OF LOTS 62 AND 63 IN STERN PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1916, AS DOCUMENT NO. 299218, IN WILL COUNTY, ILLINOIS.

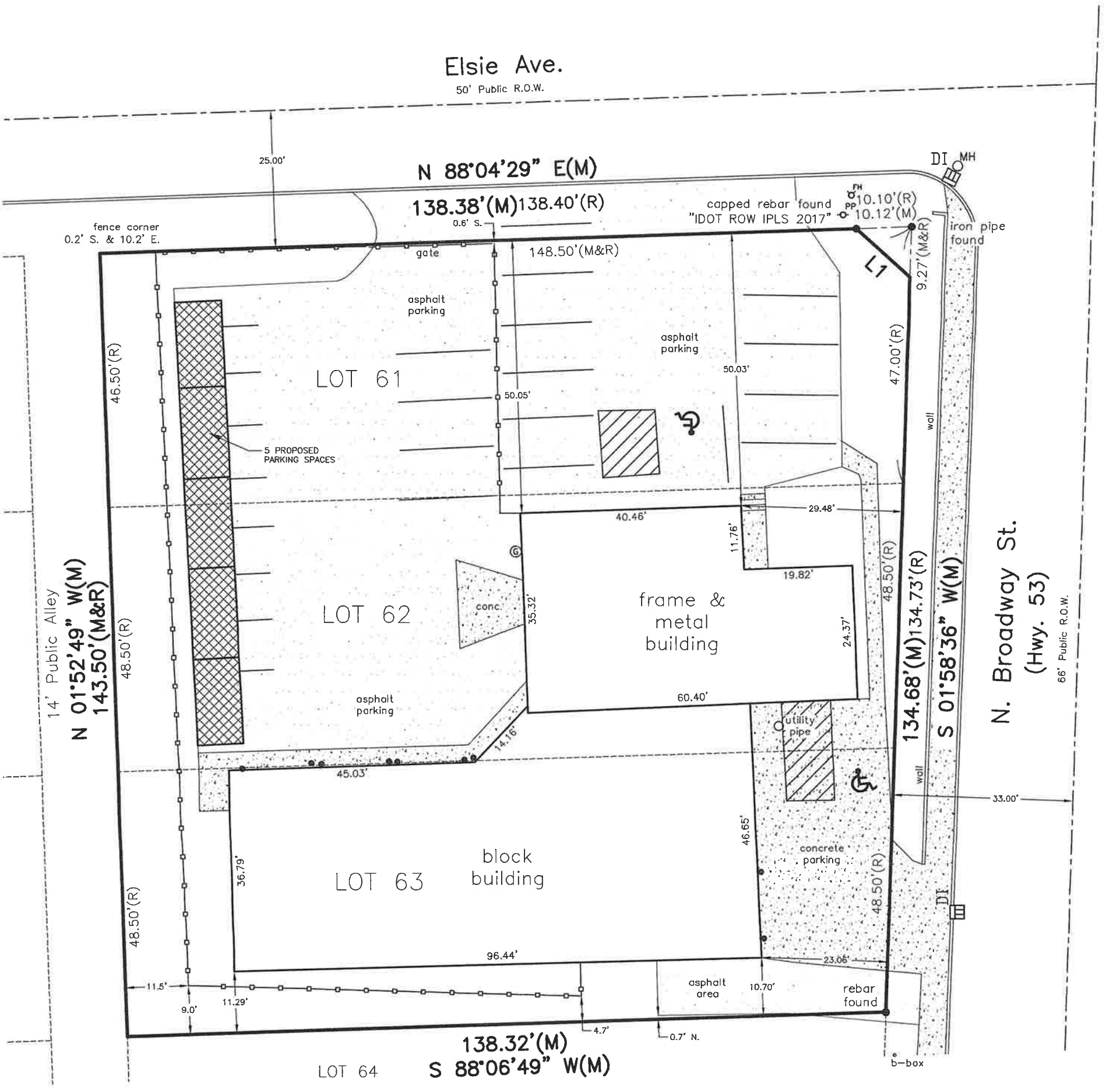
SCALE 1"=20'

Basis of Bearing

STATE PLANE COORDINATES

0 1 2

EXHIBIT E



LINE TABLE

L1	13.24'(M),13.22'(R)	S 47°43'39" E(M)

STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,
THIS 2ND DAY OF JUNE OF 2025.

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

JOSE RAFAEL SALAS
035003933
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
MINOOKA, ILLINOIS

LEGEND

- Concrete Surface
- Asphalt Surface
- Center Line
- Boundary Line
- Adjacent Line
- Fence Line
- Easement Line
- DI curb inlet
- FH fire hydrant
- bollard
- PP utility pole
- b-box
- G gas meter
- MH manhole
- (M) Measured or Calculated
- (R) Recorded
- Monument Found
- Monument Set

Notes:

Compare this Plat with your records and immediately report any discrepancies.

SLS®

SALAS LAND SURVEYING
P.O. BOX 661
Minooka, IL 60447
(815) 521-6354
salaslandsurveying.com

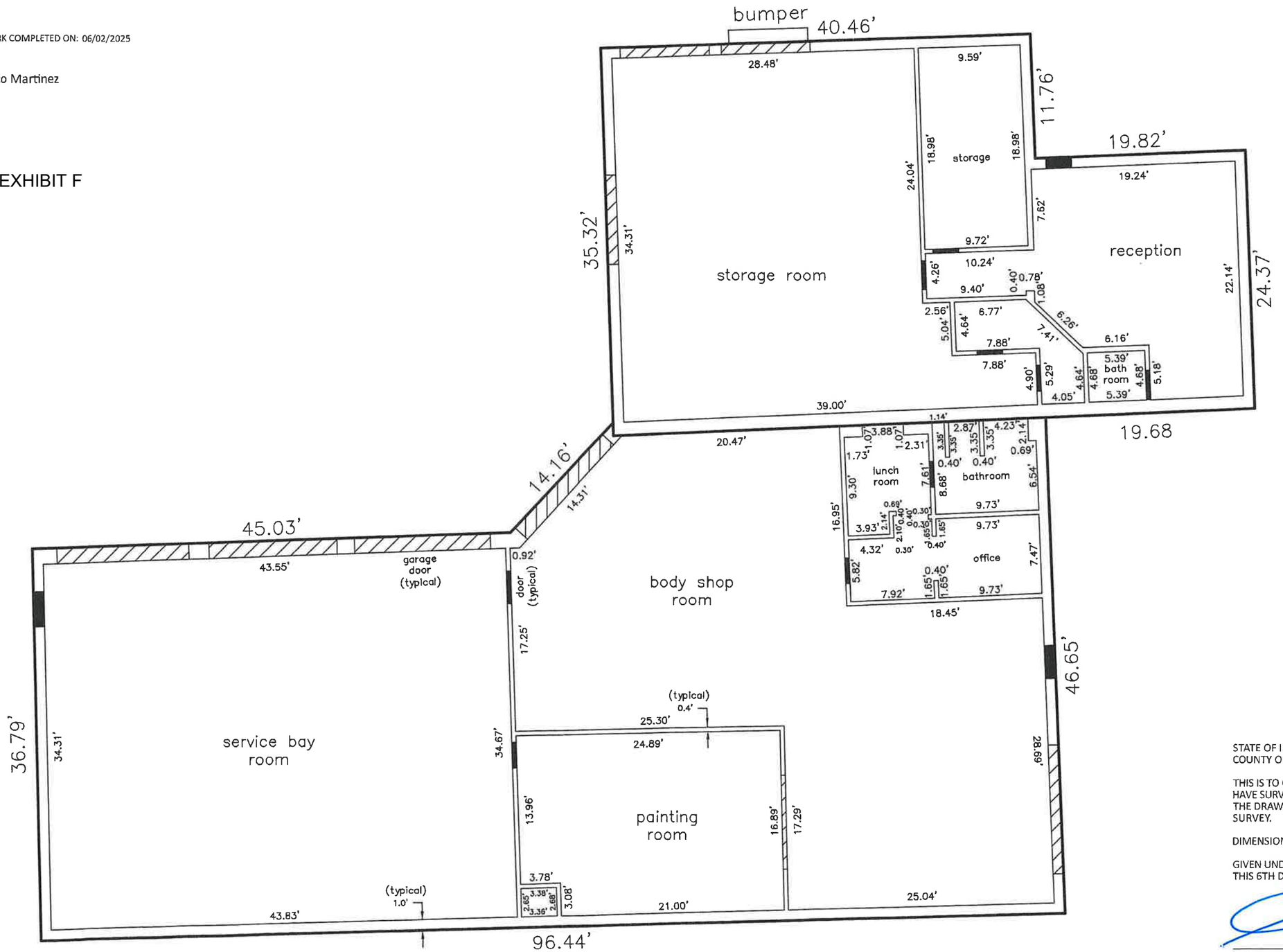
BUILDING INTERIOR SURVEY

ADDRESS:
1923 S. Broadway St. Crest Hill, IL 60403
PIN: 11-04-33-402-014-0000

FIELD WORK COMPLETED ON: 06/02/2025

CLIENT:
Francisco Martinez

EXHIBIT F



SCALE 1"=10'

Basis of Bearing

STATE PLANE COORDINATES

0 1 2

JOSE RAFAEL SALAS
035003933
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
MINOOKA, ILLINOIS

STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,
THIS 6TH DAY OF JUNE OF 2025.

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

Notes:

Compare this Plat with your records and immediately report any discrepancies.

SLS

SALAS LAND SURVEYING
P.O. BOX 661
Minooka, IL 60447
(815) 521-6354
salaslandsurveying.com

EXHIBIT G

1923 N BROADWAY ST – LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance, Section 11.8 Schedule of Parking Requirements, Sub-Section 11.8-2 Retail and Service Uses:

n. Automobile Sales and/or Leasing: One (1) parking space shall be provided for each three hundred (300) square feet of floor area, i.e., 5 parking spaces. 3 parking spaces (including one ADA parking) are proposed for the Automobile Sales and/or Leasing business (excluding three parking spaces for the vehicle display).

o. Automobile Body Repairing/Painting: Four (4) parking spaces shall be provided for each service bay, plus one (1) space per employee for the work shift with the largest number of employees. i.e., 14 parking spaces. 6 parking spaces (including one ADA parking) are proposed for the Automobile Body Repairing/Painting business.

EXHIBIT H

Project Narrative – Auto Body, Paint, and Dealership

This project proposes the operation of an **automotive body repair, paint facility, and small vehicle dealership** located at the subject property. The purpose of the business is to provide high-quality automotive repair, refinishing, and vehicle sales services to the surrounding community.

Hours of Operation

The proposed hours of operation for the business are:

- **Monday – Friday:** 9:00 AM – 7:00 PM
- **Saturday:** 9:00 AM – 6:00 PM
- **Sunday:** Closed

Number of Employees

The business is expected to employ approximately 2–4 employees including: owner/manager, auto body technicians, paint technicians, detailing staff, office/customer service staff, and a sales associate.

Staff levels may increase in the future depending on business growth and demand.

Services Offered

The business will provide a full range of automotive services including:

Auto Body Repair

- Collision repair
- Dent and scratch repair
- Frame straightening and structural repairs
- Panel replacement and repair

Automotive Painting and Refinishing

- Full vehicle paint jobs
- Spot and panel painting
- Color matching and blending

- Clear coat refinishing
- Paint correction and polishing

Vehicle Detailing

- Interior and exterior detailing
- Paint protection services
- Vehicle cleaning after repair

Vehicle Sales (Dealership)

- Sale of quality pre-owned vehicles
- Vehicle inspections and reconditioning prior to sale
- Customer vehicle financing assistance through third-party lenders

All operations will take place **inside the building**, and the property will be maintained in a clean, organized, and professional manner to ensure compatibility with the surrounding area.

Prospective Dealership Tenant

The dealership portion of the business will operate in conjunction with the auto body and paint services. The dealership will specialize in **pre-owned vehicles that have been properly inspected and prepared for sale**. Vehicles will be displayed on the property in designated parking areas.

The dealership will operate **Monday- Saturday 9:00am-6:pm and Sunday: CLOSED** during the and will be staffed by a sales associate and the business manager. The combination of repair services and vehicle sales allows the business to provide complete automotive services to customers, including repair, restoration, and vehicle replacement when needed.

EXHIBIT I

Response to Standards for Special Use

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 use will not endanger public health, safety, or welfare. The proposed auto body repair, paint facility, and used vehicle dealership will operate in accordance with all local, state, and federal regulations. All automotive repair and paint work will occur inside the building using proper equipment and ventilation systems. Automotive fluids and waste materials will be handled and disposed of through licensed recycling or disposal services. These measures will ensure safe operations and protection of public health and safety.

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 use will not be injurious to the use and enjoyment of other property in the surrounding area. The business will operate during standard daytime business hours and will maintain a clean and organized property. All major repair and painting activities will occur inside the building to minimize noise and visual impact. Vehicle parking and storage will be managed on-site to prevent congestion and maintain an orderly appearance. These practices will ensure the business remains compatible with surrounding properties.

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 use will not impede the normal and orderly development of surrounding property. The proposed business is consistent with automotive-related commercial uses commonly found in similar commercial areas. The project will maintain the property in good condition and will not interfere with the development or use of nearby properties.

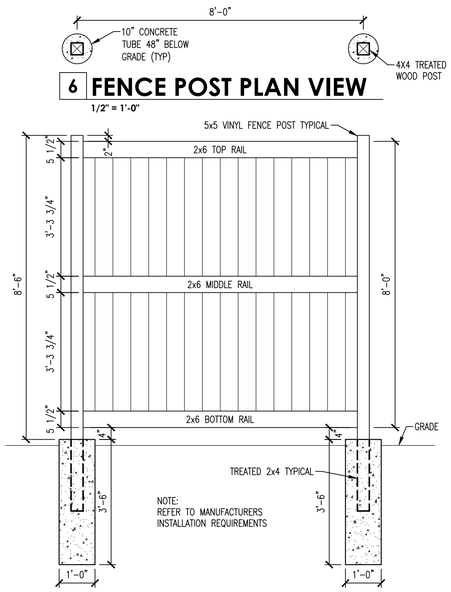
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
Adequate utilities, access roads, drainage, and other facilities are available.
The property has access to existing roads, utilities, and infrastructure necessary to support the proposed business operations. Customer and employee parking will be provided on-site, and vehicle access to the property will utilize existing driveways and traffic patterns

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 auto body shop and car dealership 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 auto body shop and car dealership.

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 use will be consistent with the intent of the zoning regulations and comprehensive planning goals of the city. The project will provide valuable automotive services and employment opportunities to the local community. The business will maintain professional operations, comply with city regulations, and contribute positively to the commercial activity within Crest Hill.

EXHIBIT J

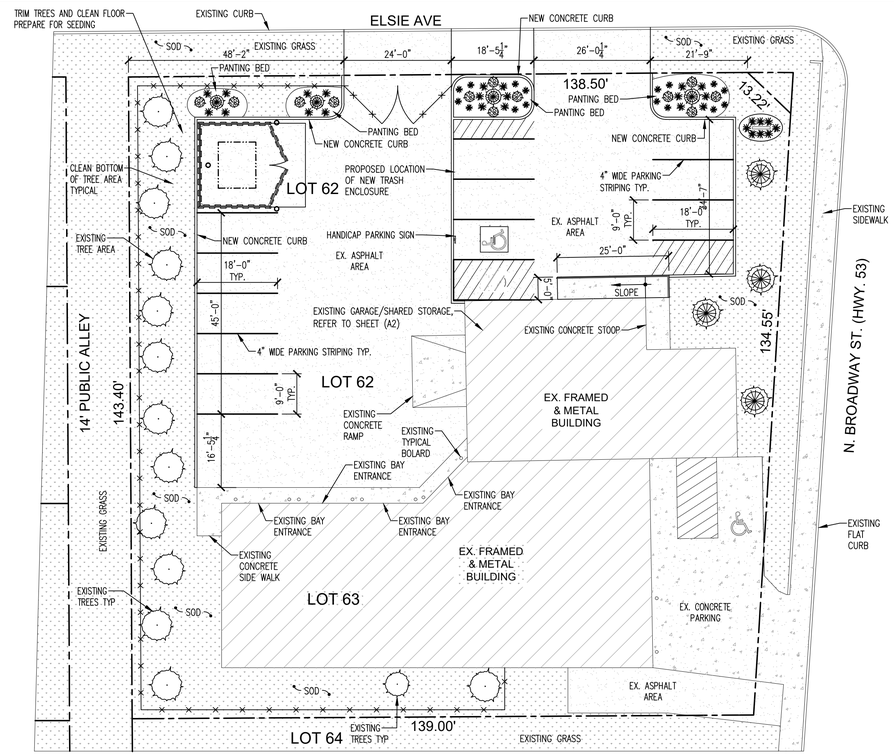


6 FENCE POST PLAN VIEW

1/2" = 1'-0"

4 FENCE DETAIL (INSIDE VIEW)

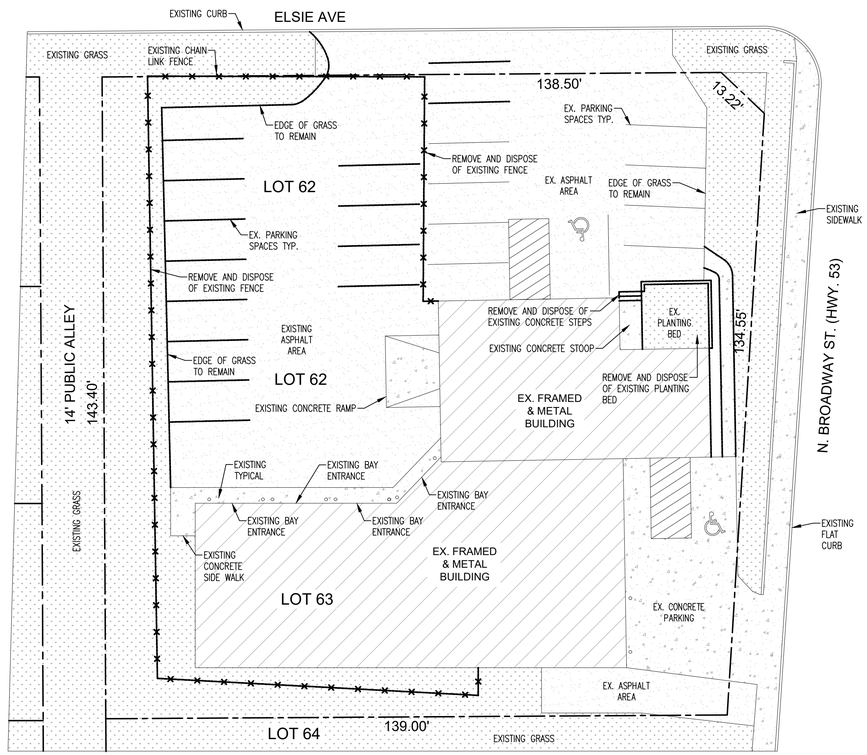
1/2" = 1'-0"



2 PROPOSED SITE LANDSCAPE PLAN

SCALE : 1/16" = 1'-0"

NORTH

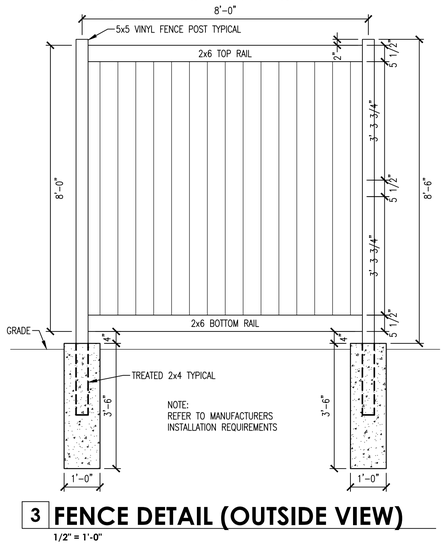


1 SITE PLAN - DEMOLITION

SCALE : 1/16" = 1'-0"

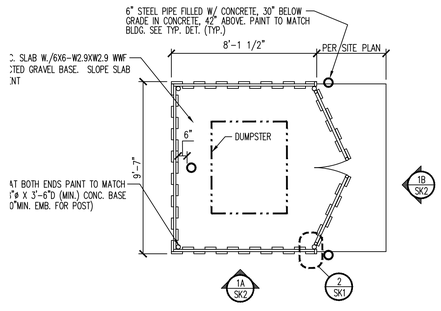
NORTH

NOTES:
1. ALL WOOD TO BE PREMIUM PRESSURE-TREATED LUMBER FOR EXTERIOR USE.
2. ALL EXTERIOR ELECTRICAL TO REMAIN.
3. ALL EXTERIOR LANDSCAPE SHALL REMAIN THE SAME UNLESS OTHERWISE NOTED.
4. ALL NAILS, SCREWS AND HARDWARE SHALL BE STAINLESS STEEL, OR HIGH STRENGTH ALUMINUM OR HOT-DIPPED GALVANIZED MATERIAL.
5. OWNER TO CALL JULIE BEFORE DIGGING AT EXISTING BUILDING.
6. CONTRACTOR TO RE INSTALL FENCE AT THE EXACT LOCATION OF ORIGINAL FENCE LINE.
7. FENCE INSTALLATION TO FOLLOW MANUFACTURERS REQUIREMENTS.



3 FENCE DETAIL (OUTSIDE VIEW)

1/2" = 1'-0"

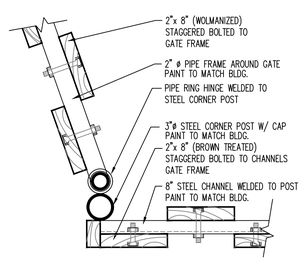


5 TRASH ENCLOSURE PLAN

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

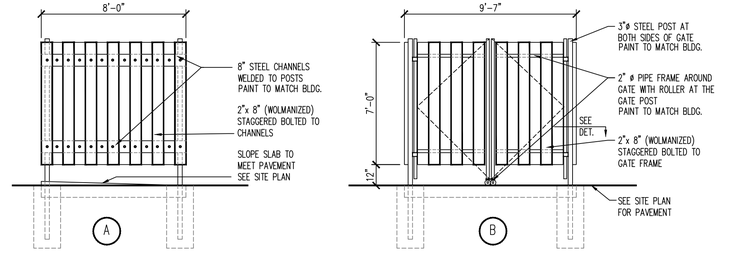
SITE DATA			
DESCRIPTION	EXISTING	PROPOSED	TOTAL
TOTAL LOT AREA	20,574.2 SQ FT	20,574.2 SQ FT	
BUILDING FOOTPRINT	1,978.1 SQ FT	3,964 SQ FT	5,942.9 SQ FT
BUILDING HEIGHT	--	18.0 FT	
LOT COVERAGE	--	15,312 FT	
PARKING	--	14 STALLS	
NORTH SETBACK	50.0 FT	96.7 FT	
SOUTH SETBACK	56.7 FT	10.0 FT	
WEST SETBACK	75.3 FT	20.0 FT	
EAST SETBACK	7.3 FT	24.0 FT	

LANDSCAPE LEGEND			
SYMBOLE	ABREVIATION	SIZE	DESCRIPTION
	NORWAY MAPLE	2 1/2" (DIA)	QUANTITY AS SHOWN ON PLAN
	NORWAY MAPLE	4" HEIGHT	QUANTITY AS SHOWN ON PLAN
	DAYLILY	16" HEIGHT	QUANTITY AS SHOWN ON PLAN
	MINIATURE ROSE	8" HEIGHT	QUANTITY AS SHOWN ON PLAN



7 TRASH ENCLOSURE DETAIL

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



6 TRASH ENCLOSURE ELEVATIONS

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

Enrique Castel Architect
10368 CENTRAL PARK BLVD. HUNTLEY, IL 60142.
P 224-255-8027 . ENCAST@COMCAST.NET

FAVA AUTO BODY LLC AT:

1923 Broadway St. Crest Hill, IL 60403

No.	Revisions / Submissions	Date
-	VILLAGE REVIEW	02.16.26
	Revisions / Submissions	

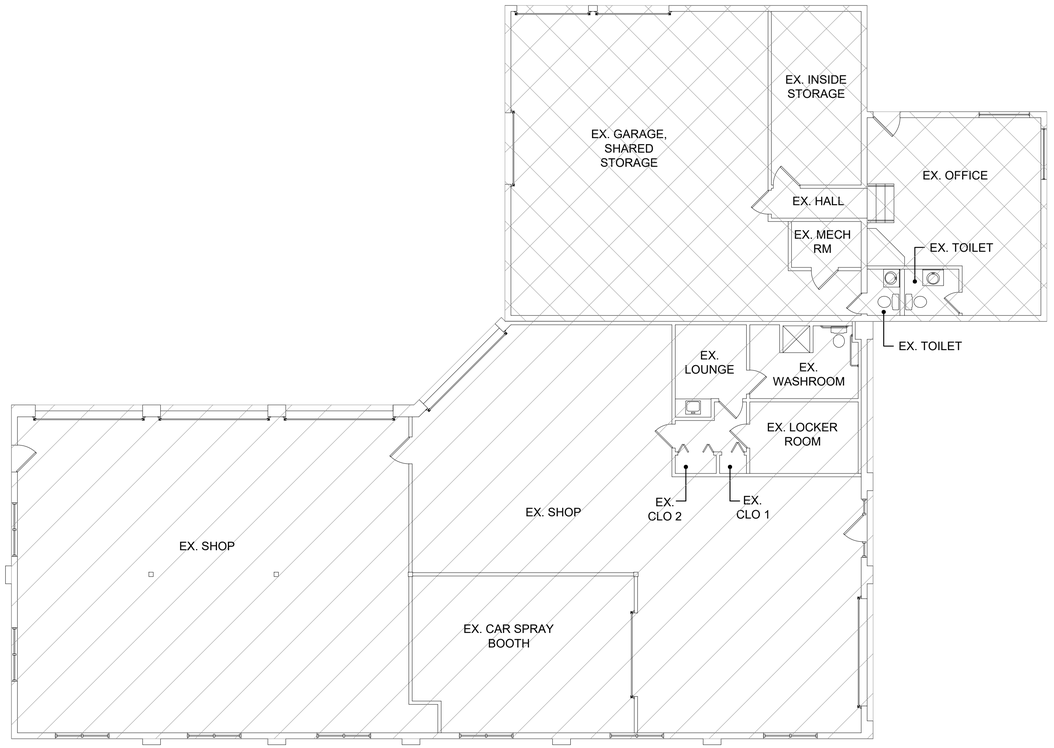
DRAWN BY: ENC

DATE: 01.15.26

PROJECT NO: 2025-052

SCALE: AS NOTED

DRAWING NO: A1



1 EXISTING FLOOR PLAN

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

NORTH

Enrique Castel Architect
10368 CENTRAL PARK BLVD. HUNTLEY, IL 60142.
P 224-255-8027 . ENCASTRO@COMCAST.NET

FAVA AUTO BODY LLC AT:
1923 Broadway St. Crest Hill, IL 60403

No.	Revisions / Submissions	Date
-	VILLAGE REVIEW	02.16.26

DRAWN BY: ENC
DATE: 01.15.26
PROJECT NO: 2025-052
SCALE: AS NOTED
DRAWING NO: A2

City Council Meeting Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Daniel Ritter, Community Development Director Ron Wiedeman, Director of Engineering
Department:	Community Development and Engineering
Agenda Items:	Resolution Approving an Intergovernmental Agreement By and Between the City of Crest Hill and the Geographic Information System Consortium (GISC) and its Members and Designating the City of Crest Hill Director and Alternative Director to the GISC Board Resolution Approving a GIS Consortium Service Provider Contract By and Between the City of Crest Hill and Municipal GIS Partners Inc. (MGP)

Summary/Background:

A Geographic Information System (GIS) is designed to store, manage, display, and analyze all types of geographic and spatial data. GIS combines database functions with computer mapping to analyze geographic data. GIS helps communities automate and improve local government business processes, from mapping incidents to supporting infrastructure systems and projects. GIS is a visualization technology that integrates information, uncovers complex information relationships, and supports local government decision-making. GIS results in a better understanding, more effective communication, and greater operational efficiency. The data in these systems is relied on heavily to influence decisions on public infrastructure, economic development, code enforcement, policing and public safety, budgeting, and much more.

Crest Hill has utilized Robinson Engineering to start up and operate its GIS program since around 2010. The current GIS system utilizes ArcGIS software and is primarily utilized for spatial tracking of utilities, infrastructure, and zoning information. The current system is only accessible to and utilized internally by staff. The system has limited capabilities to create maps, analyze data, be accessible to the public, or be customized for specific projects/initiatives.

The GIS Consortium is a unique municipal shared services model specific to Chicagoland that has been utilized by existing staff in prior organizations. The model allows cost and time efficiencies and consistency that is not available from private contractors or in-house services.

GIS Consortium – public.gisconsortium.org

The GIS Consortium is a proven solution for communities that are increasingly being challenged to do more with less. Its collaborative approach reduces costs while improving public services. Crest Hill's size limits its financial and functional ability to host an in-house GIS department (as is utilized in larger communities like Joliet, Aurora, and Naperville). A common alternative in the Chicago area is the GIS Consortium. The GIS Consortium is an organization of Chicago-area communities unified by a common goal: to share resources, information, staffing, and technology so that municipalities can optimize the value of geographic information systems (GIS).

The GIS Consortium creates value for its members by identifying opportunities to minimize cost and risk. Members do not pay annual dues, but apply their entire GIS investment directly to solutions and operations. All intellectual property developed by the GIS Consortium belongs to its members. The consortium was started in 1999 by four communities and has since grown to 44 Chicagoland communities of varying sizes (https://public.gisconsortium.org/members/gis-consortium-members). Nearby communities include Woodridge and Tinley Park.

Each member community has one vote, regardless of its population, geographic size, or membership date. Each community owns its data and has equal rights to intellectual property. Data sharing among members is encouraged to facilitate greater efficiencies, better business processes, and mutual aid support. The annual costs are based on a community's population and geographic area.

Municipal GIS Partners (MGP) – www.mgpinc.com

The GIS consortium partners with a separate company, Municipal GIS Partners, which specializes in municipal GIS operations and is the specific contractor for the consortium. MGP will complete the work and provide staff for regular updates, maintenance, and special projects as it relates to the city's GIS system. A separate agreement will be completed between the city and MGP for the GIS services.

MGP provides a high degree of experience and continuity across local government GIS solutions. MGP will be utilized to onboard and transfer existing data, as well as "clean it" and standardize it. They will help provide direction and guidance on existing data improvements as well as solutions related to addressing, property mailings, asset/property management, emergency management tracking, and much more. MGP staff is assigned to regularly meet with City staff to ensure data is sufficient, improvements are being made, and special projects are planned and completed.

Staff and MGP presented the proposal at the March 30, 2026 Work Session meeting and answered various questions about GIS and the proposed shared service model. The Council was unanimously in support of the proposal.

Funding/Financial Impact: The City has previously paid for GIS services out of the engineering services budget. The total amount required for the 2026-2027 budget year is $168,657 for this project. Ongoing projected costs are in the attached proposal.

Funding Source: General Fund and Water Sewer Fund

Budgeted Amount: $170,000.00 ($70,000 (GF) & $100,000.00 (Water and Sewer) 2027

Cost: $168,657.00

Recommended Council Action:

Approval of two resolutions:

1. Resolution Approving an Intergovernmental Agreement By and Between the City of Crest Hill and the Geographic Information System Consortium (GISC) and its Members and Designating the City of Crest Hill Director and Alternative Director to the GISC Board

2. Resolution Approving a GIS Consortium Service Provider Contract By and Between the City of Crest Hill and Municipal GIS Partners Inc. (MGP)

RESOLUTION NO. _____

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL AND THE GEOGRAPHIC INFORMATION SYSTEM CONSORTIUM AND ITS MEMBERS AND DESIGNATING THE CITY OF CREST HILL DIRECTOR AND ALTERNATE DIRECTOR TO THE GISC BOARD

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) authorizes municipalities to exercise jointly with any public agency of the State, including other units of local government, any power, privilege, or authority which may be exercised by a unit of local government individually, and to enter into contracts for the performance of governmental services, activities, and undertakings; and

WHEREAS, Article VII, Section 10, of the Constitution of the State of Illinois of 1970 provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function in any manner not prohibited by law or by ordinance; and

WHEREAS, the Corporate Authorities of certain Units of Local Government or Governmental Units have entered into an Intergovernmental Agreement for the formation of a consortium to develop and share geographic system information and have formed the GEOGRAPHIC INFORMATION SYSTEM CONSORTIUM ("GISC"), which now includes 44 Members; and

WHEREAS, the City of Crest Hill (hereinafter referred to as "CREST HILL"), is an Illinois municipal corporation; and

WHEREAS, the Members of the GISC are all Governmental Units which have entered into an Intergovernmental Agreement entitled "Membership Agreement for a Geographic Information System Consortium; and are therefore each public agencies as that term is defined in the Intergovernmental Cooperation Act; and

WHEREAS, the Corporate Authorities of CREST HILL desire to become a Member of GISC pursuant to the terms of the Membership Agreement (IGA) attached hereto and incorporated herein as Exhibit 1; and

WHEREAS, the Corporate Authorities have reviewed the Membership Agreement (IGA) attached hereto as Exhibit 1 and have determined that its conditions, terms, and provisions are fair, reasonable, and acceptable to CREST HILL; and

WHEREAS, the respective Corporate Authorities and governing boards of the GISC Members have previously approved and executed the Membership Agreement; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of CREST HILL and its citizens to enter into the Membership Agreement for the GISC; and

WHEREAS, MGP has prepared a GIS Consortium Shared Services Model which contains a Consolidated Budget Estimate for 2026 and beyond, which is attached hereto and incorporated herein as Exhibit 2; and

WHEREAS, the Corporate Authorities have reviewed the Consolidated Budget Estimate and have determined that the $12,000.00 Consortium Initiation Fee of $12,000.00, the GIS Consortium Shared Initiatives Fee of $4,080.00 (to be pro-rated), MGP Program Staffing (also to be pro-rated and the subject of a separate resolution), and other community expenses) are fair and reasonable and should be approved; and

WHEREAS, as a Member of the GISC, CREST HILL is entitled to one (1) Director, who shall have one (1) vote as a member of the Board of Directors, which is the governing board of the GISC; and

WHEREAS, as a Member of the GISC, CREST HILL is also entitled to one (1) Alternate Director who shall be entitled to attend meetings of the Board of Directors of the GISC and who may vote in the absence of the CREST HILL Director; and

WHEREAS, the Membership Agreement for a Geographic Information System Consortium requires the authorizing resolution to designate CREST HILL's initial Director and Alternate Director; and

WHEREAS, the Corporate Authorities have determined to designate Dan Ritter, Director of Community and Economic Development as the City of Crest Hill Director to the GISC Board; and

WHEREAS, the Corporate Authorities have also determined to designate Crest Hill Director of Engineering, Ron Wiedeman as the City of Crest Hill Alternate Director to the GISC Board.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory and Constitutional authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: INTERGOVERNMENTAL AGREEMENT AND BUDGET APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of the Membership Agreement for a Geographic Information System Consortium (IGA) and

Consolidated Budget Estimate, (attached as Exhibits 1 and 2) are fair, reasonable, and acceptable to CREST HILL and that the same are hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Membership Agreement for a Geographic Information System Consortium, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Intergovernmental Agreement with the GISC and its Members.

SECTION 3: DIRECTOR AND ALTERNATE DIRECTOR TO THE GISC BOARD DESIGNATED. The City Council hereby designates Dan Ritter, Director of Community and Economic Development, as the initial Director to the GISC Board and designates Ron Wiedeman, Director of Engineering, as the Crest Hill Alternate Director to the GISC Board.

SECTION 4: SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any other provision of this Resolution.

SECTION 5: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 6: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

{Left Intentionally Blank}

PASSED THIS 4TH DAY OF MAY, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF MAY, 2026.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT 1
(MEMBERSHIP AGREEMENT FOR A GEOGRAPHIC INFORMATION SYSTEM CONSORTIUM)

MEMBERSHIP AGREEMENT FOR A GEOGRAPHIC INFORMATION SYSTEM CONSORTIUM

This Agreement is entered into this ___ day of _____, 20___, by and between the municipalities that have executed this Agreement pursuant to its terms (all municipalities are collectively referred to as "Parties").

W I T N E S S E T H:

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970 and Section 3 of the Illinois Intergovernmental Cooperation Act authorize and encourage the entering into of Intergovernmental Agreements between units of local government;

WHEREAS, the Parties desire to enter into an Intergovernmental Agreement setting forth the responsibilities of the Parties with regard to the operation of a consortium to develop and share geographic information system information;

WHEREAS, the Parties desire to limit the cost of developing geographic information systems for their communities by participating in group training, joint purchasing and development and innovation sharing;

NOW, THEREFORE, in consideration of the mutual covenants of this Agreement and other good and valuable consideration, the Parties agree as follows:

I. General Purpose

The general purpose of this Agreement is to provide for an organization through which the Parties may jointly and cooperatively procure professional services for the establishment,

operation and maintenance of a geographic information system for the use and benefit of the Parties.

II. Construction and Definitions

Section 1. The language in the text of this Agreement shall be interpreted in accordance with the following rules of construction:

(a) The singular number includes the plural number and the plural the singular,

(b) The word "shall" is mandatory; the word "may" is permissive; and

(c) The masculine gender includes the feminine and neuter

Section 2. When the following words and phrases are used, they shall, for the purposes of this Agreement, have the meanings respectively ascribed to them in this Section, except when the context otherwise indicates.

(a) "GEOGRAPHIC INFORMATION SYSTEM CONSORTIUM" or "GISC" means the organization created pursuant to this Agreement.

(b) "GIS," means geographic information system.

(c) "BOARD" means the Board of Directors of GISC, consisting of one (1) Director (and one (1) alternate Director) from each governmental unit, which is a member of GISC.

(d) "CORPORATE AUTHORITIES" means the governing body of the member governmental unit.

(e) "MEMBER" means a Governmental Unit, which enters into this Agreement and is, at any specific time not in default as set forth in this Agreement.

(f) "FORMER MEMBER" means any entity, which was once a Member, but has either withdrawn from GISC or whose membership was terminated pursuant to this Agreement.

(g) "UNIT OF LOCAL GOVERNMENT" or "GOVERNMENTAL UNIT" means and includes any political subdivision of the State of Illinois or any department or agency of the state government or any city, village or any taxing body.

(h) "SOFTWARE" means computer programs, form designs, user manuals, data specifications and associated documentation.

(i) "SERVICE PROVIDER" means any professional services firm(s) that GISC designates as the firm(s) to establish, operate, maintain or support geographic information systems, for the Members.

(j) "SECONDARY SERVICE PROVIDER" means a Service Provider not limited to a supplier of software, hardware, mapping or other services.

(k) "INTELLECTUAL PROPERTY" means any and all software, data or maps generated by or for GISC. Such intellectual property shall be considered privileged and confidential trade secrets and shall constitute valuable formulae, design and research data or which Members have given substantial consideration.

III. Membership

Section 1. Any Governmental Unit may be eligible to become a member of GISC.

Section 2. A Governmental Unit desiring to be a member shall execute a counterpart of this Agreement and shall pay initial membership dues of a minimum of Four Thousand Dollars ($4,000) and a maximum of Twenty Thousand Dollars ($20,000) to be pro-rated in accordance with the formula contained in Exhibit A. Payment shall be made to the Secretary-Treasurer, or equivalent, of GISC to offset the cost of the legal and administrative expenses of the formation, operation and administration of GISC.

Section 3. Members shall enter into a GIS service contract, with the Service Provider substantially conforming with the agreement attached in Exhibit B or as modified by the GISC Board, within one (1) year of signing this Agreement. Members are expected to enter into any agreements with Secondary Service Providers deemed necessary for the functioning of GISC within a reasonable time as determined by the Board of Directors. Members shall be subject to the provisions of this Agreement, including but not limited to Article XIV.

Section 4. Any Governmental Unit desiring to enter into this Agreement may do so by the duly authorized execution of a counterpart of this Agreement by its proper officers. Thereupon, the clerk or other corresponding officer of the Governmental Unit shall file a duly executed copy of the Agreement, together with a certified copy of the authorizing resolution or other action, with the GISC President. The resolution authorizing the execution of the Agreement shall also designate the first Director and alternate for the Member.

Section 5. The Charter Members shall be the Members consisting of Glencoe, Highland Park, Lincolnshire and Park Ridge.

Section 6. Any Member joining GISC agrees, upon joining, that if it is to become a Former Member, it will be bound by all of the obligations of a Former Member as set forth in this Agreement.

Section 7. Former members will require a favorable vote of two-thirds (2/3) majority of the Board of Directors in order to rejoin the GISC.

IV. Board of Directors

Section 1. The governing body of GISC shall be its Board of Directors. Each Member shall be entitled to one (1) Director, who shall have one (1) vote.

Section 2. Each Member shall also be entitled to one Alternate Director who shall be entitled to attend meetings of the Board and who may vote in the absence of the Member's Director.

Section 3. The Corporate Authorities of each Member shall appoint Directors and Alternate Directors. In order for GISC to develop data processing and management information systems of maximum value to Member Governmental Units, the Members shall appoint, as their Director and Alternate, a chief administrative officer, a department head and employees with significant management responsibility and experience. Directors and Alternates shall serve without compensation from GISC.

Section 4. A vacancy shall immediately occur in the office of any Director upon his resignation, death, removal by the Corporate Authorities of the Member, or ceasing to be an employee of the Member.

V. Powers and Duties of the Board

Section 1. The powers and duties of the Board shall include the powers set forth in this Article.

Section 2. It shall take such action, as it deems necessary and appropriate to accomplish the general purposes of the organization in negotiating with a Service Provider to determine

annual rates and usage levels for the members and other ancillary powers to administer GISC.

Section 3. It may establish and collect membership dues.

Section 4. It may establish and collect charges for its services to Members and to others.

Section 5. It may exercise any other power necessary and incidental to the implementation of its powers and duties.

VI. Officers

Section 1. The officers of the Executive Board and their powers and duties are defined in the By-Laws.

VII. Financial Matters

Section 1. The fiscal year of GISC shall be the calendar year.

Section 2. An annual budget for the next fiscal year shall be adopted by the Board at the annual meeting by December 31st of each year. Copies shall be provided to the chief administrative officer of each Member.

Section 3. The Board shall have authority to adjust cost sharing charges for all Members in an amount sufficient to provide the funds required by the budgets of GISC.

Section 4. Billings for all charges shall be made by the Board and shall be due when rendered. Any Member whose charges have not been paid within 90 days after billing shall be in default and shall not be entitled to further voting privileges or to have its director hold any office on the Board and shall not use any GISC facilities or programs until such time as such Member is no longer in default. Members in default shall be subject to the provisions within this Agreement. In the event that such charges have not been paid within 90 days of such billing, such defaulting Member shall be deemed to have given, on such 90th day, notice of withdrawal from membership. In the event of a bona fide dispute between the Member and the Board as to the amount which is due and payable, the member shall nevertheless make such payment in order to preserve its status as a Member, but such payment may be made under protest and without prejudice to its right to dispute the amount of the charge and to pursue any legal remedies available to it. Withdrawal shall not relieve any such Member from its financial obligations as

set forth in this Agreement.

Section 5. Nothing contained in this Agreement shall prevent the Board from charging nonmembers for services rendered by GISC, on such basis, as the Board shall deem appropriate.

Section 6. It is anticipated that certain Members may be in a position to extend special financial assistance to GISC in the form of grants. The Board may credit any such grants against any charges, which the granting Member would otherwise have to pay. The Board may also enter into an agreement, as a condition to any such grant, that it will credit all or a portion of such grant towards charges, which have been made or in the future may be made against one or more specified Members.

Section 7. The Board, in accordance with procedures established in the By-Laws may expend board funds. The Board must authorize all expenditures by simple majority.

VIII. Termination of Membership

Section 1. Failure to enter into an agreement with the Service Provider within one (1) year of GISC's designation of the Service Provider shall be cause for the termination of membership. A 30-day written notice will be given to a Member that fails to enter into an agreement with the Service Provider as provided in this Section. Upon the failure to enter into an agreement at the end of the thirty-day (30) notice period, its membership shall be terminated.

Section 2. Failure to enter into an agreement within thirty 30 days of expiration of the previous agreement with Service Provider shall result in membership termination.

Section 3. A member may be terminated for cause based on an affirmative vote of two-thirds (2/3) of the Board of Directors.

Section 4. Upon termination of any Member, the Member shall be responsible for:

(a) All of its pro-rated share of any obligations;

(b) Its share of all charges to the effective date of termination; and

(c) Any contractual obligations it has separately incurred with GISC or the Service Provider.

Section 5. A Member terminated from membership at a time when such termination does not result in dissolution of GISC, shall forfeit its claim to any assets of GISC. Any terminated

Member shall be subject to the provisions described elsewhere in this agreement.

IX. Withdrawal

Section 1. Any Member may at any time give written notice of withdrawal from GISC. The nonpayment of charges as set forth in this Agreement or the refusal or declination of any member to be bound by any obligation to GISC shall constitute written notice of withdrawal.

(a) Actual withdrawal shall not take effect for a period of six (6) months from the date of such notification.

(b) Upon effective withdrawal the withdrawing member shall continue to be responsible for:

(i) All of its pro-rated share of any obligations;

(ii) Its share of all charges to the effective date of termination;

(iii) Any contractual obligations it has separately incurred with GISC or the Service Provider(s).

Section 2. A Member withdrawing from membership at a time when such withdrawal does not result in dissolution of GISC shall forfeit its claim to any assets of GISC. Any Member that withdraws shall be subject to the provisions of this Agreement. In addition, any Member withdrawing shall promptly remove, at its own expense, any and all software, maps or other data that was not developed exclusively for the Member's benefit, except under terms as provided for elsewhere in this Agreement. The withdrawing Member shall, within thirty (30) days of withdrawal, file a certification with the Board, verifying compliance with this Section.

X. Dissolution

Section 1. GISC shall be dissolved whenever:

(a) A sufficient number of Members withdraw from GISC to reduce the total number of Members to less than two (2) or

(b) By two-thirds (2/3) vote of all Directors.

Section 2. In the event of dissolution, the Board shall determine the procedures necessary to affect the dissolution and shall provide for the taking of such measures as promptly as

circumstances permit subject to the provisions of this Agreement.

Section 3. Upon dissolution, after payment of all obligations the remaining assets of GISC shall be distributed among the then existing Members in proportion to their contributions to GISC during the entire period of such Member's membership, as determined by the Board. The computer software that GISC developed for its membership shall be available to the Members, subject to such reasonable rules and regulations, as the Board shall determine.

Section 4. If, upon dissolution, there is an organizational deficit, such deficit shall be charged to and paid by the Members and Former Member in accordance with obligations as described in Article IX on a pro-rata basis, the pro-rata basis is calculated from the Members' contributions to GISC during the two (2) years preceding the date of the vote to dissolve.

Section 5. In the event of dissolution the following provisions shall govern the distribution of computer software owned by GISC:

(a) All such software shall be an asset of GISC.

(b) A Member may use any software developed during its membership in accordance with this agreement, upon:

(i) Paying any unpaid sums due GISC,

(ii) Paying the costs of taking such software, and

(iii) Complying with reasonable rules and regulations of the Board relating to the taking and use of such software. Such rules and regulations may include a reasonable time within which any Member must take such software.

XI. General Conditions

Section 1. Notice. All notices hereunder shall be in writing, and shall be deemed given when delivered in person or by United States certified mail, with return receipt requested, and if mailed, with postage prepaid. All notices shall be addressed as follows:

If to GISC:

President of GISC

With a copy to the GISC Secretary-Treasurer, or equivalent.

If to Member:

Blaine Wing, City Administrator
20600 City Center Boulevard
Crest Hill, Illinois 60403
(815) 741-5100
bwing@cityofcresthill.com

Each party shall have the right to designate other addresses for service of notices, provided notice of change of address is duly given.

Section 2. The Parties certify that they are not barred from entering into this Agreement as a result of violations of either Section 33E-3 or Section 33E-4 of the Illinois Criminal Code and that they each have a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105(A)(4).

XII. Duration

This agreement shall continue in effect indefinitely, until terminated in accordance with its terms or until GISC is dissolved.

XIII. Member Software Usage

Section 1. No Member or Former Member shall:

(a) Permit any other parties to use, modify, translate, reverse engineer, decompile, disassemble (except to the extent applicable laws specifically prohibit such restriction) or create derivative works based on the software;

(b) Copy the software, unless part of normal backup procedures;

(c) Sell, rent, lease, license, give away or grant a security interest in or otherwise transfer rights to the software; or

(d) Remove any proprietary notices or labels on the software without written

permission from the Board.

Section 2. In the event of default, withdrawal or termination of membership of a Member, that Member may use, under license granted by the Board, any software developed during its membership upon:

(a) Paying to the Board any unpaid sums due GISC and

(b) Paying any reasonable costs established by the Board for licensing such software.

XIV. Service Provider

Section 1. For the purposes of this article, the Service Provider is defined as the Service Provider and Secondary Service Provider.

Section 2. The term of any Service Provider shall be as set forth in the Service Provider Agreement.

Section 3. The Board may at any time by a majority vote name a new Service Provider, whose term shall begin at such time as the Board may authorize.

Section 4. A Service Provider's term shall be renewed upon such terms as the Board may approve.

Section 5. The Board may terminate the services of a Service Provider at any time, subject only to the Service Provider agreement.

Section 6. The Board may enter into agreements with more than one Service Provider if it deems it appropriate to do so.

XV. Intellectual Property

Section 1. Members agree that no assignments, licenses, sales, authorization of reuse by others, giveaways, transfer or any other grant of Intellectual Property rights will be made to any third party without written permission from the Board.

Section 2. It is understood that this Agreement does not grant to any Member or any employees, partners or other business associates thereof, any rights in any Intellectual Property or any inherent protectable interests, except those specifically provided by this Agreement.

XVI. Execution of Agreement

This Agreement may be executed in any number of counterparts, each of which shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as GISC and the Members or additional Members shall preserve undestroyed, shall together constitute but one and the same instrument.

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EXHIBIT A

INITIAL MEMBERSHIP DUES FORMULA

Membership Fee = Basis x Allocation

Where: Basis = $20,000
Allocation = Calculated by Consortium for member based on size, density, and other considerations

Fee Illustration

Allocation	Membership Fee
0%	NA
20%	$4,000
30%	$6,000
40%	$8,000
50%	$10,000
60%	$12,000
70%	$14,000
80%	$16,000
90%	$18,000
100%	$20,000

IN WITNESS WHEREOF, the undersigned have caused this Agreement for the Creation of a Geographic Information System Consortium to be executed in the Members respective name, and have caused this Agreement for the Creation of a Geographic Information System Consortium to be attested, all by their duly authorized officers and representatives, and have caused the Agreement for the Creation of a Geographic Information System Consortium to be dated this _____ day of, _____ 2026.

_____ of _____

By: _____
Raymond R. Soliman

Its: _____
Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

Seal

EXHIBIT B

GIS Consortium Service Provider Contract

GIS CONSORTIUM SERVICE PROVIDER CONTRACT

This contract (this "***Contract***") made and entered into this 4th day of May, 2026 (the "***Effective Date***"), by and between the City of Crest Hill, an Illinois municipal corporation (hereinafter referred to as the "***Municipality***"), and Municipal GIS Partners, Incorporated, 701 Lee Street, Suite 1020, Des Plaines, Illinois 60016 (hereinafter referred to as the "***Consultant***").

WHEREAS, the Municipality is a member of the Geographic Information System Consortium ("***GISC***");

WHEREAS, the Consultant is a designated service provider for the members of GISC and is responsible for providing the necessary professional staffing resource support services as more fully described herein (the "***Services***") in connection with the Municipality's geographical information system ("***GIS***");

WHEREAS, the Municipality desires to engage the Consultant to provide the Services on the terms set forth herein; and

WHEREAS, the Consultant hereby represents itself to be in compliance with Illinois statutes relating to professional registration applicable to individuals performing the Services hereunder and has the necessary expertise and experience to furnish the Services upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the promises hereinafter set forth, it is hereby agreed by and between the Municipality and the Consultant that:

SECTION 1
SCOPE OF SERVICES

1.1 Statement of Work. This Contract contains the basic terms and conditions that will govern the overall relationship between the Consultant and the Municipality. The Consultant will provide the Services described in the statement of work attached hereto as ***Attachment 1*** ("***Statement of Work***"), which shall become a part of and subject to this Contract.

1.2 Supplemental Statements of Work. Any additional services to be performed by the Consultant may be added to this Contract after the Effective Date by the mutual agreement of the parties, which agreement will be evidenced by mutual execution of a Supplemental Statement of Work which shall also be subject to the terms and conditions set forth in this Contract.

1.3 Additional Compensation. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Municipality, the Consultant shall give written notice of its claim within fifteen (15) days after occurrence of such action. Regardless of the decision of the Municipality Manager relative to a claim submitted by the Consultant, all work required under this Contract as determined by the Municipality Manager shall proceed without interruption.

1.4 Contract Governs. If there is a conflict between the terms of this Contract and the Statement of Work or any Supplemental Statement of Work, unless otherwise specified in such Statement of Work, the terms of this Contract shall supersede the conflicting provisions contained in such Statement of Work.

SECTION 2
PERFORMANCE OF WORK

2.1 All work hereunder shall be performed under the direction of the City Manager or their designee (hereinafter referred to as the "***Municipality Manager***") in accordance with the terms set forth in this Contract and each relevant Statement of Work.

SECTION 3
RELATIONSHIP OF PARTIES

3.1 Independent Contractor. The Consultant shall at all times be an independent contractor, engaged by the Municipality to perform the Services. Nothing contained herein shall be construed to constitute a partnership, joint venture, or agency relationship between the parties.

3.2 Consultant and Employees. Neither the Consultant nor any of its employees shall be considered to be employees of the Municipality for any reason, including but not limited to for purposes of workers' compensation law, Social Security, or any other applicable statute or regulation.

3.3 No Authority to Bind. Unless otherwise agreed to in writing, neither party hereto has the authority to bind the other to any third party or to otherwise act in any way as the representative of the other.

SECTION 4
PAYMENT TO THE CONSULTANT

4.1 Payment Terms. The Municipality agrees to pay the Consultant in accordance with the terms and amounts set forth in the applicable Statement of Work, provided that:

(a) The Consultant shall submit invoices in a format approved by the Municipality.

(b) The Consultant shall maintain records showing actual time devoted to each aspect of the Services performed and cost incurred. The Consultant shall permit the authorized representative of the Municipality to inspect and audit all data and records of the Consultant for work done under this Contract. The Consultant shall make these records available at reasonable times during this Contract period, and for a year after termination of this Contract.

(c) The service rates and projected utilization set forth in the applicable Statement of Work shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC which shall be reflected in a Supplemental Statement of Work.

(d) Payments to the Consultant shall be made pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

(e) The Municipality is a tax-exempt municipality and will provide Consultant with a copy of the Municipality's current sales tax exemption certificate. Consultant shall not charge the Municipality any tax incurred by the Consultant for these Services.

4.2 Service Rates. The fees and/or service rates set forth in the Statement of Work and Supplemental Statement of Work include all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

SECTION 5
TERM

5.1 Initial Term. Subject to earlier termination pursuant to the terms of this Contract, the initial term of this Contract shall commence on the Effective Date and remain in effect for eight (8) months (the "***Initial Term***").

5.2 Renewal Terms. The Initial Term may be extended for successive one (1) year periods or for any other period as mutually agreed to in writing and set forth in a Supplemental Statement of Work executed by both parties (each, a "***Renewal Term***").

5.3 Status of this Contract. The expiration of the Initial Term or a Renewal Term shall not terminate or affect the obligations of the Parties to each other under any existing Statement of Work or Supplemental Statement of Work issued pursuant to this Contract, and such Statement of Work or Supplemental Statement of Work shall continue in full force and effect and shall continue to be governed by the terms of this Contract until the expiration or completion of such Statement of Work or Supplement Statement of Work or until such Statement of Work or Supplemental Statement of Work is itself terminated pursuant to this Contract.

SECTION 6
TERMINATION OF CONTRACT

6.1 Voluntary Termination. Notwithstanding any other provision hereof, (a) the Municipality may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work during the Initial Term or any Renewal Term, with or without cause, at any time upon ninety (90) calendar days prior written notice to the Consultant.; (b) the Consultant may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work, with or without cause, at any time upon one hundred eighty (180) calendar days prior written notice to the Municipality; or (c) following the expiration of the Term of this Agreement, and notwithstanding Section 5.3 of this Agreement, either Party may terminate any Statement of Work or any

Supplemental Statement of Work, with or without cause, upon thirty (30) calendar days prior written notice to the other Party.

6.2 Termination for Breach. Either party may terminate this Contract upon written notice to the other party following a material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within fifteen (15) days of receipt of written notice of such breach from the non-breaching party.

6.3 Payment for Services Rendered. In the event that this Contract is terminated in accordance with this Section 6, the Consultant shall be paid for services actually performed and reimbursable expenses actually incurred.

6.4 Effect of Termination. Termination of any Statement of Work or Supplemental Statement of Work will have no effect on this Contract. Termination of this Contract will serve to immediately terminate all open Statements of Work and Supplemental Statements of Work, absent a written agreement between the parties otherwise. Termination or expiration of this Contract, any Statement of Work, or any Supplemental Statement of Work will not affect any right or obligation of a party that comes into effect before, upon, or after such termination or expiration, or otherwise survives such termination or expiration, which was incurred by such party prior to such termination or expiration.

SECTION 7
CONSULTANT PERSONNEL AND SUBCONTRACTORS

7.1 Adequate Staffing. The Consultant must assign and maintain during the term of this Contract and any renewal thereof, an adequate staff of competent employees, agents, or subcontractors ("***Consultant Personnel***") that is fully equipped, licensed as appropriate and qualified to perform the Services as required by the Statement of Work or Supplemental Statement of Work.

7.2 Availability of Personnel. The Consultant shall notify the Municipality as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Consultant Personnel assigned to provide the Municipality with the Services. The Consultant shall have no claim for damages and shall not bill the Municipality for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the time of performance as a result of any such termination, reassigning, or resignation.

7.3 Use of Subcontractors. The Consultant's use of any subcontractor or subcontract to perform the Services shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Contract. All Services performed under any subcontract shall be subject to all the provisions of this Contract in the same manner as if performed by employees of the Consultant. Consultant shall be fully responsible and assumes liability for the acts and omissions of all subcontractors directly or indirectly employed by, or working at the direction of, the Consultant in the performance of the Services.

7.4 Removal of Personnel and Subcontractors. Municipality may, upon written notice to Consultant, request that any Consultant Personnel be removed or replaced. Consultant shall

promptly endeavor to replace such Consultant Personnel and Municipality shall have no claim for damages for a delay or extension of the applicable Statement of Work as a result of any such removal or replacement.

7.5 Non-Solicitation of Consultant Employees. The Municipality agrees that during the term of this Contract and for a period of one (1) year thereafter, it shall not, directly or indirectly, through any other person, firm, corporation or other entity, solicit, induce, encourage or attempt to induce or encourage any employee of the Consultant to terminate his or her employment with the Consultant or to breach any other obligation to the Consultant. The Municipality acknowledges that the aforementioned restrictive covenant contained in this Section is reasonable and properly required for the adequate protection of the Consultant's business.

SECTION 8
ACCOMMODATION OF CONSULTANT PERSONNEL; MUNICIPAL FACILITIES

8.1 Facilities, Equipment, and Records. The Municipality shall provide the Consultant with adequate and safe office space, furnishings, records, hardware, software, and connectivity to fulfill the objectives of the GIS program including, without limitation, the following:

(a) Office space for the Consultant's Personnel. This space should effectively and securely house all required GIS systems, peripherals, and support tools. This space must be available during normal business hours;

(b) Furnishings including adequate desk(s), shelving, and seating for the Consultant's Personnel;

(c) Hardware, software, peripherals, internet access, and network connectivity meeting current minimum technical standards, as determined by Consultant from time to time, to perform the program objectives efficiently; and

(d) Any Municipality data or record which is necessary for carrying out the work as outlined in the Contract, Statement of Work or Supplemental Statement of Work.

8.2 Backup and Recovery Systems. The Municipality shall be responsible for installing, operating, and monitoring the backup and recovery systems for all the Municipality's GIS assets that permit the Consultant to continue Services within a reasonable period of time following a disaster or outage. The Consultant shall be responsible for installing, operating, and monitoring the backup and recovery systems for all Consultant's assets that permit the Municipality to continue accessing the GISC Materials and Services within a reasonable period of time following a disaster or outage.

8.3 Right of Entry; Limited Access. Consultant's Personnel performing Services shall be permitted to enter upon the Municipality's property in connection with the performance of the Services, subject to those rules established by the Municipality. Consent to enter upon a Municipality's facility given by the Municipality shall not create, nor be deemed to imply the creation of any additional responsibilities on the part of the Municipality. Consultant's Personnel shall have the right to use only those facilities of the Municipality that are necessary to perform the Services and shall have no right to access any other facilities of the Municipality.

8.4 Compliance with Law. The Municipality shall comply with all applicable local, state, and federal laws including those pertaining to safety, harassment, and discrimination.

SECTION 9
CONFIDENTIAL INFORMATION; INTELLECTUAL PROPERTY; FOIA

9.1 Municipal Materials. The Consultant acknowledges and agrees that all trademarks, service marks, logos, tradenames and images provided by or on behalf of the Municipality to the Consultant for use in performing the Services and the GIS database (including files created from the database) created by Consultant hereunder (the "***Municipal Materials***") are the sole and exclusive property of the Municipality. The Consultant acknowledges that this Contract is not a license to use the Municipal Materials except as needed to perform the Services hereunder.

9.2 Third-Party Materials. If applicable, to the extent the Consultant has agreed to obtain and/or license Third-Party Materials on behalf of Municipality, the Consultant shall obtain a license for Municipality to use the Third-Party Materials as part of the Services for the purpose specified in the applicable Statement of Work. "***Third-Party Materials***" shall include, but are not limited to, computer software, script or programming code or other materials owned by third parties and/or any software available from third parties, that is licensed by Consultant for the benefit of the Municipality.

9.3 GISC Materials. It is expressly understood that, excluding the Municipal Materials and Third-Party Materials, all members of GISC and the Consultant may use or share in any improvements or modifications incorporated into any computer software (in object code and source code form), script or programming code used or developed by the Consultant in providing Services hereunder (the "***GISC Materials***").

(a) The Consultant hereby grants the Municipality a limited, personal, non-transferable, non-exclusive license to use the GISC Materials solely for the purpose of and in connection with the Municipality's GIS. Upon expiration or termination of this Contract, or at such time the Municipality is no longer a member of GISC or in breach of its obligations hereunder, the Municipality shall not be entitled to or granted a license in future enhancements, improvements, or modifications in the GISC Materials. The Municipality may grant a sublicense to a third party that the Municipality engages to maintain or update the GISC Materials in connection with the Municipality's GIS; provided that such third party agrees in writing to be bound by the license restrictions set forth in this Contract.

(b) The Municipality acknowledges that the Consultant is in the business of providing staffing resource support services and that the Consultant shall have the right to provide services and deliverables to third parties that are the same or similar to the services that are to be rendered under this Contract, and to use or otherwise exploit any GISC Materials in providing such services.

9.4 Confidential Information. In the performance of this Contract, the Consultant may have access to or receive certain information in the possession of the Municipality that is not generally known to members of the public ("***Confidential Information***"). The Consultant acknowledges that Confidential Information includes, but is not limited to, proprietary

information, copyrighted material, educational records, employee data, financial information, information relating to health records, resident account information, and other information of a personal nature. Consultant shall not use or disclose any Confidential Information without the prior written consent of the Municipality. Consultant will use appropriate administrative, technical, and physical safeguards to prevent the improper use or disclosure of any Confidential Information received from or on behalf of the Municipality. Upon the expiration or termination of this Contract, Consultant shall promptly cease using and shall return or destroy (and certify in writing destruction of) all Confidential Information furnished by the Municipality along with all copies thereof in its possession including copies stored in any computer memory or storage medium. The term "Confidential Information" does not include information that (a) is or becomes generally available to the public other than as a result of a breach of this Contract by the Consultant; (b) was in the Consultant's or Consultant Personnel's possession on a non-confidential basis from any source other than the Municipality, which source, to the knowledge of the Consultant, is entitled to disclose such information without breach of any obligation of confidentiality; (c) is independently developed by the Consultant without the use of or reference to, in whole or in part, any Confidential Information; (d) required to be disclosed pursuant to a court order issued by a court having jurisdiction thereof (subject to Section 9.5); or (e) information subject to disclosure under FOIA (as defined below in Section 9.6). For avoidance of doubt, it is agreed that the GISC Materials shall not be considered Confidential Information.

9.5 Dissemination of Confidential Information. Unless directed by the Municipality, Consultant shall not disseminate any Confidential Information. If Consultant is presented with a request for documents by any administrative agency or with a subpoena *duces tecum* regarding any Confidential Information which may be in Consultant's possession as a result of Services provided under this Contract, unless prohibited by law, Consultant shall immediately give notice to the Municipality with the understanding that the Municipality shall have the opportunity to contest such process by any means available to it prior to submission of any documents to a court or other third party. Consultant shall not be obligated to withhold delivery of documents beyond the time ordered by a court of law or administrative agency, unless the request for production or subpoena is quashed or withdrawn, or the time to produce is otherwise extended. Consultant shall cause its personnel, staff, and subcontractors, if any, to undertake the same obligations regarding confidentiality and dissemination of information as agreed to by Consultant under this Contract.

9.6 Freedom of Information Act Requests. Within four (4) business days after the Municipality's Notice to the Consultant of the Municipality's receipt of a request made pursuant to the Illinois Freedom of Information Act (ILCS 140/1 et seq. – herein "FOIA"), the Consultant shall furnish all requested records in the Consultant's possession which are in any manner related to this Contract or the Consultant's performance of the Services, including but not limited to any documentation related to the Municipality and associated therewith. The Consultant shall not apply any costs or charge any fees to the Municipality or any other person, firm or corporation for its procurement and retrieval of such records in the Consultant's possession which are sought to be copied or reviewed in accordance with such FOIA request or requests. The Consultant shall defend, indemnify and hold harmless the Municipality including its several departments and including its officers and employees and shall pay all of the Consultant's Costs associated with such FOIA request or requests including Costs arising from the Consultant's failure or alleged failure to timely furnish such documentation and/or arising from the Consultant's failure or alleged failure otherwise to comply with the FOIA, whether or not associated with the Consultant's and/or

the Municipality's defense of any litigation associated therewith. In addition, if the Consultant requests the Municipality to deny the FOIA request or any portion thereof by utilizing one or more of the lawful exemptions provided for in the FOIA, the Consultant shall pay all Costs in connection therewith. As used herein, "in the Consultant's possession" includes documents in the possession of any of the Consultant's officers, agents, employees and/or independent contractors; and "Costs" includes but is not limited to attorneys' fees, witness fees, filing fees and any and all other expenses — whether incurred by the Municipality or the Consultant.

9.7 News Releases. The Consultant may not issue any news releases without prior approval from the Municipality Manager, nor will the Consultant make public proposals developed under this Contract without prior written approval from the Municipality Manager.

9.8 Survive Termination. The provisions of Section 9.1 and 9.4 through and including 9.8 shall survive the termination of this Contract.

SECTION 10
LIMITATION OF LIABILITY

10.1 THE REPRESENTATIONS SET FORTH IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTIES ARISING FROM TRADE USAGE, COURSE OF DEALING OR COURSE OF PERFORMANCE. UNDER NO CIRCUMSTANCES SHALL EITHER THE CONSULTANT OR THE MUNICIPALITY BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL, OR INCIDENTAL DAMAGES, INCLUDING LOST SALES OR PROFITS, IN CONNECTION WITH THIS CONTRACT, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

SECTION 11
CONSULTANT WARRANTY; INDEMNIFICATION; INSURANCE

11.1 Warranty of Services. The Consultant warrants that the Services shall be performed in accordance with industry standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the time of the Effective Date.

11.2 Indemnification. The Consultant shall indemnify and save harmless the Municipality and its officers, employees, and agents from and against any and all loss, liability and damages of whatever nature, including Workmen's Compensation claims by Consultant's employees, in any way resulting from or arising out of the intentional, willful and wanton, negligent and/or gross negligent actions or omissions of the Consultant, the Consultant's employees and agents.

11.3 Insurance. The Consultant must procure and maintain, for the duration of this Contract, insurance as provided in ***Attachment 2*** to this Contract.

11.4 No Personal Liability No official, director, officer, agent, or employee of any party shall be charged personally or held contractually liable by or to the other party under any term or provision of this Contract or because of its or their execution, approval, or attempted execution of this Contract.

SECTION 12
GENERAL PROVISIONS

12.1 Equal Employment Opportunity Clause. In the event of the Consultant's non-compliance with the provisions of this Section 12.1 or the Illinois Human Rights Act, 775 ILCS 5/1-101, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Act***"), the Consultant may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Consultant agrees as follows:

(a) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service; and, further, the Consultant will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

(b) That, if the Consultant hires additional employees in order to perform this Contract or any portion of this Contract, the Consultant will determine the availability (in accordance with 44 Ill. Admin. C. 750.5, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Applicable Regulations***")) of minorities and women in the areas from which the Consultant may reasonably recruit and the Consultant will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

(c) That, in all solicitations or advertisements for employees placed by the Consultant or on the Consultant's behalf, the Consultant will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service.

(d) That the Consultant will send to each labor organization or representative of workers with which the Consultant has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of the Consultant's obligations under the Act and the Applicable Regulations. If any labor organization or representative fails or refuses to cooperate with the Consultant in the Consultant's efforts to comply with the Act and the Applicable Regulations, the Consultant will promptly notify the Illinois Department of Human Rights (the "***Department***") and the Municipality and will recruit employees from other sources when necessary to fulfill its obligations under the Contract.

(e) That the Consultant will submit reports as required by the Applicable Regulations, furnish all relevant information as may from time to time be requested by the Department or the Municipality, and in all respects comply with the Act and the Applicable Regulations.

(f) That the Consultant will permit access to all relevant books, records, accounts, and work sites by personnel of the Municipality and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

(g) That the Consultant will include verbatim or by reference the provisions of this Section 12.1 in every subcontract awarded under which any portion of the Contract obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Contract, the Consultant will be liable for compliance with applicable provisions of this Section 12.1 by subcontractors; and further the Consultant will promptly notify the Municipality and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Consultant will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

12.2 No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et *seq.*

12.3 Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

12.4 Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Municipality or Consultant with respect to this Contract or the Services.

12.5 Assignments and Successors. This Contract and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that

no assignment, delegation, or subcontracting shall be made without the prior written consent of the Municipality.

12.6 Severability. The parties intend and agree that, if any paragraph, subparagraph, phrase, clause, or other provision of this Contract, or any portion thereof, shall be held to be void or otherwise unenforceable, all other portions of this Contract shall remain in full force and effect.

12.7 Third Party Beneficiary. No claim as a third-party beneficiary under this Contract by any person, firm, or corporation other than the Consultant shall be made or be valid against the Municipality.

12.8 Waiver. No waiver of any provision of this Contract shall be deemed to or constitute a waiver of any other provision of this Contract (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Contract.

12.9 Governing Laws. This Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall reside in Will County, Illinois.

12.10 Headings. The headings of the several paragraphs of this Contract are inserted only as a matter of convenience and for reference and in no way are they intended to define, limit, or describe the scope of intent of any provision of this Contract, nor shall they be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

12.11 Modification or Amendment. This Contract constitutes the entire Contract of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment or Supplemental Statement of Work duly executed by the parties. Each party agrees that no representations or warranties shall be binding upon the other party unless expressed in writing herein or in a duly executed amendment hereof.

12.12 Attachments. Attachments 1 and 2 are attached hereto, and by this reference incorporated in and made a part of this Contract. In the event of a conflict between any Attachment and the text of this Contract, the text of this Contract shall control.

12.13 Rights Cumulative. Unless expressly provided to the contrary in this Contract, each and every one of the rights, remedies, and benefits provided by this Contract shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

12.14 Good Faith Negotiation. Before commencing any legal action, the parties agree to enter into good faith negotiations to resolve any controversy, claim, or dispute ("***Dispute***"). Such good faith negotiations shall commence promptly upon a party's receipt of notice of any Dispute from the other party and continue for a period of fourteen (14) days or any period of time as mutually agreed upon.

12.15 Notices. All notices, reports and documents required under this Contract shall be in writing (including prepaid overnight courier, electronic transmission or similar writing) and shall be given to such party at its address or e-mail address set forth below, or at such other address or e-mail address as such party may hereafter specify from time to time. Each such notice shall be

effective (i) if given by first class mail or prepaid overnight courier, when received, or (ii) if sent to an e-mail address, upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment).

If to Municipality: City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403
Attention: Daniel Ritter
E-mail: dritter@cityofcresthill.com

If to Consultant: Municipal GIS Partners, Incorporated
701 Lee Street, Suite 1020
Des Plaines, IL 60016
Attention: Thomas Thomey
E-mail: tthomey@mgpinc.com

12.16 Force Majeure. No party to this Contract shall be responsible or liable for, or deemed in breach hereof because of, any delay in the performance of its respective obligations under this Contract to the extent that such delay is due substantially to circumstances beyond the party's reasonable control and without the fault or negligence of the party experiencing such delay. Such circumstances may include, but are not limited to, any act of God, fire or other casualty, epidemic, quarantine, "stay home" or similar order, strike or labor dispute, embargo, war or violence, act of terrorism, or any law, order, proclamation, ordinance, demand, requirement, action or inaction of any national, state, provincial, local, or other government or governmental agency (each, a "***Force Majeure***"). Upon the occurrence of a Force Majeure, the party experiencing the Force Majeure shall notify the other party in writing immediately following such Force Majeure, but in no case later than three (3) business days after such party becomes aware of the occurrence of the Force Majeure. The written notification shall provide a reasonably detailed explanation of the Force Majeure.

12.17 Counterpart Execution. This Contract, Statement of Work or any Supplemental Statement of Work may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

12.18 Tort Immunity Defenses. Nothing contained in the Contract is intended to constitute, and nothing in the Contract will constitute, a waiver of the rights, defenses, and immunities provided or available to the Municipality under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10 et seq. or any other applicable State law.

[REMAINDER INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:

By: _____
Name: _____
Its: _____

CITY OF CREST HILL

By: _____
Name: _____
Its: _____

ATTEST:

By: _____
Name: Brian Dieker
Its: Business Operations Manager

CONSULTANT: MUNICIPAL GIS PARTNERS, INCORPORATED

By: _____
Name: Thomas A. Thomey
Its: President and General Manager

Attachment 1

Statement of Work
to
GIS Consortium Service Provider Contract

(see attached)

www.mgpinc.com

Attachment 1 – Innovation Hub Statement of Work

To GIS Consortium Service Provider Contract

About Municipal GIS Partners (MGP)

MGP (the Consultant) is the Service Provider to the GIS Consortium (GISC). It is necessary that each GISC member enter into an annual agreement with the Consultant (GISC Service Provider) to maintain their standing as a GISC member.

GISC Membership includes:

- Complete Geographic Information System (GIS) program staffing with technology cost distribution across GISC members
- Access to all membership solutions and products
- Participation in collaborative opportunities to share ideas and solutions

The Included Services section below expands on services provided by this agreement.

General Purpose

The Consultant will manage, develop, operate, and maintain all or part of the City of Crest Hill (the Municipality) GIS program, as directed by the Municipality. Additionally, the Consultant will identify opportunities for continued program development and enhancement.

Program Staffing

The Consultant provides all the requisite staffing and skillsets required to manage the Municipality program, including:

- Technical professionals supporting the Municipality's program needs
- Advanced technical support staff for analysis, system integration, and escalation
- Systems analysts for ensuring product, solution, and infrastructure performance
- Professional program managers for ensuring service levels

Direct Program Hours

Services related to the fulfillment of Municipality requests, execution of planned projects, and maintenance of the Municipality program required to support the system.

Team Access During Normal Working Hours
The Consultant typically works Monday through Friday 8:00AM to 5:00PM. The Municipality has direct access to the staff assigned to the Municipality. Alternatively, the Municipality can call the Consultant's general telephone number or submit an email to Consultant's service desk for service.

Emergency Event Support
The Consultant will support Municipality emergency events within a reasonable timeframe of notification and work to staff the event for its duration. These services are not limited to normal business hours.

The Service Level section below expands on the program staffing services included in this agreement.

Direct Program Hours
Pursuant to the GISC membership agreement and bylaws all members must contract for a service level consistent with the allocation practices as prescribed by the GISC. The direct program staffing allocation for the Municipality for this agreement period is:

Agreement Period: May 1, 2026, through December 31, 2026

Direct Program Hours: 659

Fees and Expenses
The fee for the direct program hours set forth above is $12,473.07 per month. The total contract value for the agreement period is $99,784.56. Such fee does not include taxes or any reimbursable out-of-pocket expenses that may be incurred by the Consultant.

Included Services
This section identifies the professional staffing, products and solutions, and business structures included in this service agreement. The Municipality is responsible for identifying and prioritizing the aspects of the services that are most important. The Consultant is responsible for implementing those priorities and communicating progress.

Program Management
The Consultant provides the required staffing and organization with the skills and expertise to manage, develop, and maintain the system per the Municipality's priorities which includes GISC shared infrastructure, platforms, products, and solutions. Services include:

1. Consulting and reporting with all Municipality departments
2. Project identification, management, and delivery
3. User training and onboarding
4. Resource management and scheduling

Data Management
The Consultant is responsible for the GIS and related data based on priorities as directed by the Municipality, including data creation, management, and delivery.

Primary Layers:
Addresses, parcels, buildings, streets, railroads, water utilities, sewer utilities, municipal boundary, zoning districts, planned unit developments, variances, TIF districts, special use permits, annexations, signs, trees, recreation areas, bike paths, water features, school districts, emergency response boundaries, refuse collection, and legislative districts.

Municipality Priority Layers
The Consultant's local government data model has over 260 standard layers. Included in this service is the identification, creation, and management of layers as directed by the Municipality.

Data Quality
One of the primary accountabilities of the Consultant is to ensure that Primary and Municipality Priority layers are of high-quality. Practices employed include:

1. Daily data quality reporting and alerting
2. Mistake proofing databases, processes, and productivity tools
3. Address Verification to identify discrepancies between Municipality ERP and department systems
4. Formation and support of key data stakeholder teams
5. Data management documentation for Municipality layers

Products and Solutions

GISC Membership includes unlimited access to the products and solutions developed by the Consultant for the GISC and its members. The Consultant is accountable for:

1. Collaboration with third party vendors and partners
2. Deploying shared solutions for the Municipality
3. Integration with ERP and department systems
4. Identifying and communicating new solution opportunities
5. Managing existing solutions to agreed service levels
6. Infrastructure monitoring, alerting, and mitigation
7. Patching, updating, and securing shared infrastructure
8. Researching and evaluating opportunities for development
9. Resource planning and scheduling
10. Scalability planning and right sizing
11. Technical documentation
12. Testing and quality certification

Solution List
The following are the primary products and solutions provided by the Consultant through membership in the GISC:

1. Address Pre-Check: A tool to standardize address data in Municipality systems and workflows
2. Address Verification: A product to assess and score community address quality across department systems
3. Asset Management and Manager Dashboards: A solution that enables the Municipality to manage and visualize infrastructure data and maintenance

4. Community Map Viewer: A publicly accessible map viewer designed for residents and businesses
5. Community-Portal: An address-based portal that integrates and organizes department data for staff, residents, and local businesses
6. Local Government Data Model: A database standard developed for, and in partnership with, members of the GISC
7. myGIS: A secure staff accessible mapping system to discover and analyze all Municipality GIS data
8. Project Sharing Catalog: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
9. Real-Time Solutions: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
10. Story Maps: A tool to consume and visualize data from real-time sensors and assets

Service Level Agreement

The Consultant is responsible for managing the quality and availability of GISC infrastructure and solutions. These parameters are determined by GISC Board policy and included in these services.

Modifications to the Contract

The Master Agreement is hereby amended to remove Section 8.1 Facilities, Equipment, and Records, effective as of the date of this Statement of Work.

Attachment 2

Insurance
to
GIS Consortium Service Provider Contract

(see attached)

Attachment 2 - Insurance

To GIS Consortium Service Provider Contract

Consultant's Insurance

Consultant shall procure and maintain, for the duration of this Contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026.

2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto" with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement.

3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance (the policy shall include a 'waiver of subrogation').

B. Minimum Limits of Insurance: Consultant shall maintain limits no less than:

1. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.

2. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $500,000 per accident.

C. Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the Municipality. At the option of the Municipality, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Municipality, its officials, agents, employees and volunteers; or (2) the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions: The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages: The Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Municipality, its officials, agents, employees and volunteers.

2. The Consultant's insurance coverage shall be primary as respects the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers. Any insurance or self-insurance maintained by the Municipality, its officials, agents, employees and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers.

4. The Consultant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Consultant shall be required to name the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers as additional insureds

6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

7. The Consultant and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Municipality. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers' Compensation Act provision that applies a limitation to the amount recoverable in contribution such as *Kotecki v. Cyclops Welding*. Consultant agrees to indemnify and defend the Municipality from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, which the Municipality may sustain as a result of personal injury claims by Consultant's employees, except to the extent those claims arise as a result of the Municipality's own negligence.

E. All Coverages: Each insurance policy required by this paragraph shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Municipality.

F. Acceptability of Insurers: Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage: Consultant shall furnish the Municipality with certificates of insurance naming the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Municipality before any work commences. The Municipality reserves the right to request full certified copies of the insurance policies and endorsements.

EXHIBIT 2
(MGP SHARED SERVICES MODEL WITH CONSOLIDATED BUDGET ESTIMATE

mgp

CITY OF CREST HILL

GIS Consortium Shared Services Model

The GIS Consortium and MGP is a public-private partnership committed to fostering innovation through data-driven solutions that benefit the communities we serve. Our pioneering collaboration with the GIS Consortium exemplifies our dedication to reducing costs and mitigating risks associated with GIS and related data management systems for cities and villages. By leveraging and sharing staff, hardware, software, and solutions, we ensure that municipalities can efficiently manage and utilize their data resources.

A list of GIS Consortium members is available at https://public.gisconsortium.org/members/gis-consortium-members/ and https://public.gisconsortium.org/members/member-map/.

Membership includes:

- Complete GIS program staffing with technology cost distribution across GISC members
- User and license access to all membership solutions and products
- Access to and participation in collaborative opportunities to share ideas and solutions

Solution List

Below is a partial list of products and solutions offered by the GIS Consortium and MGP:

1. **Address Pre-Check:** A tool to standardize address data in community systems and workflows
2. **Address Verification:** A product to assess and score community address quality across department systems
3. **Asset Management and Manager Dashboards:** A solution that enables management and visualization of infrastructure data
4. **Community Map Viewer:** A publicly accessible map viewer designed for residents and businesses
5. **Community-Portal:** An address-based portal that integrates and organizes department data for staff, residents, and local businesses
6. **Emergency Management Suite:** A tool to centralize emergency event data collection, monitoring, and communication for decision-making and resource planning
7. **Local Government Data Model:** A database standard developed in partnership with members of the GIS Consortium
8. **myGIS:** A license-free staff accessible mapping system to discover and analyze all community GIS data
9. **Real-Time Solutions:** A tool to consume and visualize data from real-time sensors and assets
10. **Story Maps:** Customizable web applications to communicate information to the public in a simple and meaningful way

GIS Consortium Cost

Joining the GIS Consortium requires a one-time membership fee of **$12,000** based on community size. The Consortium owns hardware and software to reduce costs for all members, with expenses shared yearly based on community size. The annual fee for the community is **$4,080**.

MGP Program Staffing

MGP will perform all or part of the community geographic information system (GIS) management, development, operation, and maintenance as directed by the community. In addition to supporting the GIS program, MGP will work in partnership to identify opportunities for continued program development and enhancement.

MGP provides all the requisite staffing and skillsets required to manage the program including:

- Technical professionals assigned to community projects
- Advanced technical support for analysis, system integration, and escalation
- Systems analysts responsible for product, solution, and infrastructure performance
- Client Success Managers ensuring engagement and service levels

Staffing Cost

The GIS Consortium Executive Board negotiates rates and allocations annually. Each January 1st, community allocations, contracts, and budgets are updated for all members, regardless of their fiscal year.

This is a 12-month budget projection with staffing distributed throughout the year. The cost for the first year will be prorated according to the start date.

MGP staffing costs **$12,473.07** per month in 2025, totaling **$149,677** for the first year.

Other Community Expenses

MGP will collaborate with community departments to identify opportunities to ensure program adoption. This includes:

- Developing third-party GIS layers
- Providing hardware for power users and field workers
- Licensing for staff production

Cost Estimate

We do not have access to your Esri account or details of your current licenses. Below is the minimum recommended Esri licensing, which we can revise if the City shares its latest renewal agreement or Esri Portal access.

- GIS Applications Server - **$1,000**
- 1 ArcGIS Online Creator (Esri™) - **$700**
- 3 ArcGIS Online Mobile Worker (Esri™) - **$1,200**

Consolidated Budget Estimate

This is a 5-year budget forecast. Note that first-year staffing will be prorated based on the start date.

ITEM	2026	2027	2028	2029	2030
GIS Consortium initiation fee	$12,000				
GIS Consortium shared initiatives	$4,080	$4,080	$4,080	$4,080	$4,080
MGP Program Staffing[1]	$149,677	$154,167	$158,792	$163,556	$168,463
Other Community Expenses	$2,900	$1,900	$1,900	$1,900	$1,900
TOTAL	$168,657	$160,147	$164,772	$169,536	$174,443

[1] The GIS Consortium Executive Board reviews and sets rates and allocations each year. In the first year, costs will be prorated based on the actual start date. The Board has approved the rate increase for 2026, and future annual increases are projected at approximately 3%.

City Council Meeting Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Daniel Ritter, Community Development Director Ron Wiedeman, Director of Engineering
Department:	Community Development and Engineering
Agenda Items:	Resolution Approving an Intergovernmental Agreement By and Between the City of Crest Hill and the Geographic Information System Consortium (GISC) and its Members and Designating the City of Crest Hill Director and Alternative Director to the GISC Board Resolution Approving a GIS Consortium Service Provider Contract By and Between the City of Crest Hill and Municipal GIS Partners Inc. (MGP)

Summary/Background:

A Geographic Information System (GIS) is designed to store, manage, display, and analyze all types of geographic and spatial data. GIS combines database functions with computer mapping to analyze geographic data. GIS helps communities automate and improve local government business processes, from mapping incidents to supporting infrastructure systems and projects. GIS is a visualization technology that integrates information, uncovers complex information relationships, and supports local government decision-making. GIS results in a better understanding, more effective communication, and greater operational efficiency. The data in these systems is relied on heavily to influence decisions on public infrastructure, economic development, code enforcement, policing and public safety, budgeting, and much more.

Crest Hill has utilized Robinson Engineering to start up and operate its GIS program since around 2010. The current GIS system utilizes ArcGIS software and is primarily utilized for spatial tracking of utilities, infrastructure, and zoning information. The current system is only accessible to and utilized internally by staff. The system has limited capabilities to create maps, analyze data, be accessible to the public, or be customized for specific projects/initiatives.

The GIS Consortium is a unique municipal shared services model specific to Chicagoland that has been utilized by existing staff in prior organizations. The model allows cost and time efficiencies and consistency that is not available from private contractors or in-house services.

GIS Consortium – public.gisconsortium.org

The GIS Consortium is a proven solution for communities that are increasingly being challenged to do more with less. Its collaborative approach reduces costs while improving public services. Crest Hill's size limits its financial and functional ability to host an in-house GIS department (as is utilized in larger communities like Joliet, Aurora, and Naperville). A common alternative in the Chicago area is the GIS Consortium. The GIS Consortium is an organization of Chicago-area communities unified by a common goal: to share resources, information, staffing, and technology so that municipalities can optimize the value of geographic information systems (GIS).

The GIS Consortium creates value for its members by identifying opportunities to minimize cost and risk. Members do not pay annual dues, but apply their entire GIS investment directly to solutions and operations. All intellectual property developed by the GIS Consortium belongs to its members. The consortium was started in 1999 by four communities and has since grown to 44 Chicagoland communities of varying sizes (https://public.gisconsortium.org/members/gis-consortium-members). Nearby communities include Woodridge and Tinley Park.

Each member community has one vote, regardless of its population, geographic size, or membership date. Each community owns its data and has equal rights to intellectual property. Data sharing among members is encouraged to facilitate greater efficiencies, better business processes, and mutual aid support. The annual costs are based on a community's population and geographic area.

Municipal GIS Partners (MGP) – www.mgpinc.com

The GIS consortium partners with a separate company, Municipal GIS Partners, which specializes in municipal GIS operations and is the specific contractor for the consortium. MGP will complete the work and provide staff for regular updates, maintenance, and special projects as it relates to the city's GIS system. A separate agreement will be completed between the city and MGP for the GIS services.

MGP provides a high degree of experience and continuity across local government GIS solutions. MGP will be utilized to onboard and transfer existing data, as well as "clean it" and standardize it. They will help provide direction and guidance on existing data improvements as well as solutions related to addressing, property mailings, asset/property management, emergency management tracking, and much more. MGP staff is assigned to regularly meet with City staff to ensure data is sufficient, improvements are being made, and special projects are planned and completed.

Staff and MGP presented the proposal at the March 30, 2026 Work Session meeting and answered various questions about GIS and the proposed shared service model. The Council was unanimously in support of the proposal.

Funding/Financial Impact: The City has previously paid for GIS services out of the engineering services budget. The total amount required for the 2026-2027 budget year is $168,657 for this project. Ongoing projected costs are in the attached proposal.

Funding Source: General Fund and Water Sewer Fund

Budgeted Amount: $170,000.00 ($70,000 (GF) & $100,000.00 (Water and Sewer) 2027

Cost: $168,657.00

Recommended Council Action:

Approval of two resolutions:

1. Resolution Approving an Intergovernmental Agreement By and Between the City of Crest Hill and the Geographic Information System Consortium (GISC) and its Members and Designating the City of Crest Hill Director and Alternative Director to the GISC Board

2. Resolution Approving a GIS Consortium Service Provider Contract By and Between the City of Crest Hill and Municipal GIS Partners Inc. (MGP)

RESOLUTION NO. _____

A RESOLUTION APPROVING A GIS CONSORTIUM SERVICE PROVIDER CONTRACT BY AND BETWEEN THE CITY OF CREST HILL AND MUNICIPAL GIS PARTNERS, INC.

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) authorizes municipalities to exercise jointly with any public agency of the State, including other units of local government, any power, privilege, or authority which may be exercised by a unit of local government individually, and to enter into contracts for the performance of governmental services, activities, and undertakings; and

WHEREAS, Article VII, Section 10, of the Constitution of the State of Illinois of 1970 provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function in any manner not prohibited by law or by ordinance; and

WHEREAS, the Corporate Authorities have passed Resolution No._____ authorizing the execution of an Intergovernmental Agreement pursuant to which the City of Crest Hill shall become a Member of the Geographic Information System Consortium ("GISC"); and

WHEREAS, one of the requirements of Membership in the GISC is that a Member must, within one (1) year of signing the GISC Membership Agreement enter into a GIS Service Provider Contract; and

WHEREAS, Municipal GIS Partners, Inc. is the designated GIS Service Provider to the GIS and has provided to the City of Crest Hill a GIS Consortium Service Provider Contract, a copy of which is attached hereto and incorporated herein as Exhibit A, which has been reviewed and recommended for approval by City Staff, including the City Attorney; and

WHEREAS, the Corporate Authorities have reviewed the GIS Consortium Service Provider Contract and have determined that its conditions, terms, and provisions are fair, reasonable, and acceptable to CREST HILL; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of CREST HILL and its citizens to enter into the GIS Consortium Service Provider Contract for the services outlined in Attachment 1 to Exhibit A and to fulfill the City's obligation as a Member of the GISC.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory and Constitutional authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: GIS CONSORTIUM SERVICE PROVIDER CONTRACT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of the GIS Consortium Service Provider Contract attached as Exhibit A are fair, reasonable, and acceptable to CREST HILL and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the GIS Consortium Service Provider Contract and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the GIS Consortium Service Provider Contract with Municipal GIS Partners, Inc.

SECTION 3: SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

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PASSED THIS 4TH DAY OF MAY, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke				
Alderman Angelo Deserio				
Alderwoman Claudia Gazal				
Alderman Darrell Jefferson				
Alderperson Tina Oberlin				
Alderman Mark Cipiti				
Alderman Nate Albert				
Alderman Joe Kubal				
Mayor Raymond R. Soliman				

Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF MAY, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

(GIS CONSORTIUM SERVICE PROVIDER CONTRACT WITH MUNICIPAL GIS PARTNERS, INC.)

GIS CONSORTIUM SERVICE PROVIDER CONTRACT

This contract (this "***Contract***") made and entered into this 4th day of May, 2026 (the "***Effective Date***"), by and between the City of Crest Hill, an Illinois municipal corporation (hereinafter referred to as the "***Municipality***"), and Municipal GIS Partners, Incorporated, 701 Lee Street, Suite 1020, Des Plaines, Illinois 60016 (hereinafter referred to as the "***Consultant***").

WHEREAS, the Municipality is a member of the Geographic Information System Consortium ("***GISC***");

WHEREAS, the Consultant is a designated service provider for the members of GISC and is responsible for providing the necessary professional staffing resource support services as more fully described herein (the "***Services***") in connection with the Municipality's geographical information system ("***GIS***");

WHEREAS, the Municipality desires to engage the Consultant to provide the Services on the terms set forth herein; and

WHEREAS, the Consultant hereby represents itself to be in compliance with Illinois statutes relating to professional registration applicable to individuals performing the Services hereunder and has the necessary expertise and experience to furnish the Services upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the promises hereinafter set forth, it is hereby agreed by and between the Municipality and the Consultant that:

SECTION 1
SCOPE OF SERVICES

1.1 Statement of Work. This Contract contains the basic terms and conditions that will govern the overall relationship between the Consultant and the Municipality. The Consultant will provide the Services described in the statement of work attached hereto as ***Attachment 1*** ("***Statement of Work***"), which shall become a part of and subject to this Contract.

1.2 Supplemental Statements of Work. Any additional services to be performed by the Consultant may be added to this Contract after the Effective Date by the mutual agreement of the parties, which agreement will be evidenced by mutual execution of a Supplemental Statement of Work which shall also be subject to the terms and conditions set forth in this Contract.

1.3 Additional Compensation. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Municipality, the Consultant shall give written notice of its claim within fifteen (15) days after occurrence of such action. Regardless of the decision of the Municipality Manager relative to a claim submitted by the Consultant, all work required under this Contract as determined by the Municipality Manager shall proceed without interruption.

1.4 Contract Governs. If there is a conflict between the terms of this Contract and the Statement of Work or any Supplemental Statement of Work, unless otherwise specified in such Statement of Work, the terms of this Contract shall supersede the conflicting provisions contained in such Statement of Work.

SECTION 2
PERFORMANCE OF WORK

2.1 All work hereunder shall be performed under the direction of the City Manager or their designee (hereinafter referred to as the "***Municipality Manager***") in accordance with the terms set forth in this Contract and each relevant Statement of Work.

SECTION 3
RELATIONSHIP OF PARTIES

3.1 Independent Contractor. The Consultant shall at all times be an independent contractor, engaged by the Municipality to perform the Services. Nothing contained herein shall be construed to constitute a partnership, joint venture, or agency relationship between the parties.

3.2 Consultant and Employees. Neither the Consultant nor any of its employees shall be considered to be employees of the Municipality for any reason, including but not limited to for purposes of workers' compensation law, Social Security, or any other applicable statute or regulation.

3.3 No Authority to Bind. Unless otherwise agreed to in writing, neither party hereto has the authority to bind the other to any third party or to otherwise act in any way as the representative of the other.

SECTION 4
PAYMENT TO THE CONSULTANT

4.1 Payment Terms. The Municipality agrees to pay the Consultant in accordance with the terms and amounts set forth in the applicable Statement of Work, provided that:

(a) The Consultant shall submit invoices in a format approved by the Municipality.

(b) The Consultant shall maintain records showing actual time devoted to each aspect of the Services performed and cost incurred. The Consultant shall permit the authorized representative of the Municipality to inspect and audit all data and records of the Consultant for work done under this Contract. The Consultant shall make these records available at reasonable times during this Contract period, and for a year after termination of this Contract.

(c) The service rates and projected utilization set forth in the applicable Statement of Work shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC which shall be reflected in a Supplemental Statement of Work.

(d) Payments to the Consultant shall be made pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

(e) The Municipality is a tax-exempt municipality and will provide Consultant with a copy of the Municipality's current sales tax exemption certificate. Consultant shall not charge the Municipality any tax incurred by the Consultant for these Services.

4.2 Service Rates. The fees and/or service rates set forth in the Statement of Work and Supplemental Statement of Work include all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

SECTION 5
TERM

5.1 Initial Term. Subject to earlier termination pursuant to the terms of this Contract, the initial term of this Contract shall commence on the Effective Date and remain in effect for eight (8) months (the "***Initial Term***").

5.2 Renewal Terms. The Initial Term may be extended for successive one (1) year periods or for any other period as mutually agreed to in writing and set forth in a Supplemental Statement of Work executed by both parties (each, a "***Renewal Term***").

5.3 Status of this Contract. The expiration of the Initial Term or a Renewal Term shall not terminate or affect the obligations of the Parties to each other under any existing Statement of Work or Supplemental Statement of Work issued pursuant to this Contract, and such Statement of Work or Supplemental Statement of Work shall continue in full force and effect and shall continue to be governed by the terms of this Contract until the expiration or completion of such Statement of Work or Supplement Statement of Work or until such Statement of Work or Supplemental Statement of Work is itself terminated pursuant to this Contract.

SECTION 6
TERMINATION OF CONTRACT

6.1 Voluntary Termination. Notwithstanding any other provision hereof, (a) the Municipality may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work during the Initial Term or any Renewal Term, with or without cause, at any time upon ninety (90) calendar days prior written notice to the Consultant.; (b) the Consultant may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work, with or without cause, at any time upon one hundred eighty (180) calendar days prior written notice to the Municipality; or (c) following the expiration of the Term of this Agreement, and notwithstanding Section 5.3 of this Agreement, either Party may terminate any Statement of Work or any

Supplemental Statement of Work, with or without cause, upon thirty (30) calendar days prior written notice to the other Party.

6.2 Termination for Breach. Either party may terminate this Contract upon written notice to the other party following a material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within fifteen (15) days of receipt of written notice of such breach from the non-breaching party.

6.3 Payment for Services Rendered. In the event that this Contract is terminated in accordance with this Section 6, the Consultant shall be paid for services actually performed and reimbursable expenses actually incurred.

6.4 Effect of Termination. Termination of any Statement of Work or Supplemental Statement of Work will have no effect on this Contract. Termination of this Contract will serve to immediately terminate all open Statements of Work and Supplemental Statements of Work, absent a written agreement between the parties otherwise. Termination or expiration of this Contract, any Statement of Work, or any Supplemental Statement of Work will not affect any right or obligation of a party that comes into effect before, upon, or after such termination or expiration, or otherwise survives such termination or expiration, which was incurred by such party prior to such termination or expiration.

SECTION 7
CONSULTANT PERSONNEL AND SUBCONTRACTORS

7.1 Adequate Staffing. The Consultant must assign and maintain during the term of this Contract and any renewal thereof, an adequate staff of competent employees, agents, or subcontractors ("***Consultant Personnel***") that is fully equipped, licensed as appropriate and qualified to perform the Services as required by the Statement of Work or Supplemental Statement of Work.

7.2 Availability of Personnel. The Consultant shall notify the Municipality as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Consultant Personnel assigned to provide the Municipality with the Services. The Consultant shall have no claim for damages and shall not bill the Municipality for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the time of performance as a result of any such termination, reassigning, or resignation.

7.3 Use of Subcontractors. The Consultant's use of any subcontractor or subcontract to perform the Services shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Contract. All Services performed under any subcontract shall be subject to all the provisions of this Contract in the same manner as if performed by employees of the Consultant. Consultant shall be fully responsible and assumes liability for the acts and omissions of all subcontractors directly or indirectly employed by, or working at the direction of, the Consultant in the performance of the Services.

7.4 Removal of Personnel and Subcontractors. Municipality may, upon written notice to Consultant, request that any Consultant Personnel be removed or replaced. Consultant shall

promptly endeavor to replace such Consultant Personnel and Municipality shall have no claim for damages for a delay or extension of the applicable Statement of Work as a result of any such removal or replacement.

7.5 Non-Solicitation of Consultant Employees. The Municipality agrees that during the term of this Contract and for a period of one (1) year thereafter, it shall not, directly or indirectly, through any other person, firm, corporation or other entity, solicit, induce, encourage or attempt to induce or encourage any employee of the Consultant to terminate his or her employment with the Consultant or to breach any other obligation to the Consultant. The Municipality acknowledges that the aforementioned restrictive covenant contained in this Section is reasonable and properly required for the adequate protection of the Consultant's business.

SECTION 8
ACCOMMODATION OF CONSULTANT PERSONNEL; MUNICIPAL FACILITIES

8.1 Facilities, Equipment, and Records. The Municipality shall provide the Consultant with adequate and safe office space, furnishings, records, hardware, software, and connectivity to fulfill the objectives of the GIS program including, without limitation, the following:

(a) Office space for the Consultant's Personnel. This space should effectively and securely house all required GIS systems, peripherals, and support tools. This space must be available during normal business hours;

(b) Furnishings including adequate desk(s), shelving, and seating for the Consultant's Personnel;

(c) Hardware, software, peripherals, internet access, and network connectivity meeting current minimum technical standards, as determined by Consultant from time to time, to perform the program objectives efficiently; and

(d) Any Municipality data or record which is necessary for carrying out the work as outlined in the Contract, Statement of Work or Supplemental Statement of Work.

8.2 Backup and Recovery Systems. The Municipality shall be responsible for installing, operating, and monitoring the backup and recovery systems for all the Municipality's GIS assets that permit the Consultant to continue Services within a reasonable period of time following a disaster or outage. The Consultant shall be responsible for installing, operating, and monitoring the backup and recovery systems for all Consultant's assets that permit the Municipality to continue accessing the GISC Materials and Services within a reasonable period of time following a disaster or outage.

8.3 Right of Entry; Limited Access. Consultant's Personnel performing Services shall be permitted to enter upon the Municipality's property in connection with the performance of the Services, subject to those rules established by the Municipality. Consent to enter upon a Municipality's facility given by the Municipality shall not create, nor be deemed to imply the creation of any additional responsibilities on the part of the Municipality. Consultant's Personnel shall have the right to use only those facilities of the Municipality that are necessary to perform the Services and shall have no right to access any other facilities of the Municipality.

8.4 Compliance with Law. The Municipality shall comply with all applicable local, state, and federal laws including those pertaining to safety, harassment, and discrimination.

SECTION 9
CONFIDENTIAL INFORMATION; INTELLECTUAL PROPERTY; FOIA

9.1 Municipal Materials. The Consultant acknowledges and agrees that all trademarks, service marks, logos, tradenames and images provided by or on behalf of the Municipality to the Consultant for use in performing the Services and the GIS database (including files created from the database) created by Consultant hereunder (the "***Municipal Materials***") are the sole and exclusive property of the Municipality. The Consultant acknowledges that this Contract is not a license to use the Municipal Materials except as needed to perform the Services hereunder.

9.2 Third-Party Materials. If applicable, to the extent the Consultant has agreed to obtain and/or license Third-Party Materials on behalf of Municipality, the Consultant shall obtain a license for Municipality to use the Third-Party Materials as part of the Services for the purpose specified in the applicable Statement of Work. "***Third-Party Materials***" shall include, but are not limited to, computer software, script or programming code or other materials owned by third parties and/or any software available from third parties, that is licensed by Consultant for the benefit of the Municipality.

9.3 GISC Materials. It is expressly understood that, excluding the Municipal Materials and Third-Party Materials, all members of GISC and the Consultant may use or share in any improvements or modifications incorporated into any computer software (in object code and source code form), script or programming code used or developed by the Consultant in providing Services hereunder (the "***GISC Materials***").

(a) The Consultant hereby grants the Municipality a limited, personal, non-transferable, non-exclusive license to use the GISC Materials solely for the purpose of and in connection with the Municipality's GIS. Upon expiration or termination of this Contract, or at such time the Municipality is no longer a member of GISC or in breach of its obligations hereunder, the Municipality shall not be entitled to or granted a license in future enhancements, improvements, or modifications in the GISC Materials. The Municipality may grant a sublicense to a third party that the Municipality engages to maintain or update the GISC Materials in connection with the Municipality's GIS; provided that such third party agrees in writing to be bound by the license restrictions set forth in this Contract.

(b) The Municipality acknowledges that the Consultant is in the business of providing staffing resource support services and that the Consultant shall have the right to provide services and deliverables to third parties that are the same or similar to the services that are to be rendered under this Contract, and to use or otherwise exploit any GISC Materials in providing such services.

9.4 Confidential Information. In the performance of this Contract, the Consultant may have access to or receive certain information in the possession of the Municipality that is not generally known to members of the public ("***Confidential Information***"). The Consultant acknowledges that Confidential Information includes, but is not limited to, proprietary

information, copyrighted material, educational records, employee data, financial information, information relating to health records, resident account information, and other information of a personal nature. Consultant shall not use or disclose any Confidential Information without the prior written consent of the Municipality. Consultant will use appropriate administrative, technical, and physical safeguards to prevent the improper use or disclosure of any Confidential Information received from or on behalf of the Municipality. Upon the expiration or termination of this Contract, Consultant shall promptly cease using and shall return or destroy (and certify in writing destruction of) all Confidential Information furnished by the Municipality along with all copies thereof in its possession including copies stored in any computer memory or storage medium. The term "Confidential Information" does not include information that (a) is or becomes generally available to the public other than as a result of a breach of this Contract by the Consultant; (b) was in the Consultant's or Consultant Personnel's possession on a non-confidential basis from any source other than the Municipality, which source, to the knowledge of the Consultant, is entitled to disclose such information without breach of any obligation of confidentiality; (c) is independently developed by the Consultant without the use of or reference to, in whole or in part, any Confidential Information; (d) required to be disclosed pursuant to a court order issued by a court having jurisdiction thereof (subject to Section 9.5); or (e) information subject to disclosure under FOIA (as defined below in Section 9.6). For avoidance of doubt, it is agreed that the GISC Materials shall not be considered Confidential Information.

9.5 Dissemination of Confidential Information. Unless directed by the Municipality, Consultant shall not disseminate any Confidential Information. If Consultant is presented with a request for documents by any administrative agency or with a subpoena *duces tecum* regarding any Confidential Information which may be in Consultant's possession as a result of Services provided under this Contract, unless prohibited by law, Consultant shall immediately give notice to the Municipality with the understanding that the Municipality shall have the opportunity to contest such process by any means available to it prior to submission of any documents to a court or other third party. Consultant shall not be obligated to withhold delivery of documents beyond the time ordered by a court of law or administrative agency, unless the request for production or subpoena is quashed or withdrawn, or the time to produce is otherwise extended. Consultant shall cause its personnel, staff, and subcontractors, if any, to undertake the same obligations regarding confidentiality and dissemination of information as agreed to by Consultant under this Contract.

9.6 Freedom of Information Act Requests. Within four (4) business days after the Municipality's Notice to the Consultant of the Municipality's receipt of a request made pursuant to the Illinois Freedom of Information Act (ILCS 140/1 et seq. – herein "FOIA"), the Consultant shall furnish all requested records in the Consultant's possession which are in any manner related to this Contract or the Consultant's performance of the Services, including but not limited to any documentation related to the Municipality and associated therewith. The Consultant shall not apply any costs or charge any fees to the Municipality or any other person, firm or corporation for its procurement and retrieval of such records in the Consultant's possession which are sought to be copied or reviewed in accordance with such FOIA request or requests. The Consultant shall defend, indemnify and hold harmless the Municipality including its several departments and including its officers and employees and shall pay all of the Consultant's Costs associated with such FOIA request or requests including Costs arising from the Consultant's failure or alleged failure to timely furnish such documentation and/or arising from the Consultant's failure or alleged failure otherwise to comply with the FOIA, whether or not associated with the Consultant's and/or

the Municipality's defense of any litigation associated therewith. In addition, if the Consultant requests the Municipality to deny the FOIA request or any portion thereof by utilizing one or more of the lawful exemptions provided for in the FOIA, the Consultant shall pay all Costs in connection therewith. As used herein, "in the Consultant's possession" includes documents in the possession of any of the Consultant's officers, agents, employees and/or independent contractors; and "Costs" includes but is not limited to attorneys' fees, witness fees, filing fees and any and all other expenses — whether incurred by the Municipality or the Consultant.

9.7 News Releases. The Consultant may not issue any news releases without prior approval from the Municipality Manager, nor will the Consultant make public proposals developed under this Contract without prior written approval from the Municipality Manager.

9.8 Survive Termination. The provisions of Section 9.1 and 9.4 through and including 9.8 shall survive the termination of this Contract.

SECTION 10
LIMITATION OF LIABILITY

10.1 THE REPRESENTATIONS SET FORTH IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTIES ARISING FROM TRADE USAGE, COURSE OF DEALING OR COURSE OF PERFORMANCE. UNDER NO CIRCUMSTANCES SHALL EITHER THE CONSULTANT OR THE MUNICIPALITY BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL, OR INCIDENTAL DAMAGES, INCLUDING LOST SALES OR PROFITS, IN CONNECTION WITH THIS CONTRACT, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

SECTION 11
CONSULTANT WARRANTY; INDEMNIFICATION; INSURANCE

11.1 Warranty of Services. The Consultant warrants that the Services shall be performed in accordance with industry standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the time of the Effective Date.

11.2 Indemnification. The Consultant shall indemnify and save harmless the Municipality and its officers, employees, and agents from and against any and all loss, liability and damages of whatever nature, including Workmen's Compensation claims by Consultant's employees, in any way resulting from or arising out of the intentional, willful and wanton, negligent and/or gross negligent actions or omissions of the Consultant, the Consultant's employees and agents.

11.3 Insurance. The Consultant must procure and maintain, for the duration of this Contract, insurance as provided in ***Attachment 2*** to this Contract.

11.4 No Personal Liability No official, director, officer, agent, or employee of any party shall be charged personally or held contractually liable by or to the other party under any term or provision of this Contract or because of its or their execution, approval, or attempted execution of this Contract.

SECTION 12
GENERAL PROVISIONS

12.1 Equal Employment Opportunity Clause. In the event of the Consultant's non-compliance with the provisions of this Section 12.1 or the Illinois Human Rights Act, 775 ILCS 5/1-101, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Act***"), the Consultant may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Consultant agrees as follows:

(a) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service; and, further, the Consultant will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

(b) That, if the Consultant hires additional employees in order to perform this Contract or any portion of this Contract, the Consultant will determine the availability (in accordance with 44 Ill. Admin. C. 750.5, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Applicable Regulations***")) of minorities and women in the areas from which the Consultant may reasonably recruit and the Consultant will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

(c) That, in all solicitations or advertisements for employees placed by the Consultant or on the Consultant's behalf, the Consultant will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service.

(d) That the Consultant will send to each labor organization or representative of workers with which the Consultant has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of the Consultant's obligations under the Act and the Applicable Regulations. If any labor organization or representative fails or refuses to cooperate with the Consultant in the Consultant's efforts to comply with the Act and the Applicable Regulations, the Consultant will promptly notify the Illinois Department of Human Rights (the "***Department***") and the Municipality and will recruit employees from other sources when necessary to fulfill its obligations under the Contract.

(e) That the Consultant will submit reports as required by the Applicable Regulations, furnish all relevant information as may from time to time be requested by the Department or the Municipality, and in all respects comply with the Act and the Applicable Regulations.

(f) That the Consultant will permit access to all relevant books, records, accounts, and work sites by personnel of the Municipality and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

(g) That the Consultant will include verbatim or by reference the provisions of this Section 12.1 in every subcontract awarded under which any portion of the Contract obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Contract, the Consultant will be liable for compliance with applicable provisions of this Section 12.1 by subcontractors; and further the Consultant will promptly notify the Municipality and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Consultant will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

12.2 No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et *seq.*

12.3 Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

12.4 Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Municipality or Consultant with respect to this Contract or the Services.

12.5 Assignments and Successors. This Contract and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that

no assignment, delegation, or subcontracting shall be made without the prior written consent of the Municipality.

12.6 Severability. The parties intend and agree that, if any paragraph, subparagraph, phrase, clause, or other provision of this Contract, or any portion thereof, shall be held to be void or otherwise unenforceable, all other portions of this Contract shall remain in full force and effect.

12.7 Third Party Beneficiary. No claim as a third-party beneficiary under this Contract by any person, firm, or corporation other than the Consultant shall be made or be valid against the Municipality.

12.8 Waiver. No waiver of any provision of this Contract shall be deemed to or constitute a waiver of any other provision of this Contract (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Contract.

12.9 Governing Laws. This Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall reside in Will County, Illinois.

12.10 Headings. The headings of the several paragraphs of this Contract are inserted only as a matter of convenience and for reference and in no way are they intended to define, limit, or describe the scope of intent of any provision of this Contract, nor shall they be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

12.11 Modification or Amendment. This Contract constitutes the entire Contract of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment or Supplemental Statement of Work duly executed by the parties. Each party agrees that no representations or warranties shall be binding upon the other party unless expressed in writing herein or in a duly executed amendment hereof.

12.12 Attachments. Attachments 1 and 2 are attached hereto, and by this reference incorporated in and made a part of this Contract. In the event of a conflict between any Attachment and the text of this Contract, the text of this Contract shall control.

12.13 Rights Cumulative. Unless expressly provided to the contrary in this Contract, each and every one of the rights, remedies, and benefits provided by this Contract shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

12.14 Good Faith Negotiation. Before commencing any legal action, the parties agree to enter into good faith negotiations to resolve any controversy, claim, or dispute ("***Dispute***"). Such good faith negotiations shall commence promptly upon a party's receipt of notice of any Dispute from the other party and continue for a period of fourteen (14) days or any period of time as mutually agreed upon.

12.15 Notices. All notices, reports and documents required under this Contract shall be in writing (including prepaid overnight courier, electronic transmission or similar writing) and shall be given to such party at its address or e-mail address set forth below, or at such other address or e-mail address as such party may hereafter specify from time to time. Each such notice shall be

effective (i) if given by first class mail or prepaid overnight courier, when received, or (ii) if sent to an e-mail address, upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment).

If to Municipality: City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403
Attention: Daniel Ritter
E-mail: dritter@cityofcresthill.com

If to Consultant: Municipal GIS Partners, Incorporated
701 Lee Street, Suite 1020
Des Plaines, IL 60016
Attention: Thomas Thomey
E-mail: tthomey@mgpinc.com

12.16 Force Majeure. No party to this Contract shall be responsible or liable for, or deemed in breach hereof because of, any delay in the performance of its respective obligations under this Contract to the extent that such delay is due substantially to circumstances beyond the party's reasonable control and without the fault or negligence of the party experiencing such delay. Such circumstances may include, but are not limited to, any act of God, fire or other casualty, epidemic, quarantine, "stay home" or similar order, strike or labor dispute, embargo, war or violence, act of terrorism, or any law, order, proclamation, ordinance, demand, requirement, action or inaction of any national, state, provincial, local, or other government or governmental agency (each, a "***Force Majeure***"). Upon the occurrence of a Force Majeure, the party experiencing the Force Majeure shall notify the other party in writing immediately following such Force Majeure, but in no case later than three (3) business days after such party becomes aware of the occurrence of the Force Majeure. The written notification shall provide a reasonably detailed explanation of the Force Majeure.

12.17 Counterpart Execution. This Contract, Statement of Work or any Supplemental Statement of Work may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

12.18 Tort Immunity Defenses. Nothing contained in the Contract is intended to constitute, and nothing in the Contract will constitute, a waiver of the rights, defenses, and immunities provided or available to the Municipality under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10 et seq. or any other applicable State law.

[REMAINDER INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:

By: _____
Name: _____
Its: _____

CITY OF CREST HILL

By: _____
Name: _____
Its: _____

ATTEST:

By: _____
Name: Brian Dieker
Its: Business Operations Manager

CONSULTANT: MUNICIPAL GIS PARTNERS, INCORPORATED

By: _____
Name: Thomas A. Thomey
Its: President and General Manager

Attachment 1

Statement of Work
to
GIS Consortium Service Provider Contract

(see attached)

www.mgpinc.com

Attachment 1 – Innovation Hub Statement of Work

To GIS Consortium Service Provider Contract

About Municipal GIS Partners (MGP)

MGP (the Consultant) is the Service Provider to the GIS Consortium (GISC). It is necessary that each GISC member enter into an annual agreement with the Consultant (GISC Service Provider) to maintain their standing as a GISC member.

GISC Membership includes:

- Complete Geographic Information System (GIS) program staffing with technology cost distribution across GISC members
- Access to all membership solutions and products
- Participation in collaborative opportunities to share ideas and solutions

The Included Services section below expands on services provided by this agreement.

General Purpose

The Consultant will manage, develop, operate, and maintain all or part of the City of Crest Hill (the Municipality) GIS program, as directed by the Municipality. Additionally, the Consultant will identify opportunities for continued program development and enhancement.

Program Staffing

The Consultant provides all the requisite staffing and skillsets required to manage the Municipality program, including:

- Technical professionals supporting the Municipality's program needs
- Advanced technical support staff for analysis, system integration, and escalation
- Systems analysts for ensuring product, solution, and infrastructure performance
- Professional program managers for ensuring service levels

Direct Program Hours

Services related to the fulfillment of Municipality requests, execution of planned projects, and maintenance of the Municipality program required to support the system.

Team Access During Normal Working Hours
The Consultant typically works Monday through Friday 8:00AM to 5:00PM. The Municipality has direct access to the staff assigned to the Municipality. Alternatively, the Municipality can call the Consultant's general telephone number or submit an email to Consultant's service desk for service.

Emergency Event Support
The Consultant will support Municipality emergency events within a reasonable timeframe of notification and work to staff the event for its duration. These services are not limited to normal business hours.

The Service Level section below expands on the program staffing services included in this agreement.

Direct Program Hours
Pursuant to the GISC membership agreement and bylaws all members must contract for a service level consistent with the allocation practices as prescribed by the GISC. The direct program staffing allocation for the Municipality for this agreement period is:

Agreement Period: May 1, 2026, through December 31, 2026

Direct Program Hours: 659

Fees and Expenses
The fee for the direct program hours set forth above is $12,473.07 per month. The total contract value for the agreement period is $99,784.56. Such fee does not include taxes or any reimbursable out-of-pocket expenses that may be incurred by the Consultant.

Included Services
This section identifies the professional staffing, products and solutions, and business structures included in this service agreement. The Municipality is responsible for identifying and prioritizing the aspects of the services that are most important. The Consultant is responsible for implementing those priorities and communicating progress.

Program Management
The Consultant provides the required staffing and organization with the skills and expertise to manage, develop, and maintain the system per the Municipality's priorities which includes GISC shared infrastructure, platforms, products, and solutions. Services include:

1. Consulting and reporting with all Municipality departments
2. Project identification, management, and delivery
3. User training and onboarding
4. Resource management and scheduling

Data Management
The Consultant is responsible for the GIS and related data based on priorities as directed by the Municipality, including data creation, management, and delivery.

Primary Layers:
Addresses, parcels, buildings, streets, railroads, water utilities, sewer utilities, municipal boundary, zoning districts, planned unit developments, variances, TIF districts, special use permits, annexations, signs, trees, recreation areas, bike paths, water features, school districts, emergency response boundaries, refuse collection, and legislative districts.

Municipality Priority Layers
The Consultant's local government data model has over 260 standard layers. Included in this service is the identification, creation, and management of layers as directed by the Municipality.

Data Quality
One of the primary accountabilities of the Consultant is to ensure that Primary and Municipality Priority layers are of high-quality. Practices employed include:

1. Daily data quality reporting and alerting
2. Mistake proofing databases, processes, and productivity tools
3. Address Verification to identify discrepancies between Municipality ERP and department systems
4. Formation and support of key data stakeholder teams
5. Data management documentation for Municipality layers

Products and Solutions

GISC Membership includes unlimited access to the products and solutions developed by the Consultant for the GISC and its members. The Consultant is accountable for:

1. Collaboration with third party vendors and partners
2. Deploying shared solutions for the Municipality
3. Integration with ERP and department systems
4. Identifying and communicating new solution opportunities
5. Managing existing solutions to agreed service levels
6. Infrastructure monitoring, alerting, and mitigation
7. Patching, updating, and securing shared infrastructure
8. Researching and evaluating opportunities for development
9. Resource planning and scheduling
10. Scalability planning and right sizing
11. Technical documentation
12. Testing and quality certification

Solution List
The following are the primary products and solutions provided by the Consultant through membership in the GISC:

1. Address Pre-Check: A tool to standardize address data in Municipality systems and workflows
2. Address Verification: A product to assess and score community address quality across department systems
3. Asset Management and Manager Dashboards: A solution that enables the Municipality to manage and visualize infrastructure data and maintenance

4. Community Map Viewer: A publicly accessible map viewer designed for residents and businesses
5. Community-Portal: An address-based portal that integrates and organizes department data for staff, residents, and local businesses
6. Local Government Data Model: A database standard developed for, and in partnership with, members of the GISC
7. myGIS: A secure staff accessible mapping system to discover and analyze all Municipality GIS data
8. Project Sharing Catalog: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
9. Real-Time Solutions: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
10. Story Maps: A tool to consume and visualize data from real-time sensors and assets

Service Level Agreement

The Consultant is responsible for managing the quality and availability of GISC infrastructure and solutions. These parameters are determined by GISC Board policy and included in these services.

Modifications to the Contract

The Master Agreement is hereby amended to remove Section 8.1 Facilities, Equipment, and Records, effective as of the date of this Statement of Work.

Attachment 2

Insurance
to
GIS Consortium Service Provider Contract

(see attached)

Attachment 2 - Insurance

To GIS Consortium Service Provider Contract

Consultant's Insurance

Consultant shall procure and maintain, for the duration of this Contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026.

2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto" with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement.

3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance (the policy shall include a 'waiver of subrogation').

B. Minimum Limits of Insurance: Consultant shall maintain limits no less than:

1. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.

2. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $500,000 per accident.

C. Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the Municipality. At the option of the Municipality, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Municipality, its officials, agents, employees and volunteers; or (2) the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions: The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages: The Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Municipality, its officials, agents, employees and volunteers.

2. The Consultant's insurance coverage shall be primary as respects the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers. Any insurance or self-insurance maintained by the Municipality, its officials, agents, employees and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers.

4. The Consultant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Consultant shall be required to name the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers as additional insureds

6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

7. The Consultant and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Municipality. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers' Compensation Act provision that applies a limitation to the amount recoverable in contribution such as *Kotecki v. Cyclops Welding*. Consultant agrees to indemnify and defend the Municipality from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, which the Municipality may sustain as a result of personal injury claims by Consultant's employees, except to the extent those claims arise as a result of the Municipality's own negligence.

E. All Coverages: Each insurance policy required by this paragraph shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Municipality.

F. Acceptability of Insurers: Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage: Consultant shall furnish the Municipality with certificates of insurance naming the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Municipality before any work commences. The Municipality reserves the right to request full certified copies of the insurance policies and endorsements.

City Council Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Daniel Ritter, Community Development Director
Department:	Community Development
Agenda Item:	Promotion of Jacob Poor to Full-Time Inspector

Summary: Jacob Poor has provided building and code enforcement inspection services on a part-time basis since March 2025 for the Community Development Department. Mr. Poor has provided exceptional service and has extensive knowledge of inspection services. He has shown a dedication to learning and growth within the field and has been recommended for a promotion to full-time.

Jacob has worked in the same position part-time for more than a year, showing his knowledge and background in construction and building code requirements. He has continued to grow his knowledge and ICC certifications in that time and improved in his customer service skills. The promotion to full-time benefits the department and the city by retaining an existing high-performing employee, as well as setting the position up for more successful hiring in the future. The Inspector position is uniquely set up, as the Inspector completes both building/permit inspections and property maintenance/code enforcement. While it is efficient to have inspectors work on both tasks, inspectors with ICC certifications and experience to do building inspections are in high demand; finding a long-term hire in a part-time role has proven difficult.

The additional time from the full-time position will be used to continue expanding inspections on the record number of permits and code violation cases. The Department issued more permits and citations in 2025 than in any other year on record (since at least 2008). 2026 has started even busier with more permits, code cases, and large new construction projects expected to demand more inspections and pay large permit fees (USCD/Mather, Quick Trip, Seasons, Extra Space, 1714 Russ Way, etc.) Revenues continue to grow along with the increased number of Inspector work items completed, with additional permit fees, inspection fees, rental registration fees, and code enforcement fines being collected.

This position was budgeted as part of the FY27 budget that starts May 1, 2026. The change would result in two full-time inspectors, and the resulting vacant part-time inspector position will not be filled in FY27.

Financial Impact/Analysis:

Funding Source: General Fund
Current Salary: $33,150 ($34,642 proposed as of 5/1/26)
Proposed Salary: $75,060 + applicable benefits

Recommended Council Action: Approval of a promotion of Jacob Poor to a Full-time Inspector, subject to acceptance of a formal offer letter.

City Council Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Daniel Ritter, Community Development Director
Department:	Community Development
Agenda Item:	Promotion of Zoe Gates to Administrative Assistant for the Community Development Department

Summary: Zoe Gates has provided administrative support for the Building and Community Development Departments for over 23 years as an Administrative Clerk (before which she was with the Police Department in records for a short time). She has provided exceptional service and has extensive institutional knowledge of the Community Development Department and overall organization.

Zoe goes above and beyond by assisting in many different aspects of the Department over the years. She has largely focused on Building and Code Enforcement functions, including organizing administrative adjudication hearings. At times, that even included writing staff reports and attending Plan Commission meetings when needed. Zoe has the initiative to be successful in an Administrative Assistant role, and many of her responsibilities already match those of the Administrative Assistant position. In this role, she will be responsible for several projects in addition to improving and increasing operational efficiencies, especially for building permits. Project tasks will include reviews of new permitting software systems and working to transition between systems. Updates and coordination of new application forms, and assistance in coordinating Developer Deposits will be additional tasks for the Administrative Assistant position. She will also assist in code enforcement, planning/zoning, and economic development operations.

Additionally, the promotion creates a clear separation of duties and responsibilities between the Administrative Assistant and the Administrative Clerk. Having one of the positions requiring a higher level of Department experience and responsibilities is preferred. The Administrative Assistant job description is attached, along with the proposed updated. This position and applicable potential benefit costs were budgeted as a promotion, as part of the FY27 budget, that starts May 1, 2026.

Financial Impact/Analysis:

Funding Source: General Fund
Current Salary: $61,984 (Local 150 Step 8 (Max))
Proposed Salary: $70,415 + applicable benefits

Recommended Council Action: Approval of a promotion of Zoe Gates to Administrative Assistant for the Community Development Department, subject to acceptance of a formal offer letter.

Crest Hill
CITY OF NEIGHBORS

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Raymond R. Soliman, Mayor R.S
Department:	Mayor's Office
Agenda Item:	Veterans/Police Memorial

Summary: For many years the City has City has been hosting the Veterans/Police Memorial Ceremony. With the new fiscal year budget starting on May 1, 2026, the City has budget up to $2,000 to support this event. This year's event will take place on May 25th and start at 2:00pm.

The Veterans/Police Committee will be providing flowers, cookies, water, pop, band, and stamps (for thank you letters).

The anticipated City expenses include the following:

- Tents (In-kind Park District Tents.) Free.
- Staffing (Police at the event and Public Works during setup/cleanup.) Est. $1,000.
- Audio/Video and recording: Est. $450
- Tables: In-kind
- Chairs: In-kind
- Trash: In-kind
- Miscellaneous: $50

Following the event, I will provide a written report that includes final expenses, number of people in attendance, etc.

Recommended Council Action: Approval

Agenda Memo

Crest Hill, IL

Meeting Date:	5-4-26
Submitter:	Chief Edward Clark
Department:	Police Department
Agenda Item:	Purchase of new drone for the police department

Summary: The Crest Hill Police Department purchased a DJI Mini 4 drone last year and started a drone program in June of 2025 with the primary goal of locating missing and/or endangered people. The drone that was purchased last year was an entry level drone and does not have the capabilities that are needed for operational LE deployments (no thermal, not weather rated, minimal camera zoom, no lighting options, etc.).

The Crest Hill Police Department has a need for a sUAS that is equipped with thermal imaging and advanced safety features. The DJI M4TD is the drone that has been identified to accomplish this goal and is the most economical choice.

There were funds available in the 25-26 budget year to purchase the drone. This was discussed at the April 27th work session with direction from City Council to purchase the drone from UVT. The funds will be deducted from the 25-26 budget. Three quotes were also provided in the work session materials.

I am formally asking for approval.

Recommended Council Action: Approve quote from UVT for purchase of DJI M4TD from UVT for price of $14,183.54

Financial Impact: $14,183.54 from 01-02-5400

Attachments: Quotation – SO229107 from UVT

Unmanned Vehicle Technologies, LLC
1722 N College Avenue
Fayetteville, AR 72703

Invoicing and Shipping Address:
Crest Hill, IL Police Department, Andrew Trnka
20590 City Center Blvd.
Crest Hill IL 60403
United States
+1 815-741-5111

Crest Hill, IL Police Department
20590 City Center Boulevard
Crest Hill IL 60403
United States

Quotation # SO229107

Quotation Date:
04/04/2026

Expiration:
07/03/2026

Salesperson:
Luke Poore

DESCRIPTION	QUANTITY	UNIT PRICE	DISC.%	TAXES	AMOUNT
UVT M4TD QuickTac Bundle w/Care Enterprise Plus					
[SRV-111] Sourcewell Contract - 011223-UNM	1.000 Units	0.00	0.00		$ 0.00
[101-156-1027] DJI Matrice 4TD w/RC Plus 2 Combo The all-new Matrice 4TD offers extended flight time, a high-resolution thermal camera, a new near-infrared (NIR) auxiliary light, and a laser range finder. It is also designed specifically for the DJI Dock 3, enabling truly remote, beyond-visual line-of-sight operations. When paired with the DJI RC Plus 2 Enterprise, the DJI Matrice 4TD can be operated as a standalone drone, increasing operational capabilities over the Matrice 4T thanks to its IP-rated design. The Matrice 4TD's fixed arm configuration promotes more stable flight, though it sacrifices portability over the Matrice 4T. In The Box: 1x DJI Matrice 4TD Aircraft 3x DJI Matrice 4D Series Propeller Pairs 1x USB-A to USB-C Cable 1x Combo 1.5mm / 2.5mm Hex Driver 1x Miscellaneous Screw Pack 1x RC Plus 2 1x M4D Series Charging Hub 1x 240 Watt Power Hub 1x Case	1.000 Units	9,820.00	5.00		$ 9,329.00

Thank you for choosing UVT!

[101-156-1019] DJI Matrice 4D Series Battery Designed explicitly for the Matrice 4D Series and DJI Dock 3, the Matrice 4D Series Battery is engineered to withstand the world's harshest climates. When powering the Matrice 4D Series drone inside of DJI Dock 3, the Matrice 4D Battery's built-in heatsinks and passive cooling mechanisms promote airflow and ventilation, while its internal chemistry is designed for high cycle count, long flight times, and rapid recharging.	3.000 Units	459.00	5.00		$ 1,308.15
[101-115-1001] DJI WB37 Intelligent Battery The WB37 Intelligent Battery is a 2-cell (2S) LiPo battery with a maximum capacity of 4920 mAh and a maximum voltage of 7.6 V. The DJI WB37 Intelligent Battery is compatible with the DJI RC Plus remote controller and serves as its external battery, allowing for longer runtimes and hot-swap capabilities.	2.000 Units	65.00	5.00		$ 123.50
				Subtotal	$ 10,760.65
Matrice 4 Series Accessories					
[101-156-1009] DJI AS1 Speaker The DJI AS1 Speaker enhances your drone operations with powerful audio capabilities, delivering up to 114 decibels at 1 meter and a broadcast range extending up to 300 meters. It supports real-time broadcasting with echo suppression, recorded messages, media imports, and text-to-speech functionality. Its lightweight design (92.5 g with bracket) minimizes impact on drone performance, and quick-release hand-tightened screws ensure easy and secure installation. Compatible with DJI Matrice 4 Series drones, the AS1 Speaker is an essential accessory for effective aerial communication. Enhance your drone's communication capabilities with the DJI AS1 Speaker, designed for seamless integration with the DJI Matrice 4 Series.	1.000 Units	290.00	5.00		$ 275.50

[101-156-1010] DJI AL1 Spotlight The DJI AL1 Spotlight enhances your drone's capabilities with powerful illumination, offering both always-on and strobe modes. It can clearly illuminate subjects even from a distance of 100 meters. Additionally, it intelligently links with the gimbal, following the camera's movements to ensure the illuminated area matches the camera's view. It also offers a wide field-of-view lighting mode, illuminating up to 2,200 square meters, ideal for large-scale operations. Compatible with DJI Matrice 4 Series drones, the AL1 Spotlight is an essential accessory for professionals requiring reliable and adaptable aerial lighting solutions. Note: The performance of the Matrice 4 Series aircraft's propulsion and vision system may be affected after the spotlight is mounted. Fly with caution.	1.000 Units	430.00	5.00		$ 408.50
[170-101-1003] AVSS Parachute Recovery System for DJI Matrice 4D Series The AVSS PRS-M3DT, a drone parachute for the DJI Dock 2 that operates the DJI Matrice 3D or Matrice 3TD, easily integrates into your mission. The attachment bracket secures the parachute recovery system without interfering with sensitive GPS modules. The system includes an electronics module to power the Parachute Pod and flight termination system. The onboard system comes equipped with an automatic triggering device to deploy the drone parachute. In The Box: 1x Parachute Pod 1x Electronic Module 1x Flight Termination System PSDK 1x Autonomous Triggering System 1x Attachment Bracket 1x Manual Triggering Device Electronic Module Batteries One-Year, Two-Deployment Warranty CAA, ASTM F3322, and EASA MOC 2512 Documentation Packet	1.000 Units	2,700.00	5.00		$ 2,565.00

[101-156-1015] DJI Matrice 4D Series Low-Noise Anti-Ice Propellers Enhance your flight performance with the DJI Matrice 4D Series Low-Noise Anti-Ice Propellers, designed for quiet, stable operation in extreme conditions. Their advanced aerodynamic design reduces noise, while anti-ice technology prevents ice buildup, ensuring reliable performance in cold weather. Crafted for durability, these propellers offer long-lasting use and easy installation for hassle-free operation. Ideal for professionals navigating harsh environments, they improve efficiency, safety, and flight precision.	4.000 Units	39.00	5.00		$ 148.20
				Subtotal	$ 3,397.20
UVT ProLine Services					
[SRV-PL-104] UVT ProLine Pre-Flight Service Our ProLine Pre-Flight Service ensures you receive a turnkey system on day one. This service includes the activation of the hardware and any included service plans (ex. DJI Enterprise Shield) and the updating and testing of all critical flight components. All ProLine services are performed in-house by our factory-trained technicians.	1.000 Units	499.00	100.00		$ 0.00
[SRV-PLS-103] UVT ProLine Support Premium UVT ProLine Support offers you direct access to our technical and operational support teams. With ProLine Support Premium, this access is provided 24x7x365 to ensure you always have the support you need.	1.000 Units	1,199.00	100.00		$ 0.00
All quotations are offered in good faith with our most accurate and up to date pricing. Due to the recent implementation of tariffs on many of the items that UVT offers, prices are subject to change without notice. UVT will do everything possible to honor the pricing offered, however price changes associated with additional tariffs will void existing quotations containing affected items. Our team will continuously work to keep our customers informed as soon as possible if any associated orders are affected by these changes.					
UPS Ground	1.000 Units	25.69	0.00		$ 25.69
				Subtotal	$ 25.69

Total	$ 14,183.54

The completion of this transaction via payment, Purchase Order, or electronic signature indicates your acceptance of our Terms & Conditions, available online at www.uvt.us/terms.

The contents of this document are confidential and proprietary and are intended only for the recipient specified herein. It is strictly forbidden to share the contents of this document with any third party, without receiving the prior written consent of UVT.

Agenda Memo

Crest Hill, IL

Meeting Date:	05-04-26
Submitter:	Police Chief Edward Clark
Department:	Police Department
Agenda Item:	Approval Request of a Special Event Police Services Agreement with Palladin Productions LLC

Summary: I was approached by Robert Demakis, Assistant Location Manager for Palladin Productions, regarding filming a scene for a the T.V. pilot "American Blue" on May 1, 2026. The scene was filmed near Merichka's restaurant. The event required traffic control on Theodore Street and temporary parking restrictions on Oakland Avenue, Clement Street and Stern Avenue, to allow film equipment and vehicles to stage. Demakis requested police services from 7 PM until midnight. We discussed this request at the April 27th work session and I asked council's permission to enter into the agreement, with formal approval this evening.

Recommended Council Action: Approval of Special Event Police Services Agreement with Palladin Productions LLC.

Financial Impact: None

Funding Source:

Budgeted Amount:

Cost: None

Attachments: Arial Map of film location and parking restrictions

SEPS Agreement, C.O.I.

EXHIBIT A

SPECIAL EVENT POLICE SERVICES AGREEMENT

This Agreement ("Agreement") is made this **MONDAY, APRIL 20, 2026**("Effective Date"), between the CITY OF CREST HILL ("City"), an Illinois Municipal Corporation at 20600 City Center Blvd., Crest Hill, Illinois, and **PALLADIN PRODUCTIONS LLC** ("ORGANIZATION") located at **3355 W. 31ST ST. CHICAGO IL 60623** (collectively, the "Parties").

WHEREAS, City is empowered to provide for the health, safety and welfare in the City of Crest Hill; and

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/11-1-1, et seq., "the corporate authorities of each municipality may pass and enforce all necessary police ordinances" through its sworn law enforcement officers (each law enforcement officer an "Officer"); and

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/7-4-8, the police of any municipality may exercise their police power in any adjoining municipality; and

WHEREAS, the ORGANIZATION desires to contract with the CITY to provide law enforcement services and assist in providing for safety, security and order for its event on **THURSDAY, APRIL 30, 2026** at **INTERSECTION OF THEODORE ST & OAKLAND AVE.** from **7:00PM** to **12:00AM (MIDNIGHT)** ("Special Event"); and

WHEREAS, City desires to outline the circumstances in which it will allow its Officers to participate in Special Event Policing.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth in this Agreement, the Parties agree as follows:

1. SERVICES:

1.1 CITY shall assign Officers to Special Events to perform police patrols and law enforcement duties ("Services"). The Services shall only encompass duties and functions customarily rendered by CITY and Officers assigned to ORGANIZATION shall at all times be subject to the control and direction of CITY.

1.2 Each Officer shall dress in the standard law enforcement uniform issued by the CITY, to include all necessary and required accoutrements that are authorized by the CITY and customarily worn by officers, such as a registered firearm, radio, vest, safety equipment, etc.

1.3 ORGANIZATION shall not exercise control over Officer's enforcement of laws and Officers shall not enforce any rules and regulations that are not otherwise violations of the law,

as determined by Officer and CITY. Officers shall be subject to, and shall abide by, all City and departmental rules and regulations as well as complying with all local, state and federal laws.

1.4 CITY may, in its sole discretion, interrupt Officer's Services in the event of emergencies and other exigent circumstances outside the scope of this Agreement. Such interruption or termination of Services shall not be considered a breach of this Agreement. ORGANIZATION shall only be obligated to pay for the amount of time Officer was present at Special Event.

2. TERM AND TERMINATION: This Agreement shall become effective on the Effective Date and shall remain in force until otherwise canceled by the parties. Either Party may terminate this Agreement at any time without cause by providing thirty (30) days prior written notice to the other party. The Chief of Police or Mayor has sole authority to terminate this Agreement on behalf of CITY.

3. PAYMENT: In exchange for Services rendered, ORGANIZATION shall pay fees ("Fees") in the amounts and according to the terms set forth as follows:

One Officer without Vehicle:
Current Overtime Hourly Rate* x Number of Hours +15% Admin Fee = Fees
Ex: $45.00 x 3 + 15% = $155.25

One Officer with Vehicle:
Current Overtime Hourly Rate* x Number of Hours +20% Admin Fee = Fees
Ex: $45.00 x 3 + 20% = $162.00

*Overtime Hourly Rate is set by the current Collective Bargaining Agreement between the City and the Metropolitan Alliance of Police Chapter 15

CITY shall provide ORGANIZATION with a statement of said compensation to be reimbursed within thirty (30) days of the statement In the event City has to initiate suit to collect payment due under the terms of this Agreement, ORGANIZATION agrees that it shall be responsible for CITY'S attorney fees and court costs.

4. LIABILITY INSURANCE: As a requirement of this Agreement, ORGANIZATION shall add the CITY as an additional insured on its general liability policy with a minimum $1,000,000 single occurrence limit for the Special Event and provide proof prior to the Special Event. If ORGANIZATION does not provide proof of insurance at least one week prior to Special Event, then CITY may terminate this Agreement immediately and such termination shall not constitute a breach.

5. CITY'S STATUS AS INDEPENDENT CONTRACTOR. ORGANIZATION and CITY enter into this Agreement at arms' length. CITY at all times shall be considered an independent contractor for all purposes under this Agreement, including the performance of Services. Nothing in this Agreement Shall be deemed or construed to create a joint venture, partnership or

employer/employee relationship between the Parties. Neither ORGANIZATION nor CITY shall hold itself out as the representative or agent of the other Party. Neither ORGANIZATION nor CITY has the right and neither shall seek to exercise any control over the other Party, its employees, its Officers or its agents. CITY, its employees, and Officers assigned to the Special Event shall not be deemed employees or joint employees of ORGANIZATION for any purpose. CITY retains the sole right and authority to recruit, hire, promote, discipline, demote, discharge, determine rates of pay for, establish the terms and conditions of employment of, and/or to direct and control the manner in which its employees and Officers discharge their professional and work duties. CITY is responsible for instructing and training its Officers consistent with this Agreement. CITY retains the sole right and authority to decide and direct which Officers it shall assign, at what times, and to which Facilities to provide Services under this Agreement. CITY shall be solely responsible for all employee wages, timesheets, payroll deductions, federal and state taxes, unemployment compensation contributions, social security taxes, and benefits of its employees and Officers. Neither CITY nor its employees, agents or Officers are entitled to receive any benefits, including but not limited to salary, vacation pay, sick leave, retirement benefits, social security, workers' compensation, health, disability, unemployment and stock options that ORGANIZATION may provide to its employees. It is understood that ORGANIZATION will not provide and shall not be responsible for worker's compensation coverage for CITY or any Officer. Responsibility for providing such coverage remains solely with CITY. When rendering Services at the Facilities, Officers act solely as the agents of CITY.

6. MISCELLANEOUS:

6.1 ASSIGNMENT OF RIGHTS: This Agreement, or any of the parties' respective rights or obligations hereunder, may not be assigned or transferred, directly or indirectly, by operation of law or otherwise, by either party without the prior written consent of the other party.

6.2 SURVIVAL: No termination or expiration of this Agreement shall affect the rights and obligations of the parties accruing prior to the effective date of termination or expiration.

6.3 NO THIRD-PARTY BENEFICIARIES: Nothing in this Agreement is intended to or shall be deemed to confer any rights upon any person who is not a party hereto, including any Officer.

6.4 NO FIDUCIARY RELATIONSHIP: Nothing in this Agreement creates any relationship of trust or other fiduciary relationship between the parties hereto, or any Officer.

6.5 COUNTERPARTS: This Agreement may be executed in one or more counterparts, all of which shall be deemed one and the same agreement and shall become effective when each of the parties has signed one or more counterparts.

6.6 ENTIRE AGREEMENT; MODIFICATION: This Agreement with Exhibits constitutes the entire agreement of the parties and supersedes all prior agreements, negotiations, dealings, and understandings, whether written or oral, between the parties regarding the subject matter hereof. No waivers, amendments, or modifications of this Agreement or any part thereof shall be valid unless in writing signed by both parties. Any non-written waiver of any of the terms and conditions hereof shall not be construed as a general waiver by the CITY and the CITY shall be free to reinstate any such term or condition.

6.7 SEVERABILITY: The parties each agree that if any provision of this Agreement is or becomes invalid or prohibited under applicable law, such provision shall be ineffective to the extent of any such prohibition without impairing the remaining provisions in any way.

IN WITNESS WHEREOF, the parties through their authorized representatives have executed this Agreement as of the dates written below.

CITY OF CREST HILL

_____ _____

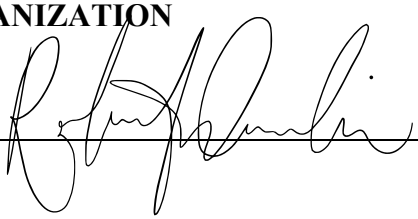
Mayor Date

Attest:

_____ _____

City Clerk Date

ORGANIZATION

By:  **04/20/2026**

Date

Its: **Robert Demakis Asst. Location Manager**

Item Q.

CERTIFICATE OF LIABILITY INSURANCE

DATE (

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME	
MARSH USA, INC. **1166 AVENUE OF THE AMERICAS** **NEW YORK, NY 10036**	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: NATIONAL UNION FIRE INSURANCE COMPANY	19445
INSURED	INSURER B: AIU INSURANCE CO.	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY** X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC			6882261	5/1/25	5/1/26	EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$ 100,000
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
A B	**AUTOMOBILE LIABILITY** X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS			7031092 (AOS) 7031093 (MA)	5/1/25	5/1/26	COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Item Q.

CERTIFICATE OF LIABILITY INSURANCE

DATE (

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MARSH USA, INC. **1166 AVENUE OF THE AMERICAS** **NEW YORK, NY 10036**	PHONE (A/C, No, Ext):	FAX (A/C, No):
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	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: NATIONAL UNION FIRE INSURANCE COMPANY	19445
INSURED	INSURER B: AIU INSURANCE CO.	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY**			6882261	5/1/25	5/1/26	EACH OCCURRENCE	$
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$ 100,000
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
								$
A	**AUTOMOBILE LIABILITY**			7031092 (AOS)	5/1/25	5/1/26	COMBINED SINGLE LIMIT (Ea accident)	$
	X ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
B	HIRED AUTOS / NON-OWNED AUTOS			7031093 (MA)			PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						WC STATU-TORY LIMITS OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)**						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

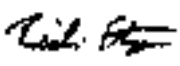
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Strand Associates,
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

April 30, 2026

Mr. Gary Richardson, Director of Public Works
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

Re: Crest Hill West Sewage Treatment Plant Improvements
Contract 1-2022
City of Crest Hill, Illinois (City)

Dear Mr. Richardson:

Enclosed are Pay Application No. 40, waivers of lien, certified payroll, American Iron and Steel documentation, and apprenticeship reporting forms for the City's West Sewage Treatment Plant Improvements project. A summary of the Contract status is shown on the enclosed Application for Payment.

For Pay Application No. 40, Vissering Construction Company (Contractor) is requesting a total of $177,724.00 for the work performed between April 1 and April 30, 2026. Please refer to its breakdown of values in the enclosed pay application. Specifically, this value includes a variety of items such as general conditions; overhead and profit; miscellaneous wiring, conduit, and lighting installation; and building access control, camera system, and fire alarm system installation. Strand Associates, Inc.® has reviewed the pay application submitted by Contractor and recommends the Application for Payment request in the amount of $177,724.00.

The current total Contract amount is $49,695,708.00. There have been ten change orders to date. Total work completed through April 30, 2026, is $43,741,809.35. A total of $2,484,785.40 is being held in retainage, in accordance with the Contract Documents.

If there are any questions, please call 815-744-4200.

Sincerely,

STRAND ASSOCIATES, INC.®

Dominic Gattone

Dominic L. Gattone, P.E.

Enclosures

SUMMARY SHEET
(Use with AP2 or AP3)

APPLICATION FOR PAYMENT

ATTN: GARY RICHARDSON, DIRECTOR OF PUBLIC WORKS
OWNER: 20600 CITY CENTER BLVD, CREST HILL, IL 60403
CONTRACTOR: VISSERING CONSTRUCTION COMPANY

PROJECT: W. SEWAGE TREATMENT PLANT IMPROVEMENTS
CONTRACT: 1-2022 (11108.00)

04.30.2026

PAYMENT APPLICATION NO.: 40

CONTRACT AMOUNT	
ORIGINAL CONTRACT AMOUNT	$50,640,000.00
PLUS: ADDITIONS TO CONTRACT	$499,253.00
LESS: DEDUCTIONS FROM CONTRACT	$1,443,545.00
ADJUSTED CONTRACT AMOUNT TO DATE	$49,695,708.00
WORK PERFORMED	
COST OF WORK COMPLETED	$43,741,809.35
PLUS MATERIALS STORED (ATTACH SCHEDULE)	$0.00
NET AMOUNT EARNED TO DATE	$43,741,809.35
LESS AMOUNT OF RETAINAGE	$2,484,785.40
SUBTOTAL	$41,257,023.95
LESS PREVIOUS PAYMENTS	$41,079,299.95
AMOUNT DUE THIS APPLICATION	**$177,724.00**

CONTRACTOR's Certification:

The undersigned CONTRACTOR certifies, to the best of its knowledge, the following: (1) All previous progress payments received from OWNER on account of Work done under the Contract have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to OWNER at time of payment free and clear of all Liens, security interests, and encumbrances (except such as covered by a bond acceptable to OWNER indemnifying OWNER against any such Liens, security interest, or encumbrances); and (3) All Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

VISSERING CONSTRUCTION COMPANY
CONTRACTOR

BY: TJ Matt
(Authorized Signature)

BY: Tony Marzetta, Project Manager
(Print Name)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

DATED: April 30, 2026

STRAND ASSOCIATES, INC ®

BY: Dominic Gattone
(Authorized Signature)

BY: Dominic Gattone
(Print Name)

Contractor's Application for Payment No. 40

	Application Period: **04.01.26-04.30.26**	Application Date: **04.30.2026**
To (Owner) **CITY OF CREST HILL, IL; ATTN: J.HANSEN** **20600 CITY CENTER BLVD, CREST HILL, IL 60403**	From (Contractor): **VISSERING CONSTRUCTION COMPANY**	Via (Engineer): **STRAND ASSOCIATES**
Project: **W. SEWAGE TREATMENT PLANT IMPROVEMENTS**	Contract: **GENERAL CONSTRUCTION**	
Owner's Contract No.:	Contractor's Project No.: **11108.00**	Engineer's Project No.: **1-2022**

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1-9	$388,981.00	($1,441,615.00)
10	$110,272.00	($1,930.00)
TOTALS	$499,253.00	($1,443,545.00)
NET CHANGE BY CHANGE ORDERS	($944,292.00)	

1. ORIGINAL CONTRACT PRICE	**$ 50,640,000.00**
2. Net change by Change Orders	**$ (944,292.00)**
3. Current Contract Price (Line 1 ± 2)	**$ 49,695,708.00**
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)	**$ 43,741,809.35**
5. RETAINAGE:	
a. 5% X $ 49,695,708.00 Work Completed	**$ 2,484,785.40**
b. 10% X Stored Material	**$ -**
c. Total Retainage (Line 5a + Line 5b)	**$ 2,484,785.40**
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	**$ 41,257,023.95**
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	**$ 41,079,299.95**
8. AMOUNT DUE THIS APPLICATION	**$ 177,724.00**
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)	**$ 8,438,684.05**

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: _____ Date: 4/28/2026

Tony Marzetta, Project Manager

Payment of: $ _____

(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ _____

(Engineer) (Date)

Payment of: $ _____

(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____

(Owner) (Date)

Approved by: _____ _____

Funding Agency (if applicable) (Date)

Endorsed by the Construction Specifications Institute.

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	Work Completed C	D	E	F		G
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
1		**DIVISION 01 - GENERAL REQUIREMENTS**								
2		General Contractor - Overhead & Profit	Vissering Construction	$ 3,038,400.00	$ 2,734,560.00	$ 30,384.00		$ 2,764,944.00	91%	$273,456.00
3		General Contractor - Bonds/Insurance	Vissering Construction	$ 650,000.00	$ 650,000.00	$ -		$ 650,000.00	100%	
4		General Contractor - Final Cleanup	Vissering Construction	$ 25,000.00	$ -	$ -		$ -		$25,000.00
5		General Contractor - Mobilization	Vissering Construction	$ 400,000.00	$ 400,000.00	$ -		$ 400,000.00	100%	
6		General Contractor - General Conditions	Vissering Construction	$ 3,734,269.00	$ 3,360,842.00	$ 37,343.00		$ 3,398,185.00	91%	$336,084.00
7		Layout - 02 - Site	Vissering Construction	$ 34,156.00	$ 7,500.00	$ -		$ 7,500.00	22%	$26,656.00
8		Layout - 10 Preliminary Treatment Bldg	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
9		Layout - 15 Influent Pump Station	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
10		Layout - 16 Grit Tank & Splitter Structure	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
11		Layout - 20 Grit Removal Facilities	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
12		Layout - 25 Primary Clarifiers	Vissering Construction	$ 5,834.00	$ 2,000.00	$ -		$ 2,000.00	34%	$3,834.00
13		Layout - 30 Aeration Tanks	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
14		Layout - 40 - Clarifiers	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
15		Layout - 45 Teritary Bldg	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
16		Layout - 47 UV Disinifection Structure	Vissering Construction	$ 4,375.00	$ 4,375.00	$ -		$ 4,375.00	100%	
17		Layout - 50 Blower Bldg	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
18		Layout - 60 Excess Flow Clarifier	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
19		Layout - 65 Aerobic Digesters	Vissering Construction	$ 2,918.00	$ -	$ -		$ -		$2,918.00
20		Layout - 70 Dewatering & Operations Bldg	Vissering Construction	$ 5,834.00	$ 5,834.00	$ -		$ 5,834.00	100%	
21		Layout - 75 Biosolids Storage Structure	Vissering Construction	$ 2,918.00	$ 1,500.00	$ -		$ 1,500.00	51%	$1,418.00
22		Layout - 77 Process Return Flow Pumping Station	Vissering Construction	$ 1,459.00	$ -	$ -		$ -		$1,459.00
23		**DIVISION 02 - EXISTING CONDITIONS**								
24	024100	Demolition - Asbestos Abatement - Admin Bldg	M&O Environmental	$ 10,900.00	$ -	$ -		$ -		$10,900.00
25	024100	Demolition - Backfill Removed Structures	Vissering Construction	$ 150,000.00	$ 10,000.00	$ -		$ 10,000.00	7%	$140,000.00
26	024100	Demolition- Mass Demo - General Conditions	Green Demolition	$ 12,500.00	$ 6,250.00	$ -		$ 6,250.00	50%	$6,250.00
27	024100	Demolition - Mobilization	Green Demolition	$ 12,000.00	$ 6,000.00	$ -		$ 6,000.00	50%	$6,000.00
28	024100	Demolition - Admin Bldg	Green Demolition	$ 49,000.00	$ -	$ -		$ -		$49,000.00
29	024100	Demolition - Digester Tanks & Pump House	Green Demolition	$ 44,000.00	$ -	$ -		$ -		$44,000.00
30	024100	Demolition - Sludge Thickener Tank	Green Demolition	$ 24,000.00	$ -	$ -		$ -		$24,000.00
31	024100	Demolition - 25 Primary Clarifier Tank	Green Demolition	$ 19,500.00	$ 19,500.00	$ -		$ 19,500.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

					Work Completed				
	A			B	C	D	E	F		G
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
32	024100	Demolition - 60 Excess Flow Clarifier Tank	Green Demolition	$ 22,500.00	$ -	$ -		$ -		$22,500.00
33	024100	Demolition - Clarifier Tank No. 1	Green Demolition	$ 14,000.00	$ 14,000.00	$ -		$ 14,000.00	100%	
34	024100	Demolition - Clarifier Tank No. 2	Green Demolition	$ 14,000.00	$ 14,000.00	$ -		$ 14,000.00	100%	
35	024100	Demolition - Clarifier Tank No. 3	Green Demolition	$ 18,000.00	$ 18,000.00	$ -		$ 18,000.00	100%	
36	024100	Demolition - Clarifier Tank No. 4	Green Demolition	$ 18,000.00	$ 18,000.00	$ -		$ 18,000.00	100%	
37	024100	Demolition - Selective - 45 Tertiary Building	Vissering Construction	$ 120,000.00	$ 118,800.00	$ -		$ 118,800.00	99%	$1,200.00
38		Demolition - C45 Roof Tearoff	Sterling Commerical Roofing	$ 8,980.00	$ 8,980.00	$ -		$ 8,980.00	100%	
39	024100	Demolition - Selective - 65 Aerobic Digesters	Vissering Construction	$ 145,000.00	$ -	$ -		$ -		$145,000.00
40	024100	Demolition - Site	Vissering Construction	$ 75,000.00	$ 20,000.00	$ -		$ 20,000.00	27%	$55,000.00
41		**DIVISION 03 - CONCRETE**								
42	032000	Concrete Reinforcement - Accessories - Material	Vissering Construction	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
43	032000	Concrete Reinforcement - Rebar - Material - 40 Clarifier	CMC	$ 96,957.00	$ 96,957.00	$ -		$ 96,957.00	100%	
44	032000	Concrete Reinforcement - Rebar - Material - 47 UV Disinfection	CMC	$ 27,702.00	$ 27,702.00	$ -		$ 27,702.00	100%	
45	032000	Concrete Reinforcement - Rebar - Mtl- 45 Tertiary Bldg	CMC	$ 4,617.00	$ 4,617.00	$ -		$ 4,617.00	100%	
46	032000	Concrete Reinforcement - Rebar - Mtl- 50 Blower Bldg	CMC	$ 36,936.00	$ 36,936.00	$ -		$ 36,936.00	100%	
47	032000	Concrete Reinforcement - Rebar - Material - 60 Excess Flow Clarifier	CMC	$ 63,099.00	$ 63,099.00	$ -		$ 63,099.00	100%	
48	032000	Concrete Reinforcement - Rebar - Material - 75 Biosolids Storage Structure	CMC	$ 44,631.00	$ 44,631.00	$ -		$ 44,631.00	100%	
49	032000	Concrete Reinforcement - Rebar - Material - 70 Dewatering & Ops	CMC	$ 7,695.00	$ 7,695.00	$ -		$ 7,695.00	100%	
50	032000	Concrete Reinforcement - Rebar - Material - 65 Aerobic Digester	CMC	$ 20,007.00	$ -	$ -		$ -		$20,007.00
51	032000	Concrete Reinforcement - Rebar - Material - 30 Aeration Tanks	CMC	$ 442,093.00	$ 442,093.00	$ -		$ 442,093.00	100%	
52	032000	Concrete Reinforcement - Rebar - Material - 20 Grit Removal	CMC	$ 40,014.00	$ 40,014.00	$ -		$ 40,014.00	100%	
53	032000	Concrete Reinforcement - Rebar - Material - 25 Primary Clarifiers	CMC	$ 103,113.00	$ 35,418.00	$ -		$ 35,418.00	34%	$67,695.00
54	032000	Concrete Reinforcement - Rebar - Material - 15 Influent Pump Station	CMC	$ 41,553.00	$ 41,553.00	$ -		$ 41,553.00	100%	
55	032000	Concrete Reinforcement - Rebar - Material - 10 Preliminary Treatment Bldg	CMC	$ 35,397.00	$ 35,397.00	$ -		$ 35,397.00	100%	
56	032000	Concrete Reinforcement - Rebar - Material - 16 Grit Tank Splitter	CMC	$ 36,936.00	$ 36,936.00	$ -		$ 36,936.00	100%	
57	033000	Cast-in-Place Concrete - 10 Prel Treatment - Mat Footing	Vissering Construction	$ 24,700.00	$ 24,700.00	$ -		$ 24,700.00	100%	
58	033000	Cast-in Place Concrete - 10 Prelim Treatment - Slab on Grade	Vissering Construction	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100%	
59	033000	Cast-in-Place Concrete - 10 Prel Treatment - Stoops/Aprons/Bases/Bollards	Vissering Construction	$ 13,000.00	$ 11,000.00	$ -		$ 11,000.00	85%	$2,000.00
60	033000	Cast-in-Place Concrete - 10 Prel Treatment - Suspended Slab	Vissering Construction	$ 9,800.00	$ 9,800.00	$ -		$ 9,800.00	100%	
61	033000	Cast-in-Place Concrete - 10 Prel Treatment - Topping	Vissering Construction	$ 5,500.00	$ 5,500.00	$ -		$ 5,500.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
62	033000	Cast-in-Place Concrete - 10 Prel Treatment - Walls	Vissering Construction	$ 192,000.00	$ 192,000.00	$ -		$ 192,000.00	100%	
63	033000	Cast-in-Place Concrete - 15 Influent Pump Station - Mat Footing	Vissering Construction	$ 25,100.00	$ 25,100.00	$ -		$ 25,100.00	100%	
64	033000	Cast-in-Place Concrete - 15 Influent Pump Station - Stoops/Aprons/Pads/Bases	Vissering Construction	$ 9,300.00	$ 8,000.00	$ -		$ 8,000.00	86%	$1,300.00
65	033000	Cast-in-Place Concrete - 15 Influent Pump Station - Suspended Slab	Vissering Construction	$ 50,600.00	$ 50,600.00	$ -		$ 50,600.00	100%	
66	033000	Cast-in-Place Concrete - 15 Influent Pump Station - Topping	Vissering Construction	$ 12,300.00	$ 12,300.00	$ -		$ 12,300.00	100%	
67	033000	Cast-in-Place Concrete - 15 Influent Pump Station - Walls	Vissering Construction	$ 201,700.00	$ 201,700.00	$ -		$ 201,700.00	100%	
68	033000	Cast-in-Place Concrete - 16 Grit Tank & Splitter - Mat Footing	Vissering Construction	$ 24,600.00	$ 24,600.00	$ -		$ 24,600.00	100%	
69	033000	Cast-in-Place Concrete - 16 Grit Tank & Splitter - Slab on Grade	Vissering Construction	$ 30,100.00	$ 30,100.00	$ -		$ 30,100.00	100%	
70	033000	Cast-in-Place Concrete - 16 Grit Tank & Splitter - Steps	Vissering Construction	$ 6,600.00	$ 6,600.00	$ -		$ 6,600.00	100%	
71	033000	Cast-in-Place Concrete - 16 Grit Tank & Splitter - Suspended Slab	Vissering Construction	$ 14,800.00	$ 14,800.00	$ -		$ 14,800.00	100%	
72	033000	Cast-in-Place Concrete - 16 Grit Tank & Splitter - Topping	Vissering Construction	$ 7,700.00	$ 7,700.00	$ -		$ 7,700.00	100%	
73	033000	Cast-in-Place Concrete - 16 Grit Tank & Splitter - Walls	Vissering Construction	$ 197,950.00	$ 197,950.00	$ -		$ 197,950.00	100%	
74	033000	Cast-in-Place Concrete - 20 Grit Removal Facilities - Columns	Vissering Construction	$ 8,900.00	$ 8,900.00	$ -		$ 8,900.00	100%	
75	033000	Cast-in-Place Concrete - 20 Grit Removal Facilities - Mat Footings	Vissering Construction	$ 37,000.00	$ 37,000.00	$ -		$ 37,000.00	100%	
76	033000	Cast-in-Place Concrete - 20 Grit Removal Facilities - Stoops/Aprons/Bases/Bollards	Vissering Construction	$ 16,300.00	$ 14,000.00	$ -		$ 14,000.00	86%	$2,300.00
77	033000	Cast-in-Place Concrete - 20 Grit Removal Facilities - Suspended Slab/Beams	Vissering Construction	$ 87,900.00	$ 87,900.00	$ -		$ 87,900.00	100%	
78	033000	Cast-in-Place Concrete - 20 Grit Removal Facilities - Walls	Vissering Construction	$ 166,150.00	$ 166,150.00	$ -		$ 166,150.00	100%	
79	033000	Cast-in-Place Concrete - 25 Primary Clarifiers - Mat Footings	Vissering Construction	$ 7,700.00	$ 3,500.00	$ -		$ 3,500.00	45%	$4,200.00
80	033000	Cast-in-Place Concrete - 25 Primary Clarifiers - Running Footings	Vissering Construction	$ 21,000.00	$ 4,000.00	$ -		$ 4,000.00	19%	$17,000.00
81	033000	Cast-in-Place Concrete - 25 Primary Clarifiers - Slab on Grade	Vissering Construction	$ 73,700.00	$ 10,000.00	$ -		$ 10,000.00	14%	$63,700.00
82	033000	Cast-in-Place Concrete - 25 Primary Clarifiers - Suspended Slab	Vissering Construction	$ 75,200.00	$ 12,500.00	$ -		$ 12,500.00	17%	$62,700.00
83	033000	Cast-in-Place Concrete - 25 Primary Clarifiers - Topping	Vissering Construction	$ 11,400.00	$ -	$ -		$ -		$11,400.00
84	033000	Cast-in-Place Concrete - 25 Primary Clarifiers - Trenches	Vissering Construction	$ 21,200.00	$ -	$ -		$ -		$21,200.00
85	033000	Cast-in-Place Concrete - 25 Primary Clarifiers - Walls	Vissering Construction	$ 479,800.00	$ 74,500.00	$ -		$ 74,500.00	16%	$405,300.00
86	033000	Cast-in-Place Concrete - 30 Aeration Tanks - Mat Footings	Vissering Construction	$ 234,000.00	$ 234,000.00	$ -		$ 234,000.00	100%	
87	033000	Cast-in-Place Concrete - 30 Aeration Tanks - Suspended Slab	Vissering Construction	$ 197,800.00	$ 197,800.00	$ -		$ 197,800.00	100%	
88	033000	Cast-in-Place Concrete - 30 Aeration Tanks - Topping	Vissering Construction	$ 57,800.00	$ 57,800.00	$ -		$ 57,800.00	100%	
89	033000	Cast-in-Place Concrete - 30 Aeration Tanks - Walls	Vissering Construction	$ 1,229,650.00	$ 1,229,650.00	$ -		$ 1,229,650.00	100%	
90	033000	Cast-in-Place Concrete - 40 Final Clarifiers - Mat Footing	Vissering Construction	$ 99,400.00	$ 99,400.00	$ -		$ 99,400.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
91	033000	Cast-in-Place Concrete - 40 Final Clarifiers - Running Footing	Vissering Construction	$ 2,700.00	$ 2,700.00	$ -		$ 2,700.00	100%	
92	033000	Cast-in-Place Concrete - 40 Final Clarifiers - Topping/Grout	Vissering Construction	$ 36,300.00	$ 36,300.00	$ -		$ 36,300.00	100%	
93	033000	Cast-in-Place Concrete - 40 Final Clarifiers - Trough	Vissering Construction	$ 139,000.00	$ 139,000.00	$ -		$ 139,000.00	100%	
94	033000	Cast-in-Place Concrete - 40 Final Clarifiers - Walls	Vissering Construction	$ 366,600.00	$ 366,600.00	$ -		$ 366,600.00	100%	
95	033000	Cast-in-Place Concrete - 45 Tertiary Building - Slab on Grade	Vissering Construction	$ 54,400.00	$ 54,400.00	$ -		$ 54,400.00	100%	
96	033000	Cast-in-Place Concrete - 45 Tertiary Building - Stoops/Aprons/Bases	Vissering Construction	$ 39,900.00	$ 37,300.00	$ -		$ 37,300.00	93%	$2,600.00
97	033000	Cast-in-Place Concrete - 47 UV - Mat Footing	Vissering Construction	$ 25,200.00	$ 25,200.00	$ -		$ 25,200.00	100%	
98	033000	Cast-in-Place Concrete - 47 UV - Topping/Grout/Fillet	Vissering Construction	$ 29,900.00	$ 29,900.00	$ -		$ 29,900.00	100%	
99	033000	Cast-in-Place Concrete - 47 UV - Walls	Vissering Construction	$ 157,650.00	$ 157,650.00	$ -		$ 157,650.00	100%	
100	033000	Cast-in-Place Concrete - 50 Blower Building - Bases	Vissering Construction	$ 3,300.00	$ 3,300.00	$ -		$ 3,300.00	100%	
101	033000	Cast-in-Place Concrete - 50 Blower Building - Columns	Vissering Construction	$ 6,500.00	$ 6,500.00	$ -		$ 6,500.00	100%	
102	033000	Cast-in-Place Concrete - 50 Blower Building - Mat Footing	Vissering Construction	$ 42,800.00	$ 42,800.00	$ -		$ 42,800.00	100%	
103	033000	Cast-in-Place Concrete - 50 Blower Building - Running Footings	Vissering Construction	$ 6,600.00	$ 6,600.00	$ -		$ 6,600.00	100%	
104	033000	Cast-in-Place Concrete - 50 Blower Building - Slab on Grade	Vissering Construction	$ 10,800.00	$ 10,800.00	$ -		$ 10,800.00	100%	
105	033000	Cast-in-Place Concrete - 50 Blower Building - Suspended Slab/Beams	Vissering Construction	$ 97,500.00	$ 97,500.00	$ -		$ 97,500.00	100%	
106	033000	Cast-in-Place Concrete - 50 Blower Building - Walls	Vissering Construction	$ 114,250.00	$ 114,250.00	$ -		$ 114,250.00	100%	
107	033000	Cast-in-Place Concrete - 60 Excess Flow Clarifier - Mat Footing	Vissering Construction	$ 83,600.00	$ 83,600.00	$ -		$ 83,600.00	100%	
108	033000	Cast-in-Place Concrete - 60 Excess Flow Clarifier - Piers	Vissering Construction	$ 9,900.00	$ 9,900.00	$ -		$ 9,900.00	100%	
109	033000	Cast-in-Place Concrete - 60 Excess Flow Clarifier - Running Footing	Vissering Construction	$ 1,600.00	$ 1,600.00	$ -		$ 1,600.00	100%	
110	033000	Cast-in-Place Concrete - 60 Excess Flow Clarifier - Suspended Slab	Vissering Construction	$ 7,600.00	$ 7,600.00	$ -		$ 7,600.00	100%	
111	033000	Cast-in-Place Concrete - 60 Excess Flow Clarifier - Topping/Grout	Vissering Construction	$ 21,200.00	$ 21,200.00	$ -		$ 21,200.00	100%	
112	033000	Cast-in-Place Concrete - 60 Excess Flow Clarifier - Trough	Vissering Construction	$ 94,100.00	$ 94,100.00	$ -		$ 94,100.00	100%	
113	033000	Cast-in-Place Concrete - 60 Excess Flow Clarifier - Walls	Vissering Construction	$ 224,750.00	$ 224,750.00	$ -		$ 224,750.00	100%	
114	033000	Cast-in-Place Concrete - 65 Aerobic Digesters - Infills	Vissering Construction	$ 74,700.00	$ -	$ -		$ -		$74,700.00
115	033000	Cast-in-Place Concrete - 65 Aerobic Digesters - Mat Footing	Vissering Construction	$ 24,400.00	$ -	$ -		$ -		$24,400.00
116	033000	Cast-in-Place Concrete - 65 Aerobic Digesters - Running Footings	Vissering Construction	$ 1,600.00	$ -	$ -		$ -		$1,600.00
117	033000	Cast-in-Place Concrete - 65 Aerobic Digesters - Suspended Slab	Vissering Construction	$ 78,100.00	$ -	$ -		$ -		$78,100.00
118	033000	Cast-in-Place Concrete - 65 Aerobic Digesters - Walls	Vissering Construction	$ 28,200.00	$ -	$ -		$ -		$28,200.00
119	033000	Cast-in-Place Concrete - 70 Dewatering & Operations Bldg - Pad Footings/Running Footings	Vissering Construction	$ 27,600.00	$ 27,600.00	$ -		$ 27,600.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	Work Completed C	D	E	F		G
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
120	033000	Cast-in-Place Concrete - 70 Dewatering & Operations Bldg - Slab on Grade	Vissering Construction	$ 22,600.00	$ 22,600.00	$ -		$ 22,600.00	100%	
121	033000	Cast-in-Place Concrete - 70 Dewatering & Operations Bldg - Stairs/Steps	Vissering Construction	$ 7,700.00	$ 7,700.00	$ -		$ 7,700.00	100%	
122	033000	Cast-in-Place Concrete - 70 Dewatering & Operations Bldg - Stoops/Aprons/Bases/Pads/Bollards	Vissering Construction	$ 29,800.00	$ 26,500.00	$ -		$ 26,500.00	89%	$3,300.00
123	033000	Cast-in-Place Concrete - 70 Dewatering & Operations Bldg - Topping	Vissering Construction	$ 10,600.00	$ 10,600.00	$ -		$ 10,600.00	100%	
124	033000	Cast-in-Place Concrete - 70 Dewatering & Operations Bldg - Walls/Piers	Vissering Construction	$ 85,700.00	$ 85,700.00	$ -		$ 85,700.00	100%	
125	033000	Cast-in-Place Concrete - 75 Biosolids Storage - Pad Footings/Running Footings	Vissering Construction	$ 57,800.00	$ -	$ -		$ -		$57,800.00
126	033000	Cast-in-Place Concrete - 75 Biosolids Storage - Slab on Grade	Vissering Construction	$ 26,100.00	$ -	$ -		$ -		$26,100.00
127	033000	Cast-in-Place Concrete - 75 Biosolids Storage - Stoops/Aprons/Bollards	Vissering Construction	$ 8,700.00	$ -	$ -		$ -		$8,700.00
128	033000	Cast-in-Place Concrete - 75 Biosolids Storage - Walls	Vissering Construction	$ 200,650.00	$ -	$ -		$ -		$200,650.00
129	033000	Cast-in-Place Concrete - Ready Mix & Crystalline Waterproofing Material	Vissering Construction	$ 1,100,000.00	$ 1,100,000.00	$ -		$ 1,100,000.00	100%	
130	034113	Precast Concrete Hollow Core Planks - Labor -10 Prelim Treatment	Vissering Construction	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
131	034113	Precast Concrete Hollow Core Planks - Material - 10 Prelim Treatment	Strescore	$ 13,900.00	$ 13,900.00	$ -		$ 13,900.00	100%	
132	034113	Precast Concrete Hollow Core Planks - Labor - 20 Grit Removal	Vissering Construction	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	
133	034113	Precast Concrete Hollow Core Planks - Material - 20 Grit Removal	Strescore	$ 12,750.00	$ 12,750.00	$ -		$ 12,750.00	100%	
134	034113	Precast Concrete Hollow Core Planks - Labor - 50 Blower Bldg	Vissering Construction	$ 22,500.00	$ 22,500.00	$ -		$ 22,500.00	100%	
135	034113	Precast Concrete Hollow Core Planks - Material - 50 Blower Bldg	Strescore	$ 24,400.00	$ 24,400.00	$ -		$ 24,400.00	100%	
136	034113	Precast Concrete Hollow Core Planks - Labor - 70 Dewater & Ops	Vissering Construction	$ 31,000.00	$ 31,000.00	$ -		$ 31,000.00	100%	
137	034113	Precast Concrete Hollow Core Planks - Material - 70 Dewater & Ops	Strescore	$ 60,950.00	$ 60,950.00	$ -		$ 60,950.00	100%	
138		**DIVISION 04 - MASONRY**								
139	040513	Mortar Masonry & Grout - 10 Prelim Treatment Bldg-Labor	Vissering Construction	$ 2,700.00	$ 2,700.00	$ -		$ 2,700.00	100%	
140	040513	Mortar Masonry & Grout - 20 Grit Removal Facilities-Labor	Vissering Construction	$ 4,800.00	$ 4,800.00	$ -		$ 4,800.00	100%	
141	040513	Mortar Masonry & Grout - 45 Tertiary Filter Bldg-Labor	Vissering Construction	$ 2,100.00	$ 2,100.00	$ -		$ 2,100.00	100%	
142	040513	Mortar Masonry & Grout - 50 Blower Bldg-Labor	Vissering Construction	$ 5,700.00	$ 5,700.00	$ -		$ 5,700.00	100%	
143	040513	Mortar Masonry & Grout - 70 Dewatering & Ops Bldg-Labor	Vissering Construction	$ 14,700.00	$ 14,700.00	$ -		$ 14,700.00	100%	
144	040513	Mortar Masonry & Grout - Material	Vissering Construction	$ 28,000.00	$ 28,000.00	$ -		$ 28,000.00	100%	
145	042000	Unit Masonry System - 10 Prelim Treatment Bldg-Labor	Vissering Construction	$ 42,000.00	$ 42,000.00	$ -		$ 42,000.00	100%	
146	042000	Unit Masonry System - 20 Grit Removal Facilities-Labor	Vissering Construction	$ 73,500.00	$ 73,500.00	$ -		$ 73,500.00	100%	
147	042000	Unit Masonry System - 45-Tertiary Filter Bldg-Labor	Vissering Construction	$ 26,250.00	$ 26,250.00	$ -		$ 26,250.00	100%	
148	042000	Unit Masonry System - 50 Blower Bldg-Labor	Vissering Construction	$ 120,750.00	$ 120,750.00	$ -		$ 120,750.00	100%	
149	042000	Unit Masonry System - 70 Dewatering & Ops Bldg-Labor	Vissering Construction	$ 262,500.00	$ 262,500.00	$ -		$ 262,500.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	Work Completed C	D	E	F		G
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
150	042000	Unit Masonry System - Material	Vissering Construction	$ 200,000.00	$ 200,000.00	$ -		$ 200,000.00	100%	
151	047200	Cast Stone - Material	Edwards Cast Stone	$ 3,455.00	$ 3,455.00	$ -		$ 3,455.00	100%	
152	047200	Cast Stone - Labor	Vissering Construction	$ 1,800.00	$ 1,800.00	$ -		$ 1,800.00	100%	
153		**DIVISION 05 - METALS**								
154	055000	Metal Fabrications - A10 Preliminary Treatment Bldg - Material	Vissering Construction	$ 41,476.00	$ 41,476.00	$ -		$ 41,476.00	100%	
155	055000	Metal Fabrications - 16 - Grit Tank & Splitter Structure - Material	Vissering Construction	$ 75,701.00	$ 75,701.00	$ -		$ 75,701.00	100%	
156	055000	Metal Fabrications - B20 Grit Removal Facility - Material	Vissering Construction	$ 57,723.00	$ 57,723.00	$ -		$ 57,723.00	100%	
157	055000	Metal Fabrications - 25 Primary Clarifiers - Material	Vissering Construction	$ 155,839.00	$ -	$ -		$ -		$155,839.00
158	055000	Metal Fabrications - 30 Aeration Tanks - Material	Vissering Construction	$ 156,204.00	$ 156,204.00	$ -		$ 156,204.00	100%	
159	055000	Metal Fabrications - C45 Tertiary Filtration Bldg - Material	Vissering Construction	$ 93,432.00	$ 93,432.00	$ -		$ 93,432.00	100%	
160	055000	Metal Fabrications - 47 UV Disinfection Structure - Material	Vissering Construction	$ 59,804.00	$ 59,804.00	$ -		$ 59,804.00	100%	
161	055000	Metal Fabrications - D50 Blower Bldg - Material	Vissering Construction	$ 92,293.00	$ 92,293.00	$ -		$ 92,293.00	100%	
162	055000	Metal Fabrications - Aerobic Digester Bldg - Material	Vissering Construction	$ 138,041.00	$ -	$ -		$ -		$138,041.00
163	055000	Metal Fabrications - E70 Dewatering & Ops Bldg - Material	Vissering Construction	$ 115,863.00	$ 115,863.00	$ -		$ 115,863.00	100%	
164	055000	Metal Fabrications - E75 Biosolids Storage Structure - Material	Vissering Construction	$ 8,218.00	$ 8,218.00	$ -		$ 8,218.00	100%	
165	055000	Metal Fabrications - 10 Prelim Treatment Bldg-Labor	Vissering Construction	$ 1,650.00	$ 1,650.00	$ -		$ 1,650.00	100%	
166	055000	Metal Fabrications - 16 Grit Tank & Splitter Structure-Labor	Vissering Construction	$ 9,900.00	$ 9,900.00	$ -		$ 9,900.00	100%	
167	055000	Metal Fabrications - 20 Grit Removal Facilities-Labor	Vissering Construction	$ 16,500.00	$ 16,500.00	$ -		$ 16,500.00	100%	
168	055000	Metal Fabrications - 25 Primary Clarifiers-Labor	Vissering Construction	$ 19,800.00	$ -	$ -		$ -		$19,800.00
169	055000	Metal Fabrications - 30 Aeration Tanks-Labor	Vissering Construction	$ 3,300.00	$ 3,300.00	$ -		$ 3,300.00	100%	
170	055000	Metal Fabrications - 40 Final Clarifiers-Labor	Vissering Construction	$ 16,500.00	$ 16,500.00	$ -		$ 16,500.00	100%	
171	055000	Metal Fabrications - 45 Tertiary Filter Bldg-Labor	Vissering Construction	$ 18,150.00	$ 18,150.00	$ -		$ 18,150.00	100%	
172	055000	Metal Fabrications - 47 UV Disinfection Structure-Labor	Vissering Construction	$ 8,250.00	$ 8,250.00	$ -		$ 8,250.00	100%	
173	055000	Metal Fabrications - 50 Blower Bldg-Labor	Vissering Construction	$ 23,100.00	$ 23,100.00	$ -		$ 23,100.00	100%	
174	055000	Metal Fabrications - 60 Excess Flow Clarifier-Labor	Vissering Construction	$ 3,300.00	$ 3,300.00	$ -		$ 3,300.00	100%	
175	055000	Metal Fabrications - 65 Aerobic Digesters-Labor	Vissering Construction	$ 3,300.00	$ -	$ -		$ -		$3,300.00
176	055000	Metal Fabrications - 70 Dewatering & Ops Bldg-Labor	Vissering Construction	$ 36,300.00	$ 36,300.00	$ -		$ 36,300.00	100%	
177	055000	Metal Fabrications - 77 Process Return Flow Pump-Labor	Vissering Construction	$ 4,950.00	$ -	$ -		$ -		$4,950.00
178	055200	Handrails & Railings - Site-Labor	Vissering Construction	$ 3,200.00	$ -	$ -		$ -		$3,200.00
179	055200	Handrails & Railings - 10 Prelim Treatment Bldg-Labor	Vissering Construction	$ 1,200.00	$ -	$ -		$ -		$1,200.00
180	055200	Handrails & Railings - 16 Grit Tank & Splitter-Labor	Vissering Construction	$ 6,400.00	$ 6,400.00	$ -		$ 6,400.00	100%	
181	055200	Handrails & Railings - 20 Grit Removal Facilities-Labor	Vissering Construction	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
182	055200	Handrails & Railings - 25 Primary Clarifiers-Labor	Vissering Construction	$ 17,600.00	$ -	$ -		$ -		$17,600.00
183	055200	Handrails & Railings - 30 Aeration Tanks-Labor	Vissering Construction	$ 38,400.00	$ 38,400.00	$ -		$ 38,400.00	100%	
184	055200	Handrails & Railings - 40 Clarifiers-Labor	Vissering Construction	$ 4,800.00	$ 4,800.00	$ -		$ 4,800.00	100%	
185	055200	Handrails & Railings - 45 Tertiary Filter Bldg-Labor	Vissering Construction	$ 6,400.00	$ 6,400.00	$ -		$ 6,400.00	100%	
186	055200	Handrails & Railings - 47 UV Disinfection Structure-Labor	Vissering Construction	$ 4,800.00	$ 4,800.00	$ -		$ 4,800.00	100%	
187	055200	Handrails & Railings - 50 Blower Bldg-Labor	Vissering Construction	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	
188	055200	Handrails & Railings - 60 Excess Flow Clarifier-Labor	Vissering Construction	$ 3,200.00	$ 3,200.00	$ -		$ 3,200.00	100%	
189	055200	Handrails & Railings - 65 Aerobic Digesters-Labor	Vissering Construction	$ 45,600.00	$ -	$ -		$ -		$45,600.00
190	055200	Handrails & Railings - 70 Dewatering & Ops Bldg-Labor	Vissering Construction	$ 11,200.00	$ 11,200.00	$ -		$ 11,200.00	100%	
191	055200	Handrails & Railings - 77 Process Return Flow Station-Labor	Vissering Construction	$ 3,200.00	$ -	$ -		$ -		$3,200.00
192	055300	Grating, Flr Plates & Plank - 10 Prelim Treatment Bldg-Labor	Vissering Construction	$ 6,400.00	$ 6,400.00	$ -		$ 6,400.00	100%	
193	055300	Grating, Flr Plates & Plank - 16 Grit Tank & Splitter-Labor	Vissering Construction	$ 7,200.00	$ 7,200.00	$ -		$ 7,200.00	100%	
194	055300	Grating, Flr Plates & Plank - 25 Primary Clarifiers-Labor	Vissering Construction	$ 6,800.00	$ 800.00	$ -		$ 800.00	12%	$6,000.00
195	055300	Grating, Flr Plates & Plank - 30 Aeration Tanks-Labor	Vissering Construction	$ 4,400.00	$ 4,400.00	$ -		$ 4,400.00	100%	
196	055300	Grating, Flr Plates & Plank - 40 Clarifiers-Labor	Vissering Construction	$ 400.00	$ 400.00	$ -		$ 400.00	100%	
197	055300	Grating, Flr Plates & Plank - 45 Tertiary Filter Bldg-Labor	Vissering Construction	$ 6,400.00	$ 6,400.00	$ -		$ 6,400.00	100%	
198	055300	Grating, Flr Plates & Plank - 47 UV Disinfection-Labor	Vissering Construction	$ 7,200.00	$ 6,840.00	$ 360.00		$ 7,200.00	100%	
199	055300	Grating, Flr Plates & Plank - 60 Excess Flow Clarifier-Labor	Vissering Construction	$ 1,200.00	$ 800.00	$ -		$ 800.00	67%	$400.00
200		**DIVISION 06 - WOOD, PLASTICS & COMPOSITES**								
201	061110	Wood Blocking & Curbing - 10 Prelim Treatment Bldg	Vissering Construction	$ 7,150.00	$ 7,150.00	$ -		$ 7,150.00	100%	
202	061110	Wood Blocking & Curbing - 20 Grit Removal Facilities	Vissering Construction	$ 5,850.00	$ 5,850.00	$ -		$ 5,850.00	100%	
203	061110	Wood Blocking & Curbing - 45 Tertiary Filter Bldg	Vissering Construction	$ 22,750.00	$ 22,750.00	$ -		$ 22,750.00	100%	
204	061110	Wood Blocking & Curbing - 50 Blower Bldg	Vissering Construction	$ 13,650.00	$ 13,650.00	$ -		$ 13,650.00	100%	
205	061110	Wood Blocking & Curbing - 70 Dewatering & Ops Bldg	Vissering Construction	$ 15,600.00	$ 15,600.00	$ -		$ 15,600.00	100%	
206	066000	Fiberglass Fabrications - Labor	Vissering Construction	$ 13,000.00	$ 13,000.00	$ -		$ 13,000.00	100%	
207	066000	Fiberglass Fabrications - Material - 45 Tertiary Bldg	Mona Composites	$ 8,852.00	$ 8,852.00	$ -		$ 8,852.00	100%	
208	066000	Fiberglass Fabrications - Material - 50 Blower Bldg	Mona Composites	$ 13,808.00	$ 13,808.00	$ -		$ 13,808.00	100%	
209	066110	Fiberglass Grating - Labor	Vissering Construction	$ 1,800.00	$ 1,800.00	$ -		$ 1,800.00	100%	
210	066114	Fiberglass Weirs, Baffles & Troughs - Labor	Vissering Construction	$ 57,500.00	$ 57,500.00	$ -		$ 57,500.00	100%	
211	066114	Fiberglass Weirs, Baffles & Troughs - Material - 25 Primary Clarifiers	Midwestern Fabrications	$ 44,270.00	$ 44,270.00	$ -		$ 44,270.00	100%	
212	066114	Fiberglass Weirs, Bafflfes & Troughs - Material - 40 Final Clarifiers	Midwestern Fabrications	$ 14,750.00	$ 14,750.00	$ -		$ 14,750.00	100%	
213	066114	Fiberglass Weirs, Baffles & Troughts - Material - 47 UV Disinfection	Midwestern Fabrications	$ 18,695.00	$ 18,695.00	$ -		$ 18,695.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
214	066114	Fiberglass Weirs, Baffles & Troughts - Material - 60 Excess Flow Clarifier	Midwestern Fabrications	$ 10,285.00	$ 10,285.00	$ -		$ 10,285.00	100%	
215	066160	Fiberglass Reinforced Plastic Chemical Tank - Labor	Vissering Construction	$ 3,750.00	$ 3,750.00	$ -		$ 3,750.00	100%	
216	066160	Fiberglass Reinforced Plastic Chemical Tank - Material	Augusta Fiberglass	$ 38,179.00	$ 38,179.00	$ -		$ 38,179.00	100%	
217		**DIVISION 07 - THERMAL & MOISTURE PROTECTION**								
218	071400	Fluid Applied Waterproofing	Vissering Construction	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
219	071700	Under-slab Waterproofing System	Vissering Construction	$ 30,000.00	$ 30,000.00	$ -		$ 30,000.00	100%	
220	072112	Board Insulation - Labor	Vissering Construction	$ 25,000.00	$ 25,000.00	$ -		$ 25,000.00	100%	
221	072112	Board Insulation - Material	Vissering Construction	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
222	072600	Vapor & Air Barrier - Labor	Vissering Construction	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	
223	072600	Vapor & Air Barrier - Material	Vissering Construction	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
224	075300	Roof Material - 10 Preliminary Treatment Building	Sterling Commerical Roofing	$ 13,000.00	$ 13,000.00	$ -		$ 13,000.00	100%	
225	076200	Sheet Metal Material - 10 Preliminary Treatment Building	Sterling Commerical Roofing	$ 1,100.00	$ 1,100.00	$ -		$ 1,100.00	100%	
226	075300	Roof Labor - 10 Preliminary Treatment Building	Sterling Commerical Roofing	$ 22,900.00	$ 20,610.00	$ -		$ 20,610.00	90%	$2,290.00
227	075300	Carlisle Roof Material - 20 Grit Removal Facilities	Sterling Commerical Roofing	$ 13,000.00	$ 13,000.00	$ -		$ 13,000.00	100%	
228	075300	Roof Material - 20 Grit Removal Facilities	Sterling Commerical Roofing	$ 1,200.00	$ 1,200.00	$ -		$ 1,200.00	100%	
229	075300	Roof Labor - 20 Grit Removal Facilities	Sterling Commerical Roofing	$ 22,500.00	$ 21,375.00	$ -		$ 21,375.00	95%	$1,125.00
230	075300	Roof Labor - 45 Tertiary Filter Building	Sterling Commerical Roofing	$ 80,795.00	$ 58,000.00	$ -		$ 58,000.00	72%	$22,795.00
231	075300	Roof Material - 45 Tertiary Filter Building	Sterling Commerical Roofing	$ 40,000.00	$ 40,000.00	$ -		$ 40,000.00	100%	
232	076200	Sheet Metal Material - 45 Tertiary Filter Building	Sterling Commerical Roofing	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
233	075300	Roof Labor - 50 Blower Building	Sterling Commerical Roofing	$ 42,100.00	$ 42,100.00	$ -		$ 42,100.00	100%	
234	075300	Roof Material - 50 Blower Building	Sterling Commerical Roofing	$ 26,000.00	$ 26,000.00	$ -		$ 26,000.00	100%	
235	076200	Sheet Metal Material - 50 Blower Building	Sterling Commerical Roofing	$ 1,575.00	$ 1,575.00	$ -		$ 1,575.00	100%	
236	075300	Roof Labor - 70 Dewatering & Ops Building	Sterling Commerical Roofing	$ 57,000.00	$ 54,000.00	$ -		$ 54,000.00	95%	$3,000.00
237	075300	Roof Material - 70 Dewatering & Ops Building	Sterling Commerical Roofing	$ 37,000.00	$ 37,000.00	$ -		$ 37,000.00	100%	
238	075300	Roof Material - 70 Dewatering & Ops Building	Sterling Commerical Roofing	$ 10,030.00	$ 9,500.00	$ -		$ 9,500.00	95%	$530.00
239	076200	Sheet Metal Material - 70 Dewatering & Ops Building	Sterling Commerical Roofing	$ 1,950.00	$ 1,950.00	$ -		$ 1,950.00	100%	
240	075300	Mobilization	Sterling Commerical Roofing	$ 6,500.00	$ 6,175.00	$ -		$ 6,175.00	95%	$325.00
241	076200	Flashing & Sheet Metal Fasica & Soffit - Labor - 45 Tertiary Bldg	Vissering Construction	$ 12,000.00	$ -	$ -		$ -		$12,000.00
242	076200	Flashing & Sheet Metal Fasica & Soffit - Mtl - 45 Tertiary Bldg	Vissering Construction	$ 14,500.00	$ -	$ -		$ -		$14,500.00
243	078400	Firestopping	Vissering Construction	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
244	079000	Caulking & Sealants	Vissering Construction	$ 25,000.00	$ 22,500.00	$ -		$ 22,500.00	90%	$2,500.00
245		**DIVISION 08 - OPENINGS**								

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
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Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
246	087100	Hardware Mtl - 10 Preliminary Treatment Bldg	LaForce	$ 2,830.00	$ 2,830.00	$ -		$ 2,830.00	100%	
247	081100	Hollow Metal Doors - Mtl - 10 Preliminary Treatment Bldg	LaForce	$ 1,096.00	$ 1,096.00	$ -		$ 1,096.00	100%	
248	081100	Hollow Metal Frames - Mtl - 10 Preliminary Treatment Bldg	LaForce	$ 406.00	$ 406.00	$ -		$ 406.00	100%	
249	082210	Fiberglass Doors/Frames - Mtl - 10 Preliminary Treatment	LaForce	$ 8,432.00	$ 8,432.00	$ -		$ 8,432.00	100%	
250	087100	Hardware Mtl - 20 Grit Removal Facility	LaForce	$ 5,549.00	$ 5,549.00	$ -		$ 5,549.00	100%	
251	081100	Hollow Metal Doors - Mtl - 20 Grit Removal Facility	LaForce	$ 4,384.00	$ 4,384.00	$ -		$ 4,384.00	100%	
252	081100	Hollow Metal Frames - Mtl - 20 Grit Removal Facility	LaForce	$ 1,218.00	$ 1,218.00	$ -		$ 1,218.00	100%	
253	082210	Fiberglass Doors/Frames - Mtl - 20 Grit Removal Facility	LaForce	$ 10,538.00	$ 10,538.00	$ -		$ 10,538.00	100%	
254	087100	Hardware Mtl - 45 Tertiary Filter Bldg	LaForce	$ 7,453.00	$ 7,453.00	$ -		$ 7,453.00	100%	
255	081100	Hollow Metal Doors - Mtl - 45 Tertiary Filter Bldg	LaForce	$ 8,766.00	$ 8,766.00	$ -		$ 8,766.00	100%	
256	081100	Hollow Metal Frames - Mtl - 45 Tertiary Filter Bldg	LaForce	$ 2,031.00	$ 2,031.00	$ -		$ 2,031.00	100%	
257	082210	Fiberglass Doors/Frames - Mtl - 45 Tertiary Filter Bldg	LaForce	$ 12,645.00	$ 12,645.00	$ -		$ 12,645.00	100%	
258	087100	Hardware Mtl - 50 Blower Building	LaForce	$ 4,006.00	$ 4,006.00	$ -		$ 4,006.00	100%	
259	081100	Hollow Metal Doors - Mtl - 50 Blower Building	LaForce	$ 6,575.00	$ 6,575.00	$ -		$ 6,575.00	100%	
260	081100	Hollow Metal Frames - Mtl - 50 Blower Building	LaForce	$ 2,030.00	$ 2,030.00	$ -		$ 2,030.00	100%	
261	082210	Fiberglass Doors/Frames - Mtl - 50 Blower Building	LaForce	$ 4,216.00	$ 4,216.00	$ -		$ 4,216.00	100%	
262	087100	Hardware Mtl - 70 Dewatering & Ops Building	LaForce	$ 9,302.00	$ 9,302.00	$ -		$ 9,302.00	100%	
263	081100	Hollow Metal Doors - Mtl - 70 Dewatering & Ops Building	LaForce	$ 15,340.00	$ 15,340.00	$ -		$ 15,340.00	100%	
264	081100	Hollow Metal Frames - Mtl - 70 Dewatering & Ops Building	LaForce	$ 5,686.00	$ 5,686.00	$ -		$ 5,686.00	100%	
265	082210	Fiberglass Doors/Frames - Mtl - 70 Dewatering & Ops Bldg	LaForce	$ 12,645.00	$ 12,645.00	$ -		$ 12,645.00	100%	
266	081100	Standard Steel Doors & Frames - Labor - 10 Prelim Treatment	Vissering Construction	$ 781.00	$ 781.00	$ -		$ 781.00	100%	
267	081100	Standard Steel Doors & Frames - Labor - 20 Grit Removal	Vissering Construction	$ 1,302.00	$ 1,302.00	$ -		$ 1,302.00	100%	
268	081100	Standard Steel Doors & Frames - Labor - 45 Teritary Bldg	Vissering Construction	$ 2,604.00	$ 2,604.00	$ -		$ 2,604.00	100%	
269	081100	Standard Steel Doors & Frames - Labor - 50 Blower Bldg	Vissering Construction	$ 2,865.00	$ 2,865.00	$ -		$ 2,865.00	100%	
270	081100	Standard Steel Doors & Frames - Labor - 70 Dewatering & Ops Bldg	Vissering Construction	$ 4,948.00	$ 4,700.00	$ -		$ 4,700.00	95%	$248.00
271	082210	Fiberglass Doors & Frames - Labor - 70 Dewatering & Ops	Vissering Construction	$ 7,500.00	$ 7,500.00	$ -		$ 7,500.00	100%	
272	083113	Access Doors & Frames - Labor - 15 Influent Pump Station	Vissering Construction	$ 4,615.00	$ 4,615.00	$ -		$ 4,615.00	100%	
273	083113	Access Doors & Frames - Labor - 30 Aeration Tanks	Vissering Construction	$ 2,307.00	$ 2,307.00	$ -		$ 2,307.00	100%	
274	083113	Access Doors & Frames - Labor - 50 Blower Building	Vissering Construction	$ 1,154.00	$ 1,154.00	$ -		$ 1,154.00	100%	
275	083113	Access Doors & Frames - Labor 60 Excess Flow Clarifier	Vissering Construction	$ 2,307.00	$ 2,307.00	$ -		$ 2,307.00	100%	
276	083113	Access Doors & Frames - Labor - 65 Aerobic Digesters	Vissering Construction	$ 4,617.00	$ -	$ -		$ -		$4,617.00
277	083113	Access Doors & Frames - Material - 15 Influent Pump Station	Nystrom	$ 11,358.00	$ 11,358.00	$ -		$ 11,358.00	100%	

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Application Number: **40**

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Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
278	083113	Access Doors & Frames - Material - 30 Aeration Tanks	Nystrom	$ 2,565.00	$ 2,565.00	$ -		$ 2,565.00	100%	
279	083113	Access Doors & Frames - Material - 50 Blower Building	Nystrom	$ 2,220.00	$ 2,220.00	$ -		$ 2,220.00	100%	
280	083113	Access Doors & Frames - Material - 60 Excess Flow Clarifier	Nystrom	$ 1,250.00	$ 1,250.00	$ -		$ 1,250.00	100%	
281	083113	Access Doors & Frames - Material - 65 Aerobic Digesters	Nystrom	$ 3,634.00	$ 3,634.00	$ -		$ 3,634.00	100%	
282	083323	Overhead Door - 10'x9' IF - Material - 10 Preliminary Bldg	Raynor	$ 7,950.00	$ 7,950.00	$ -		$ 7,950.00	100%	
283	083323	Overhead Door - 10'x9' IF - Labor - 10 Preliminary Bldg	Raynor	$ 3,950.00	$ 3,950.00	$ -		$ 3,950.00	100%	
284	083323	COH for 10'x9' IF - 10 Preliminary Bldg	Raynor	$ 4,500.00	$ 4,500.00	$ -		$ 4,500.00	100%	
285	083323	Overhead Door - 9'x14' IF - Material - 20 Grit Removal Bldg	Raynor	$ 7,500.00	$ 7,500.00	$ -		$ 7,500.00	100%	
286	083323	Overhead Door - 9'x14' IF - Labor - 20 Grit Removal Bldg	Raynor	$ 2,800.00	$ 2,800.00	$ -		$ 2,800.00	100%	
287	083323	COH for 9'x14' IF - 20 Grit Removal Bldg	Raynor	$ 4,500.00	$ 4,500.00	$ -		$ 4,500.00	100%	
288	083323	Overhead Door - 10'x10' IF - Material - 50 Blower Bldg	Raynor	$ 9,000.00	$ 9,000.00	$ -		$ 9,000.00	100%	
289	083323	Overhead Door - 10'x10' IF - Labor - 50 Blower Bldg	Raynor	$ 3,950.00	$ 3,950.00	$ -		$ 3,950.00	100%	
290	083323	COH for 10'x10'IF - 50 Blower Bldg	Raynor	$ 2,150.00	$ 2,150.00	$ -		$ 2,150.00	100%	
291	083323	Overhead Door - 12'8"x14' IF - Material - 70 Dewatering Bldg	Raynor	$ 14,600.00	$ 14,600.00	$ -		$ 14,600.00	100%	
292	083613	Sectional Door - 20'x2"x9'4" TM200 - Material-70 Dewatering Bldg	Raynor	$ 4,500.00	$ 4,500.00	$ -		$ 4,500.00	100%	
293	083613	OH & Sectional 20'x2"x9'4" TM200 - Labor - 70 Dewatering Bldg	Raynor	$ 6,550.00	$ 6,550.00	$ -		$ 6,550.00	100%	
294	083613	COH for 12'x8" x14' IF - 70 Dewatering & Ops Bldg	Raynor	$ 2,150.00	$ 2,150.00	$ -		$ 2,150.00	100%	
295	083613	CST-423 - 70 Dewatering & Ops Bldg	Raynor	$ 1,900.00	$ 1,900.00	$ -		$ 1,900.00	100%	
296	088100	Old Castle Glass - Material - 20 Grit Removal	RWS	$ 1,029.00	$ 1,029.00	$ -		$ 1,029.00	100%	
297	081100	RWS - Labor - 20 Grit Removal	RWS	$ 995.00	$ -	$ -		$ -		$995.00
298	081100	RWS - Overhead & Profit - 20 Grit Removal	RWS	$ 632.00	$ -	$ -		$ -		$632.00
299	081100	Old Castle Glass - Material - 45 Tertiary Bldg	RWS	$ 2,060.00	$ 2,060.00	$ -		$ 2,060.00	100%	
300	081100	RWS - Labor - 45 Tertiary Bldg	RWS	$ 1,990.00	$ -	$ -		$ -		$1,990.00
301	081100	RWS - Overhead & Profit - 45 Tertiary Bldg	RWS	$ 1,266.00	$ -	$ -		$ -		$1,266.00
302	081100	Cross Aluminum Products - Material - 70 Dewatering & Ops	RWS	$ 16,500.00	$ 16,500.00	$ -		$ 16,500.00	100%	
303	081100	Old Castle Glass - Material - 70 Dewatering & Ops	RWS	$ 17,497.00	$ 17,497.00	$ -		$ 17,497.00	100%	
304	081100	RWS - Labor - 70 Dewatering & Ops	RWS	$ 16,915.00	$ 14,000.00	$ -		$ 14,000.00	83%	$2,915.00
305	081100	RWS - Overhead & Profit - 70 Dewatering & Ops	RWS	$ 10,756.00	$ 8,900.00	$ -		$ 8,900.00	83%	$1,856.00
306	087100	Door Hardware - Labor	Vissering Construction	$ 25,000.00	$ 17,500.00	$ -		$ 17,500.00	70%	$7,500.00
307	081100	**DIVISION 09 - FINISHES**								
308	092216	Metal Stud Framing	Vissering Construction	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
309	092900	Gypsum Board	Vissering Construction	$ 3,300.00	$ 3,135.00	$ -		$ 3,135.00	95%	$165.00

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
310	093000	Ceramic - Materials - 70 Dewatering & Ops Bldg	Douglas Floor Covering	$ 17,290.00	$ -	$ -		$ -		$17,290.00
311	093000	Ceramic - Labor - 70 Dewatering & Ops Bldg	Douglas Floor Covering	$ 16,310.00	$ -	$ -		$ -		$16,310.00
312	096500	Linoleum - Material - 70 Dewatering & Ops Bldg	Douglas Floor Covering	$ 16,225.00	$ -	$ -		$ -		$16,225.00
313	096500	Linoleum - Labor - 70 Dewatering & Ops Bldg.	Douglas Floor Covering	$ 10,300.00	$ -	$ -		$ -		$10,300.00
314	096500	Base - Material - 70 Dewatering & Ops Bldg	Douglas Floor Covering	$ 565.00	$ -	$ -		$ -		$565.00
315	096500	Base - Labor - 70 Dewatering & Ops Bldg	Douglas Floor Covering	$ 635.00	$ -	$ -		$ -		$635.00
316	096500	Stair Tread - Material - 70 Dewatering & Ops Bldg	Douglas Floor Covering	$ 2,195.00	$ -	$ -		$ -		$2,195.00
317	096500	Stair Tread - Labor - 70 Dewatering & Ops Bldeg	Douglas Floor Covering	$ 2,280.00	$ -	$ -		$ -		$2,280.00
318	096813	Carpet Tile - Material - 70 Dewatering & Ops Bldg	Douglas Floor Covering	$ 2,925.00	$ -	$ -		$ -		$2,925.00
319	096813	Carpet Tile - Labor - 70 Dewatering & Ops Bldg	Douglas Floor Covering	$ 1,175.00	$ -	$ -		$ -		$1,175.00
320	092100	Suspended Acoustical Ceilings - Labor - 70 Dewatering & Ops	Vissering Construction	$ 15,500.00	$ -	$ -		$ -		$15,500.00
321	092100	Suspended Acoustical Ceilings - Material - 70 Dewatering & Ops	Vissering Construction	$ 14,000.00	$ -	$ -		$ -		$14,000.00
322	099100	Painting - 10 Prelim Treatment - Labor	RP Coatings	$ 32,000.00	$ 32,000.00	$ -		$ 32,000.00	100%	
323	099100	Painting - 10 Prelim Treatment - Material	RP Coatings	$ 7,000.00	$ 7,000.00	$ -		$ 7,000.00	100%	
324	099100	Painting - 15 Influent PS - Labor	RP Coatings	$ 20,000.00	$ 18,000.00	$ -		$ 18,000.00	90%	$2,000.00
325	099100	Painting - 15 Influent PS - Material	RP Coatings	$ 2,000.00	$ 1,800.00	$ -		$ 1,800.00	90%	$200.00
326	099100	Painting - 16 Grit Tank - Labor	RP Coatings	$ 2,500.00	$ -	$ -		$ -		$2,500.00
327	099100	Painting - 16 Grit Tank - Material	RP Coatings	$ 300.00	$ -	$ -		$ -		$300.00
328	099100	Painting - 20 Grit Removal - Labor	RP Coatings	$ 57,000.00	$ 57,000.00	$ -		$ 57,000.00	100%	
329	099100	Painting - 20 Grit Removal - Material	RP Coatings	$ 9,000.00	$ 9,000.00	$ -		$ 9,000.00	100%	
330	099100	Painting - 25 Primary Clarifiers - Labor	RP Coatings	$ 16,000.00	$ -	$ -		$ -		$16,000.00
331	099100	Painting - 25 Primary Clarifiers - Material	RP Coatings	$ 1,500.00	$ -	$ -		$ -		$1,500.00
332	099100	Painting - 30 Aeration Tanks - Labor	RP Coatings	$ 32,000.00	$ 28,800.00	$ -		$ 28,800.00	90%	$3,200.00
333	099100	Painting - 30 Aeration Tanks - Material	RP Coatings	$ 3,000.00	$ 2,700.00	$ -		$ 2,700.00	90%	$300.00
334	099100	Painting - 40 - Final Clarifiers - Labor	RP Coatings	$ 53,000.00	$ 53,000.00	$ -		$ 53,000.00	100%	
335	099100	Painting - 40 - Final Clarifiers - Material	RP Coatings	$ 11,000.00	$ 11,000.00	$ -		$ 11,000.00	100%	
336	099100	Painting - 45 Tertiary Filter Bldg - Labor	RP Coatings	$ 115,000.00	$ 103,500.00	$ -		$ 103,500.00	90%	$11,500.00
337	099100	Painting - 45 Tertiary Filter Bldg - Material	RP Coatings	$ 16,000.00	$ 14,400.00	$ -		$ 14,400.00	90%	$1,600.00
338	099100	Painting - 47 UV Structure - Labor	RP Coatings	$ 3,000.00	$ 3,000.00	$ -		$ 3,000.00	100%	
339	099100	Painting - 47 UV Structure - Material	RP Coatings	$ 300.00	$ 300.00	$ -		$ 300.00	100%	
340	099100	Painting - 50 Blower Bldg - Labor	RP Coatings	$ 61,000.00	$ 57,950.00	$ -		$ 57,950.00	95%	$3,050.00
341	099100	Painting - 50 Blower Bldg - Material	RP Coatings	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
342	099100	Painting - 60 Excess Flow Clairifer - Labor	RP Coatings	$ 32,000.00	$ 32,000.00	$ -		$ 32,000.00	100%	
343	099100	Painting - 60 Excess Flow Clairifer - Material	RP Coatings	$ 7,000.00	$ 7,000.00	$ -		$ 7,000.00	100%	
344	099100	Painting - 65 Aerobic Digesters - Labor	RP Coatings	$ 38,000.00	$ -	$ -		$ -		$38,000.00
345	099100	Painting - 65 Aerobic Digesters - Material	RP Coatings	$ 4,000.00	$ -	$ -		$ -		$4,000.00
346	099100	Painting - 70 Dewatering/Ops Bldg - Labor	RP Coatings	$ 41,000.00	$ 36,900.00	$ -		$ 36,900.00	90%	$4,100.00
347	099100	Painting - 70 Dewatering/Ops Bldg - Material	RP Coatings	$ 7,000.00	$ 7,000.00	$ -		$ 7,000.00	100%	
348	099100	Painting - 77 Return Pump Station - Labor	RP Coatings	$ 4,000.00	$ 4,000.00	$ -		$ 4,000.00	100%	
349	099100	Painting - 77 Return Pump Station - Material	RP Coatings	$ 400.00	$ 400.00	$ -		$ 400.00	100%	
350	099635	Chemical Resistant Coating - 45 Tertiary Bldg - Labor	RP Coatings	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	
351	099635	Chemical Resistant Coating - 45 Tertiary Bldg - Material	RP Coatings	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	
352	099635	Chemical Resistant Coating - 50 Blower Bldg - Labor	RP Coatings	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	
353	099635	Chemical Resistant Coating - 50 Blower Bldg - Material	RP Coatings	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	
354		**DIVISION 10 - SPECIALTIES**								
355	100020	Miscellaneous Specialties - Labor - 10 Prelim Treatment	Vissering Construction	$ 250.00	$ -	$ -		$ -		$250.00
356	100020	Miscellaneous Specialities - Labor - 20 Grit Removal Facilities	Vissering Construction	$ 250.00	$ -	$ -		$ -		$250.00
357	100020	Miscellaneous Specialties - Labor - 45 Tertiary Bldg	Vissering Construction	$ 250.00	$ -	$ -		$ -		$250.00
358	100020	Miscellaneous Specialties - Labor - 50 Blower Bldg	Vissering Construction	$ 125.00	$ -	$ -		$ -		$125.00
359	100020	Miscellaneous Specialties - Labor - 70 Dewatering & Ops Bldg	Vissering Construction	$ 125.00	$ -	$ -		$ -		$125.00
360	100020	Miscellaneous Specialties - Material	Spec Ten	$ 1,265.00	$ 1,265.00	$ -		$ 1,265.00	100%	
361	101400	Plastic & Metal Signs - 10 Preliminary	Vissering Construction	$ 1,558.00	$ -	$ -		$ -		$1,558.00
362	101400	Plastic & Metal Signs - 20 Grit Removal Facilities	Vissering Construction	$ 1,639.00	$ -	$ -		$ -		$1,639.00
363	101400	Plastic & Metal Signs - 45 Teritary Bldg	Vissering Construction	$ 2,270.00	$ -	$ -		$ -		$2,270.00
364	101400	Plastic & Metal Signs - 50 Blower Bldg	Vissering Construction	$ 2,895.00	$ -	$ -		$ -		$2,895.00
365	101400	Plastic & Metal Signs - 70 Dewatering Bldg	Vissering Construction	$ 3,348.00	$ -	$ -		$ -		$3,348.00
366	101400	Plastic & Metal Signs - Site	Vissering Construction	$ 1,790.00	$ -	$ -		$ -		$1,790.00
367	102113.13	Metal Toilet Compartments - Labor - 70 Dewatering & Ops	Vissering Construction	$ 1,850.00	$ -	$ -		$ -		$1,850.00
368	102113.13	Metal Toilet Compartments - Material - 70 Dewatering & Ops	Spec Ten	$ 3,090.00	$ -	$ -		$ -		$3,090.00
369	102800	Toilet & Bath Accessories - Labor - 50 Blower Bldg	Vissering Construction	$ 1,292.00	$ -	$ -		$ -		$1,292.00
370	102800	Toilet & Bath Accessories - Labor - 70 Dewatering & Ops Bldg	Vissering Construction	$ 6,208.00	$ -	$ -		$ -		$6,208.00
371	102800	Toilet & Bath Accessories - Material	Spec Ten	$ 3,175.00	$ 3,175.00	$ -		$ 3,175.00	100%	
372	104316	First Aid Kit - Labor - 45 Tertiary Filter Bldg	Vissering Construction	$ 125.00	$ -	$ -		$ -		$125.00
373	104316	First Aid Kit - Labor - 50 Blower Bldg	Vissering Construction	$ 125.00	$ -	$ -		$ -		$125.00

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
374	104316	First Aid Kit - Labor - 70 Dewatering & Ops Bldg	Vissering Construction	$ 250.00	$ -	$ -		$ -		$250.00
375	104316	First Aid Kit - Material	Spec Ten	$ 630.00	$ 630.00	$ -		$ 630.00	100%	
376	104443	Fire Extinguishers, Cabinet - Labor-10 Prelim Treatment Bldg	Vissering Construction	$ 230.00	$ -	$ -		$ -		$230.00
377	104443	Fire Extinguisher, Cabinet - Labor - 20 Grit Removal	Vissering Construction	$ 231.00	$ -	$ -		$ -		$231.00
378	104443	Fire Extinguisher, Cabinet - Labor - 45 Tertiary Bldg	Vissering Construction	$ 463.00	$ -	$ -		$ -		$463.00
379	104443	Fire Extinguisher, Cabinet - Labor - 50 Blower Bldg	Vissering Construction	$ 463.00	$ -	$ -		$ -		$463.00
380	104443	Fire Extinguisher, Cabiniet - Labor - 70 Dewatering Bldg	Vissering Construction	$ 463.00	$ -	$ -		$ -		$463.00
381	104443	Fire Extinguishers, Cabinets & Accessories - Material	Spec Ten	$ 2,830.00	$ 2,830.00	$ -		$ 2,830.00	100%	
382	107316	Architectural Canopies - Labor	Vissering Construction	$ 6,500.00	$ -	$ -		$ -		$6,500.00
383	107316	Architectural Canopies - Material	Mapes Canopies	$ 5,530.00	$ 5,530.00	$ -		$ 5,530.00	100%	
384	107516	Flagpoles - Labor	Vissering Construction	$ 2,850.00	$ -	$ -		$ -		$2,850.00
385	107516	Flagpoles - Material	Pole Tech	$ 1,325.00	$ 1,325.00	$ -		$ 1,325.00	100%	
386		**DIVISION 11 - EQUIPMENT**								
387	115300	Lab Furniture & Equipment - Material	Bradford Systems	$ 57,500.00	$ 57,500.00	$ -		$ 57,500.00	100%	
388	115300	Lab Furniture & Equipment - Labor	Bradford Systems	$ 16,500.00	$ -	$ -		$ -		$16,500.00
389		**DIVISION 12 - FURNISHINGS**								
390	122100	Window Blinds - Labor	Vissering Construction	$ 1,850.00	$ -	$ -		$ -		$1,850.00
391	122100	Window Blinds - Material	Vissering Construction	$ 3,000.00	$ -	$ -		$ -		$3,000.00
392	124843	Floor Mats - Labor	Vissering Construction	$ 1,000.00	$ -	$ -		$ -		$1,000.00
393	124843	Floor Mats - Material	Vissering Construction	$ 2,000.00	$ -	$ -		$ -		$2,000.00
394		**DIVISION 13 - SPECIAL CONSTRUCTION**								
395	133419	Metal Buildings - Material	American Buildings	$ 194,869.00	$ 19,487.00	$ -		$ 19,487.00	10%	$175,382.00
396	133419	Metal Buildings - Erection Labor	Vissering Construction	$ 60,000.00	$ -	$ -		$ -		$60,000.00
397	133419	Metal Building - Roofing - Labor	Vissering Construction	$ 22,500.00	$ -	$ -		$ -		$22,500.00
398	133419	Metal Building - Siding - Labor	Vissering Construction	$ 15,000.00	$ -	$ -		$ -		$15,000.00
399	133419	Metal Building - Trim - Labor	Vissering Construction	$ 20,000.00	$ -	$ -		$ -		$20,000.00
400		**DIVISION 14 - CONVEYING EQUIPMENT**								
401	142400	Hydraulic Passenger Elevator	Otis Elevator	$ 98,074.00	$ 98,074.00	$ -		$ 98,074.00	100%	
402		**DIVISION 21 - FIRE SUPPRESSION**								
403	211000	Water-Based Fire Suppression Sys - Labor -45 Tertiary Filter	Nelson Fire Protection	$ 10,617.00	$ 10,617.00	$ -		$ 10,617.00	100%	
404	211000	Water-Based Fire Suppression Sys - Mtl - 45 Tertiary Filter	Nelson Fire Protection	$ 4,732.00	$ 4,732.00	$ -		$ 4,732.00	100%	
405	211000	Water-Based Fire Suppression Sys - Eng Labor - 45 Tertiary Filter	Nelson Fire Protection	$ 1,064.00	$ 1,064.00	$ -		$ 1,064.00	100%	

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406	211000	Water-Based Fire Suppression Sys - Labor - 50 Blower Rm	Nelson Fire Protection	$ 13,122.00	$ 12,500.00	$ -		$ 12,500.00	95%	$622.00
407	211000	Water-Based Fire Suppression Sys - Mtl - 50 Blower Rm	Nelson Fire Protection	$ 5,577.00	$ 5,500.00	$ -		$ 5,500.00	99%	$77.00
408	211000	Water-Based Fire Suppression Sys- Eng Labor- 50 Blower Rm	Nelson Fire Protection	$ 1,254.00	$ 1,254.00	$ -		$ 1,254.00	100%	
409	211000	Water-Based Fire Supression Sys - Labor - 70 Dewatering & Ops	Nelson Fire Protection	$ 15,429.00	$ -	$ -		$ -		$15,429.00
410	211000	Water-Based Fire Suppression Sys - Mtl - 70 Dewatering & Ops	Nelson Fire Protection	$ 6,591.00	$ -	$ -		$ -		$6,591.00
411	211000	Water-Based Fire Suppression Sys- Eng Labor- 70 Dewatering & Ops	Nelson Fire Protection	$ 1,482.00	$ 1,000.00	$ -		$ 1,000.00	67%	$482.00
412	211000	Water-Based Fire Suppress Sys - Overhead & Profit	Nelson Fire Protection	$ 15,915.00	$ 9,700.00	$ -		$ 9,700.00	61%	$6,215.00
413		**DIVISION 22 - PLUMBING**								
414	Div 22	Overhead & Profit	GA Rich	$ 1,300,448.00	$ 1,248,429.16	$ -		$ 1,248,429.16	96%	$52,018.84
415	Div 22	Mobilization	GA Rich	$ 200,000.00	$ 150,000.00	$ -		$ 150,000.00	75%	$50,000.00
416	Div 22	Pipe Demo-LAB	GA Rich	$ 84,880.00	$ 63,660.00	$ -		$ 63,660.00	75%	$21,220.00
417	330000	SS330000 Site Temp Piping-MAT	GA Rich	$ 93,015.00	$ 93,015.00	$ -		$ 93,015.00	100%	
418	330000	SS330000 Site Temp Piping-LAB	GA Rich	$ 15,915.00	$ 15,915.00	$ -		$ 15,915.00	100%	
419	330000	SS330000 Site Pot/Non Pot-MAT	GA Rich	$ 205,597.00	$ 164,477.90	$ -		$ 164,477.90	80%	$41,119.10
420	330000	SS330000 Site Pot/Non Pot-LAB	GA Rich	$ 274,655.00	$ 164,793.50	$ -		$ 164,793.50	60%	$109,861.50
421	330000	SS330000 Site Nat Gas-MAT	GA Rich	$ 52,766.00	$ 52,766.00	$ -		$ 52,766.00	100%	
422	330000	SS330000 Site Nat Gas-LAB	GA Rich	$ 44,539.00	$ 44,539.00	$ -		$ 44,539.00	100%	
423	330000	SS330000 Site Outfall & MHs - MAT	GA Rich	$ 236,419.00	$ 236,419.00	$ -		$ 236,419.00	100%	
424	330000	SS330000 Site Outfall & MHs - LAB	GA Rich	$ 244,963.00	$ 244,963.00	$ -		$ 244,963.00	100%	$0.00
425	330000	SS330000 Site ML/SE/TE PIP-MAT	GA Rich	$ 74,116.00	$ 74,116.00	$ -		$ 74,116.00	100%	$0.00
426	330000	SS330000 Site ML/SE/TE PIP-LAB	GA Rich	$ 111,347.00	$ 111,347.00	$ -		$ 111,347.00	100%	
427	330000	SS330000 Site SE Piping-MAT	GA Rich	$ 74,667.00	$ 74,667.00	$ -		$ 74,667.00	100%	
428	330000	SS330000 Site SE Piping-LAB	GA Rich	$ 118,770.00	$ 118,770.00	$ -		$ 118,770.00	100%	
429	330000	SS330000 Site RAS/WAS Ppng-MAT	GA Rich	$ 82,695.00	$ 82,695.00	$ -		$ 82,695.00	100%	
430	330000	SS330000 Site RAS/WAS Ppng-LAB	GA Rich	$ 163,309.00	$ 155,143.55	$ -		$ 155,143.55	95%	$8,165.45
431	330000	SS330000 Site 18/20 Pre 24-MAT	GA Rich	$ 134,834.00	$ 134,834.00	$ -		$ 134,834.00	100%	
432	330000	SS330000 Site 18/20 Pre 24-LAB	GA Rich	$ 274,655.00	$ 260,922.50	$ -		$ 260,922.50	95%	$13,732.50
433	330000	SS330000 Site MHD12 MH1-5-MAT	GA Rich	$ 183,432.00	$ 183,432.00	$ -		$ 183,432.00	100%	
434	330000	SS330000 Site MHD12 MH1-5-LAB	GA Rich	$ 237,540.00	$ 237,540.00	$ -		$ 237,540.00	100%	
435	330000	SS330000 Site San Influent-MAT	GA Rich	$ 181,670.00	$ 181,670.00	$ -		$ 181,670.00	100%	
436	330000	SS330000 Site San Influent-LAB	GA Rich	$ 287,274.00	$ 281,528.60	$ -		$ 281,528.60	98%	$5,745.40
437	330000	SS330000 Site DSL/SCUM/PRS-MAT	GA Rich	$ 79,772.00	$ 79,772.00	$ -		$ 79,772.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

					Work Completed					
	A			B	C	D	E	F		G
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
438	330000	SS330000 Site DSL/SCUM/PRS-LAB	GA Rich	$ 118,770.00	$ 89,078.00	$ -		$ 89,078.00	75%	$29,692.00
439	220000	SS220000 Site PRC/SB/HOCL-MAT	GA Rich	$ 25,410.00	$ 25,410.00	$ -		$ 25,410.00	100%	
440	220000	SS220000 Site PRC/SB/HOCL-LAB	GA Rich	$ 89,077.00	$ 89,077.00	$ -		$ 89,077.00	100%	
441	330000	SS330000 Site 8" EFD-MAT	GA Rich	$ 27,533.00	$ 27,533.00	$ -		$ 27,533.00	100%	
442	330000	SS330000 Site 8" EFD-LAB	GA Rich	$ 29,686.00	$ 29,686.00	$ -		$ 29,686.00	100%	
443	330000	SS330000 Site MH D6-D10-MAT	GA Rich	$ 140,123.00	$ 140,123.00	$ -		$ 140,123.00	100%	
444	330000	SS330000 Site MH D6-D10-LAB	GA Rich	$ 96,430.00	$ 91,608.50	$ -		$ 91,608.50	95%	$4,821.50
445	330000	SS330000 Site VMH 1&2 Ppng-MAT	GA Rich	$ 101,651.00	$ 101,651.00	$ -		$ 101,651.00	100%	
446	330000	SS330000 Site VMH 1&2 Ppng-LAB	GA Rich	$ 111,347.00	$ 100,212.00	$ -		$ 100,212.00	90%	$11,135.00
447	330000	SS330000 Site Storm & MH's-MAT	GA Rich	$ 74,642.00	$ 55,981.50	$ -		$ 55,981.50	75%	$18,660.50
448	330000	SS330000 Site Storm & MH's-LAB	GA Rich	$ 118,770.00	$ 71,262.00	$ -		$ 71,262.00	60%	$47,508.00
449	330000	SS330000 STR10 Influent PS-MAT	GA Rich	$ 46,618.00	$ 46,618.00	$ -		$ 46,618.00	100%	$0.00
450	330000	SS330000 STR10 Influent PS-LAB	GA Rich	$ 27,985.00	$ 27,985.00	$ -		$ 27,985.00	100%	
451	220000	SS220000 STR15 STA Plumbng-MAT	GA Rich	$ 43,307.00	$ 43,307.00	$ -		$ 43,307.00	100%	
452	220000	SS220000 STR15 STA Plumbng-LAB	GA Rich	$ 21,515.00	$ 21,515.00	$ -		$ 21,515.00	100%	
453	400500	SS400500 STA Prcess Piping-MAT	GA Rich	$ 65,637.00	$ 65,637.00	$ -		$ 65,637.00	100%	
454	400500	SS400500 STA Prcess Piping-LAB	GA Rich	$ 36,689.00	$ 36,689.00	$ -		$ 36,689.00	100%	
455	400500	SS400500 STR20 Grit Remval-MAT	GA Rich	$ 65,637.00	$ 65,637.00	$ -		$ 65,637.00	100%	
456	400500	SS400500 STR20 Grit Remval-LAB	GA Rich	$ 100,118.00	$ 100,118.00	$ -		$ 100,118.00	100%	$0.00
457	400500	SS400500 STR30 SS Tanks-MAT	GA Rich	$ 218,130.00	$ 218,130.00	$ -		$ 218,130.00	100%	
458	400500	SS400500 STR30 SS Tanks-LAB	GA Rich	$ 167,912.00	$ 167,912.00	$ -		$ 167,912.00	100%	$0.00
459	400500	SS400500 STR30 PP Tank-MAT	GA Rich	$ 96,613.00	$ 96,613.00	$ -		$ 96,613.00	100%	
460	400500	SS400500 STR30 PP Tank-LAB	GA Rich	$ 149,932.00	$ 149,932.00	$ -		$ 149,932.00	100%	
461	400500	SS400500 STR40 Final Clrfr-MAT	GA Rich	$ 143,000.00	$ 143,000.00	$ -		$ 143,000.00	100%	
462	400500	SS400500 STR40 Final Clrfr-LAB	GA Rich	$ 87,839.00	$ 87,839.00	$ -		$ 87,839.00	100%	$0.00
463	400500	SS400500 STR45 Trtry Fltr-MAT	GA Rich	$ 185,971.00	$ 185,971.00	$ -		$ 185,971.00	100%	$0.00
464	400500	SS400500 STR45 Trtry Fltr-LAB	GA Rich	$ 201,495.00	$ 201,495.00	$ -		$ 201,495.00	100%	
465	220000	SS220000 STR45 T Fltr Plmb-MAT	GA Rich	$ 65,032.00	$ 65,032.00	$ -		$ 65,032.00	100%	
466	220000	SS220000 STR45 T Fltr Plmb-LAB	GA Rich	$ 34,282.00	$ 33,595.90	$ -		$ 33,595.90	98%	$686.10
467	400500	SS400500 STR47 UV Dsfct PP-MAT	GA Rich	$ 207,971.00	$ 207,971.00	$ -		$ 207,971.00	100%	
468	400500	SS400500 STR47 UV Dsfct PP-LAB	GA Rich	$ 71,503.00	$ 71,503.00	$ -		$ 71,503.00	100%	
469	400500	SS400500 STR50 Blwr Bld PP-MAT	GA Rich	$ 87,516.00	$ 87,516.00	$ -		$ 87,516.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	Work Completed C	D	E	F		G
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
470	400500	SS400500 STR50 Blwr Bld PP-LAB	GA Rich	$ 73,461.00	$ 69,787.95	$ -		$ 69,787.95	95%	$3,673.05
471	220000	SS220000 STR50 BlwBld Plmb-MAT	GA Rich	$ 77,000.00	$ 73,150.00	$ -		$ 73,150.00	95%	$3,850.00
472	220000	SS220000 STR50 BlwBld Plmb-LAB	GA Rich	$ 68,284.00	$ 68,283.60	$ -		$ 68,283.60	100%	$0.40
473	400500	SS400500 STR60 Ex Flw Clfr-MAT	GA Rich	$ 64,900.00	$ 64,900.00	$ -		$ 64,900.00	100%	
474	400500	SS400500 STR60 Ex Flw Clfr-LAB	GA Rich	$ 52,438.00	$ 49,816.10	$ -		$ 49,816.10	95%	$2,621.90
475	400500	SS400500 STR65 Stnless PP-MAT	GA Rich	$ 46,750.00	$ 18,700.00	$ -		$ 18,700.00	40%	$28,050.00
476	400500	SS400500 STR65 Stnless PP-LAB	GA Rich	$ 116,839.00	$ 23,367.80	$ -		$ 23,367.80	20%	$93,471.20
477	400500	SS400500 STR65 DIP PP-MAT	GA Rich	$ 43,758.00	$ 26,254.80	$ -		$ 26,254.80	60%	$17,503.20
478	400500	SS400500 STR65 DIP PP-LAB	GA Rich	$ 33,512.00	$ -	$ -		$ -		$33,512.00
479	400500	SS400500 STR70 Dwtr Bldng PP-M	GA Rich	$ 21,879.00	$ 20,785.05	$ -		$ 20,785.05	95%	$1,093.95
480	400500	SS400500 STR70 Dwtr Bldng PP-L	GA Rich	$ 18,330.00	$ 17,413.50	$ -		$ 17,413.50	95%	$916.50
481	220000	SS220000 STR70 Dwtr Bldng PL-M	GA Rich	$ 95,480.00	$ 90,706.00	$ -		$ 90,706.00	95%	$4,774.00
482	220000	SS220000 STR70 Dwtr Bldng PL-L	GA Rich	$ 100,473.00	$ 95,449.35	$ -		$ 95,449.35	95%	$5,023.65
483	220000	SS220000 STR75 BIO Solids PL-M	GA Rich	$ 12,177.00	$ 1,217.70	$ -		$ 1,217.70	10%	$10,959.30
484	220000	SS220000 STR75 BIO Solids PL-L	GA Rich	$ 7,136.00	$ -	$ -		$ -		$7,136.00
485	330000	SS330000 STR77 Prcs Rtn PS-MAT	GA Rich	$ 77,524.00	$ 77,524.00	$ -		$ 77,524.00	100%	
486	330000	SS330000 STR77 Prcs Rtn PS-LAB	GA Rich	$ 193,001.00	$ 193,001.00	$ -		$ 193,001.00	100%	
487	404213	SS404213 Ins PP & Plumbing-MAT	GA Rich	$ 148,720.00	$ 133,848.00	$ -		$ 133,848.00	90%	$14,872.00
488	404213	SS404213 Ins PP & Plumbing-LAB	GA Rich	$ 189,181.00	$ 170,262.75	$ -		$ 170,262.75	90%	$18,918.25
489	431133.12	SS431133.12 Rtry Lobe Blwr-LAB	GA Rich	$ 8,815.00	$ 8,815.00	$ -		$ 8,815.00	100%	
490	432106	SS432106 Plnt Wtr Pmpng Sy-LAB	GA Rich	$ 5,667.00	$ 5,667.00	$ -		$ 5,667.00	100%	$0.00
491	432321	SS432321 Cntrfgl Sldge Pmp-LAB	GA Rich	$ 13,153.00	$ 13,153.00	$ -		$ 13,153.00	100%	
492	432358	SS432358 Rtry Lobe Pmp-LAB	GA Rich	$ 17,561.00	$ 17,561.00	$ -		$ 17,561.00	100%	
493	432413	SS432413 Intrnl Rcycl Pmp-LAB	GA Rich	$ 17,631.00	$ 17,631.00	$ -		$ 17,631.00	100%	
494	432510	SS432510 Submersible Pmp-LAB	GA Rich	$ 30,994.00	$ 30,994.00	$ -		$ 30,994.00	100%	$0.00
495	432321	SS432321 Centrifugal Sludge Pumps-LAB	GA Rich	$ 5,037.00	$ 5,037.00	$ -		$ 5,037.00	100%	
496	463300	SS463300 Chem Rem Equip-LAB	GA Rich	$ 2,039.00	$ 2,039.00	$ -		$ 2,039.00	100%	$0.00
497	463653	SS463653 Chem Feed Equip-LAB	GA Rich	$ 2,309.00	$ 2,309.00	$ -		$ 2,309.00	100%	
498	464123	SS464123 Submersible Mixer-LAB	GA Rich	$ 7,976.00	$ 6,380.80	$ -		$ 6,380.80	80%	$1,595.20
499	465146	SS465146 Aeration Equip-LAB	GA Rich	$ 78,359.00	$ 47,015.40	$ -		$ 47,015.40	60%	$31,343.60
500	400500	SS400500 Process Valves-LAB	GA Rich	$ 66,737.00	$ 46,715.90	$ -		$ 46,715.90	70%	$20,021.10
501		**DIVISION 23 - HVAC**								

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
502	230000	Stainless Steel Duct - In & Out - 10 Preliminary Treatment	Complete Mechanical Sys	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
503	230000	Makeup Air Unit - 10 Preliminary Treatment	Complete Mechanical Sys	$ 12,500.00	$ 12,500.00	$ -		$ 12,500.00	100%	
504	230000	Grilles - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 1,140.00	$ 1,140.00	$ -		$ 1,140.00	100%	
505	230000	Duct & Fittings - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 2,600.00	$ 2,600.00	$ -		$ 2,600.00	100%	
506	230000	Insulation - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 4,000.00	$ 4,000.00	$ -		$ 4,000.00	100%	
507	230000	Electric Wall Heater - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 2,000.00	$ 2,000.00	$ -		$ 2,000.00	100%	
508	230000	Exhaust Fan - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 1,910.00	$ 1,910.00	$ -		$ 1,910.00	100%	
509	230000	Dampers - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 1,984.00	$ 1,984.00	$ -		$ 1,984.00	100%	
510	230000	Labor - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 9,000.00	$ 8,500.00	$ -		$ 8,500.00	94%	$500.00
511	230000	Test & Balance - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 1,300.00	$ -	$ -		$ -		$1,300.00
512	230000	Training - 10 Preliminary Treatment Bldg	Complete Mechanical Sys	$ 1,000.00	$ -	$ -		$ -		$1,000.00
513	230000	Makeup Air Unit - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 25,000.00	$ 25,000.00	$ -		$ 25,000.00	100%	
514	23000	Electric Wall Heater - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 539.75	$ 539.75	$ -		$ 539.75	100%	
515	230000	Exhaust Fan - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 3,940.00	$ 3,940.00	$ -		$ 3,940.00	100%	
516	230000	Stainless Steel Duct - In & Out - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
517	230000	Duct & Fittings - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 17,000.00	$ 17,000.00	$ -		$ 17,000.00	100%	
518	230000	Dampers - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 4,406.00	$ 4,406.00	$ -		$ 4,406.00	100%	
519	230000	Grilles - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 1,140.00	$ 1,140.00	$ -		$ 1,140.00	100%	
520	230000	Insulation - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
521	230000	Labor - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 15,000.00	$ 14,500.00	$ -		$ 14,500.00	97%	$500.00
522	230000	Test & Balance - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 1,700.00	$ -	$ -		$ -		$1,700.00
523	230000	Training - 20 Grit Removal Bldg	Complete Mechanical Sys	$ 1,000.00	$ -	$ -		$ -		$1,000.00
524	230000	Louvers - 45 Tertiary Bldg	Complete Mechanical Sys	$ 2,700.00	$ 2,700.00	$ -		$ 2,700.00	100%	
525	230000	Electric Unit Heater - 45 Tertiary Bldg	Complete Mechanical Sys	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
526	230000	Water Source Heat Pump - 45 Tertiary Bldg	Complete Mechanical Sys	$ 9,992.00	$ 9,992.00	$ -		$ 9,992.00	100%	
527	230000	Fans - 45 Tertiary Bldg	Complete Mechanical Sys	$ 12,280.00	$ 12,280.00	$ -		$ 12,280.00	100%	
528	230000	Dampers - 45 Teritary Bldg	Complete Mechanical Sys	$ 14,643.00	$ 14,643.00	$ -		$ 14,643.00	100%	
529	230000	Duct & Fittings - 45 Tertiary Bldg	Complete Mechanical Sys	$ 7,000.00	$ 7,000.00	$ -		$ 7,000.00	100%	
530	230000	Grilles - 45 Tertiary Bldg	Complete Mechanical Sys	$ 1,140.00	$ 1,140.00	$ -		$ 1,140.00	100%	
531	230000	Insulation - 45 Tertiary Bldg	Complete Mechanical Sys	$ 1,730.00	$ 1,730.00	$ -		$ 1,730.00	100%	
532	230000	Test & Balance - 45 Tertiary Bldg	Complete Mechanical Sys	$ 1,300.00	$ -	$ -		$ -		$1,300.00
533	230000	Training - 45 Tertiary Bldg	Complete Mechanical Sys	$ 1,000.00	$ -	$ -		$ -		$1,000.00

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
534	230000	Rooftop Unit - 50 Blower Bldg	Complete Mechanical Sys	$ 35,000.00	$ 35,000.00	$ -		$ 35,000.00	100%	
535	230000	Makeup Air Unit - 50 Blower Bldg	Complete Mechanical Sys	$ 12,500.00	$ 12,500.00	$ -		$ 12,500.00	100%	
536	230000	Exhaust Fan - 50 Blower Bldg	Complete Mechanical Sys	$ 14,310.00	$ 14,310.00	$ -		$ 14,310.00	100%	
537	230000	Electric Wall Heater - 50 Blower Bldg	Complete Mechanical Sys	$ 800.00	$ 800.00	$ -		$ 800.00	100%	
538	230000	Electric Unit Heater - 50 Blower Bldg	Complete Mechanical Sys	$ 3,200.00	$ 3,200.00	$ -		$ 3,200.00	100%	
539	230000	Louvers - 50 Blower Bldg	Complete Mechanical Sys	$ 800.00	$ 800.00	$ -		$ 800.00	100%	
540	230000	Dampers - 50 Blower Bldg	Complete Mechanical Sys	$ 14,403.00	$ 14,403.00	$ -		$ 14,403.00	100%	
541	230000	Duct & Fittings - 50 Blower Bldg	Complete Mechanical Sys	$ 7,350.00	$ 7,350.00	$ -		$ 7,350.00	100%	
542	230000	Insulation - 50 Blower Bldg	Complete Mechanical Sys	$ 2,470.00	$ 2,470.00	$ -		$ 2,470.00	100%	
543	230000	Grilles - 50 Blower Bldg	Complete Mechanical Sys	$ 1,140.00	$ 1,140.00	$ -		$ 1,140.00	100%	
544	230000	Test & Balance - 50 Blower Bldg	Complete Mechanical Sys	$ 2,100.00	$ -	$ -		$ -		$2,100.00
545	230000	Training - 50 Blower Bldg	Complete Mechanical Sys	$ 1,000.00	$ -	$ -		$ -		$1,000.00
546	230000	Rooftop Unit - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 35,000.00	$ 35,000.00	$ -		$ 35,000.00	100%	
547	230000	Makeup Air Unit - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 25,000.00	$ 25,000.00	$ -		$ 25,000.00	100%	
548	230000	Stainless Steel Duct - In & Out - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
549	230000	Exhaust Fan - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 7,000.00	$ 7,000.00	$ -		$ 7,000.00	100%	
550	230000	Water Source Heat Pump - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 9,992.00	$ 9,992.00	$ -		$ 9,992.00	100%	
551	230000	Electric Duct Heater - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 5,400.00	$ 5,400.00	$ -		$ 5,400.00	100%	
552	230000	Electric Wall Heater - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	
553	230000	Electric Unit Heater - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	
554	230000	Duct & Fittings - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
555	230000	Insulation - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 13,800.00	$ 13,800.00	$ -		$ 13,800.00	100%	
556	230000	Dampers - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 2,384.00	$ 2,384.00	$ -		$ 2,384.00	100%	
557	230000	Grilles - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 1,140.00	$ 1,140.00	$ -		$ 1,140.00	100%	
558	230000	Test & Balance - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 2,100.00	$ -	$ -		$ -		$2,100.00
559	230000	Training - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	$ 1,000.00	$ -	$ -		$ -		$1,000.00
560	230000	Temperature Controls Wiring (all)	Complete Mechanical Sys	$ 12,800.00	$ 1,280.00	$ -		$ 1,280.00	10%	$11,520.00
561	230000	Overhead & Profit	Complete Mechanical Sys	$ 151,841.25	$ 136,683.25	$ -		$ 136,683.25	90%	$15,158.00
562		**DIVISION 26 - ELECTRICAL**								
563	260000	Moblization	Connelly Electric	$ 200,000.00	$ 200,000.00	$ -		$ 200,000.00	100%	
564	260000	Short Circuit Study	Connelly Electric	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
565	260000	Closeout	Connelly Electric	$ 16,500.00	$ -	$ -		$ -		$16,500.00

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
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Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
566	260000	Engineering	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
567	260000	Site - Demolition	Connelly Electric	$ 100,000.00	$ 100,000.00	$ -		$ 100,000.00	100%	
568	260000	Site - Temporary feeds to B20 - Labor	Connelly Electric	$ 60,000.00	$ 60,000.00	$ -		$ 60,000.00	100%	
569	260000	Site - Temporary feeds to B20 - Material	Connelly Electric	$ 40,000.00	$ 40,000.00	$ -		$ 40,000.00	100%	
570	260000	Temporary Feeds to Aeration Tanks - Labor	Connelly Electric	$ 48,000.00	$ 48,000.00	$ -		$ 48,000.00	100%	
571	260000	Temporary Feeds to Aeration Tanks - Material	Connelly Electric	$ 32,000.00	$ 32,000.00	$ -		$ 32,000.00	100%	
572	260000	Site - Miscellaneous work at Entrance Gate	Connelly Electric	$ 5,000.00	$ -	$ -		$ -		$5,000.00
573	260544	Site - Raceways & Handholes-EHH1	Connelly Electric	$ 6,000.00	$ 5,700.00	$ -		$ 5,700.00	95%	$300.00
574	260544	Site - Raceways & Handholes-EHH2	Connelly Electric	$ 6,000.00	$ 5,700.00	$ -		$ 5,700.00	95%	$300.00
575	260544	Site - Raceways & Handholes-EHH3	Connelly Electric	$ 6,000.00	$ 5,700.00	$ -		$ 5,700.00	95%	$300.00
576	260544	Site - Raceways & Handholes-EHH4	Connelly Electric	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	
577	260544	Site - Raceways & Handholes-EHH5	Connelly Electric	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	
578	260544	Site - Raceways & Handholes-EHH7	Connelly Electric	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	
579	260544	Site - Raceways & Handholes-EHH8	Connelly Electric	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	
580	260000	Site - Pole Bases	Connelly Electric	$ 5,000.00	$ -	$ -		$ -		$5,000.00
581	260526	Site - Grounding	Connelly Electric	$ 5,000.00	$ 3,500.00	$ -		$ 3,500.00	70%	$1,500.00
582	260523	Site - Cabling	Connelly Electric	$ 3,000.00	$ -	$ -		$ -		$3,000.00
583	260000	Site - Poles & Luminaries -Materials	Connelly Electric	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
584	260000	Voice/Data	Connelly Electric	$ 250,000.00	$ 50,000.00	$ 75,000.00		$ 125,000.00	50%	$125,000.00
585	260000	CCTV	Connelly Electric	$ 50,000.00	$ 17,813.25	$ 7,187.00		$ 25,000.25	50%	$24,999.75
586	260000	Access Control	Connelly Electric	$ 20,000.00	$ -	$ 10,000.00		$ 10,000.00	50%	$10,000.00
587	260000	Branch Raceways - A10 Prelim Treatment	Connelly Electric	$ 240,000.00	$ 240,000.00	$ -		$ 240,000.00	100%	
588	260000	Feeder Raceways - A10 Prelim Treatment	Connelly Electric	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
589	260000	Branch Wiring - A10 Prelim Treatment	Connelly Electric	$ 10,000.00	$ 9,900.00	$ 100.00		$ 10,000.00	100%	
590	260000	Feeder Cables - A10 Prelim Treatment	Connelly Electric	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
591	265113/265629	Lighting -Material - A10 Prelim Treatment	Connelly Electric	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
592	265113/265629	Lighting - Labor - A10 Prelim Treatment	Connelly Electric	$ 50,000.00	$ 47,500.00	$ 1,500.00		$ 49,000.00	98%	$1,000.00
593	260000	Switchgear - Material - A10 Prelim Treatment	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
594	260000	Switchgear - Labor - A10 Prelim Treatment	Connelly Electric	$ 100,000.00	$ 100,000.00	$ -		$ 100,000.00	100%	
595	260000	Power Devices - A10 Prelim Treatment	Connelly Electric	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
596	263614	Generator Docking Station - A10 Prelim Treatment	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
597	260000	Connect Motors - A10 Prelim Treatment	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
598	260000	Connect Instruments - A10 Prelim Treatment	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
599	284600	Fire Alarm - A10 Prelim Treatment	Connelly Electric	$ 10,000.00	$ 5,000.00	$ -		$ 5,000.00	50%	$5,000.00
600	280000	Access Control - A10 Prelim Treatment	Connelly Electric	$ 5,000.00	$ 3,750.00	$ -		$ 3,750.00	75%	$1,250.00
601	260000	Branch Raceways - 15-Influent PS	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
602	260000	Feeder Raceways - 15 Influent PS	Connelly Electric	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	
603	260000	Branch Wiring - 15 Influent PS	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
604	260000	Feeder Cables - 15 Influent PS	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
605	260000	Switchgear - Material - 15 Influent PS	Connelly Electric	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
606	260000	Switchgear - Labor - 15 Influent PS	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
607	260000	Connect Motors, etc - 15 Influent PS	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
608	260000	Connect Instruments - 15 Influent PS	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
609	260000	Branch Raceways - 16 Grit Tank	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
610	260000	Branch Wiring - 16 Grit Tank	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
611	265113/265629	Lighting - Materials - 16 Grit Tank	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
612	265113/265629	Lighting - Labor - 16 Grit Tank	Connelly Electric	$ 3,000.00	$ -	$ -		$ -		$3,000.00
613	260000	Power Devices - 16 Grit Tank	Connelly Electric	$ 2,000.00	$ 2,000.00	$ -		$ 2,000.00	100%	
614	260000	Connect Motors, etc - 16 Grit Tank	Connelly Electric	$ 2,000.00	$ 2,000.00	$ -		$ 2,000.00	100%	
615	260000	Connect Instruments - 16 Grit Tank	Connelly Electric	$ 2,000.00	$ 2,000.00	$ -		$ 2,000.00	100%	
616	260000	Branch Raceways - 20 Grit Removal	Connelly Electric	$ 200,000.00	$ 196,000.00	$ -		$ 196,000.00	98%	$4,000.00
617	260000	Feeder Raceways - 20 Grit Removal	Connelly Electric	$ 80,000.00	$ 80,000.00	$ -		$ 80,000.00	100%	
618	260000	Branch Wiring - 20 Grit Removal	Connelly Electric	$ 15,000.00	$ 14,700.00	$ -		$ 14,700.00	98%	$300.00
619	260000	Feeder Cables - 20 Grit Removal	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
620	265113/265629	Lighting - Materials - 20 Grit Removal	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
621	265113/265629	Lighting - Labor - 20 Grit Removal	Connelly Electric	$ 5,000.00	$ 2,500.00	$ -		$ 2,500.00	50%	$2,500.00
622	260000	Switchgear - Material - 20 Grit Removal	Connelly Electric	$ 100,000.00	$ 100,000.00	$ -		$ 100,000.00	100%	
623	26000	Switchgear - Labor - 20 Grit Removal	Connelly Electric	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
624	26000	Power Devices - 20 Grit Removal	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
625	260000	Connect Motors, etc - 20 Grit Removal	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
626	260000	Connect Instruments - 20 Grit Removal	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
627	284600	Fire Alarm - 20 Grit Removal	Connelly Electric	$ 20,000.00	$ 15,000.00	$ -		$ 15,000.00	75%	$5,000.00
628	280000	Access Control - 20 Grit Removal	Connelly Electric	$ 5,000.00	$ 3,750.00	$ -		$ 3,750.00	75%	$1,250.00
629	271000	Voice/Data - 20 Grit Removal	Connelly Electric	$ 20,000.00	$ 10,000.00	$ -		$ 10,000.00	50%	$10,000.00

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
630	260000	Branch Raceways - 25 Primary Clarifiers	Connelly Electric	$ 15,000.00	$ -	$ -		$ -		$15,000.00
631	260000	Branch Wiring - 25 Primary Clarifiers	Connelly Electric	$ 5,000.00	$ -	$ -		$ -		$5,000.00
632	265113/265629	Lighting - Materials - 25 Primary Clarifiers	Connelly Electric	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	
633	260000	Lighting - Labor - 25 Primary Clarifiers	Connelly Electric	$ 5,000.00	$ -	$ -		$ -		$5,000.00
634	260000	Power Devices - 25 Primary Clarifiers	Connelly Electric	$ 5,000.00	$ -	$ -		$ -		$5,000.00
635	260000	Connect Motors, etc - 25 Primary Clarifiers	Connelly Electric	$ 5,000.00	$ -	$ -		$ -		$5,000.00
636	260000	Connect Instruments - 25 Primary Clarifiers	Connelly Electric	$ 5,000.00	$ -	$ -		$ -		$5,000.00
637	260000	Branch Raceways - 30 Aeration Tanks	Connelly Electric	$ 50,000.00	$ 49,000.00	$ 1,000.00		$ 50,000.00	100%	
638	260000	Branch Wirinig - 30 Aeration Tanks	Connelly Electric	$ 30,000.00	$ 29,400.00	$ 600.00		$ 30,000.00	100%	
639	265113/265629	Lighting - Materials - 30 Aeration Tanks	Connelly Electric	$ 25,000.00	$ 25,000.00	$ -		$ 25,000.00	100%	
640	265113/265629	Lighting - Labor - 30 Aeration Tanks	Connelly Electric	$ 10,000.00	$ 7,500.00	$ 2,500.00		$ 10,000.00	100%	
641	260000	Power Devices - 30 Aeration Tanks	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
642	260000	Connect Motors, etc - 30 Aeration Tanks	Connelly Electric	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
643	260000	Connect Instruments - 30 Aeration Tanks	Connelly Electric	$ 30,000.00	$ 30,000.00	$ -		$ 30,000.00	100%	
644	260000	Branch Raceways - 40 Final Clarifiers	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
645	260000	Branch Wirinig - 40 Final Clarifiers	Connelly Electric	$ 1,500.00	$ 1,500.00	$ -		$ 1,500.00	100%	
646	265113/265629	Lighting - Materials - 40 Final Clarifiers	Connelly Electric	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	
647	265113/265629	Lighting - Labor - 40 Final Clarifiers	Connelly Electric	$ 5,000.00	$ 500.00	$ 3,500.00		$ 4,000.00	80%	$1,000.00
648	260000	Power Devices - 40 Final Clarifiers	Connelly Electric	$ 1,000.00	$ 1,000.00	$ -		$ 1,000.00	100%	
649	260000	Connect Motors, etc - 40 Final Clarifiers	Connelly Electric	$ 2,500.00	$ 2,500.00	$ -		$ 2,500.00	100%	
650	260000	Connect Instruments - 40 Final Clarifiers	Connelly Electric	$ 1,000.00	$ 1,000.00	$ -		$ 1,000.00	100%	
651	260000	Branch Raceways - 45 Tertiary Filter Bldg	Connelly Electric	$ 100,000.00	$ 100,000.00	$ -		$ 100,000.00	100%	
652	260000	Feeder Raceways - 45 Tertiary Filter bldg	Connelly Electric	$ 35,000.00	$ 35,000.00	$ -		$ 35,000.00	100%	
653	260000	Branch Wirinig - 45 Tertiary Filter Bldg	Connelly Electric	$ 40,000.00	$ 39,200.00	$ -		$ 39,200.00	98%	$800.00
654	260000	Feeder Cables - 45 Tertiary Filter Bldg	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
655	265113/265629	Lighting - Materials - 45 Tertiary Filter Bldg	Connelly Electric	$ 30,000.00	$ 30,000.00	$ -		$ 30,000.00	100%	
656	265113/265629	Lighting - Labor - 45 Tertiary Filter Bldg	Connelly Electric	$ 15,000.00	$ 12,750.00	$ -		$ 12,750.00	85%	$2,250.00
657	260000	Switchgear - Materials - 45 Tertiary Filter Bldg	Connelly Electric	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
658	260000	Switchgear - Labor - 45 Tertiary Filter Bldg	Connelly Electric	$ 35,000.00	$ 35,000.00	$ -		$ 35,000.00	100%	
659	260000	Power Devices - 45 Tertiary Filter Bldg	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
660	260000	Connect Motors, etc - 45 Tertiary Filter Bldg	Connelly Electric	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100%	
661	260000	Connect Instruments - 45 Tertiary Filter Bldg	Connelly Electric	$ 7,000.00	$ 7,000.00	$ -		$ 7,000.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
662	284600	Fire Alarm - 45 Tertiary Filter Bldg	Connelly Electric	$ 20,000.00	$ 10,000.00	$ -		$ 10,000.00	50%	$10,000.00
663	280000	Access Control - 45 Tertiary Filter Bldg	Connelly Electric	$ 15,000.00	$ 11,250.00	$ -		$ 11,250.00	75%	$3,750.00
664	271000	Voice/Data - 45 Tertiary Filter Bldg	Connelly Electric	$ 40,000.00	$ 20,000.00	$ -		$ 20,000.00	50%	$20,000.00
665	260000	Branch Raceways - 47 UV Structure	Connelly Electric	$ 5,000.00	$ 2,500.00	$ 2,500.00		$ 5,000.00	100%	
666	260000	Branch Wiring - 47 UV Structure	Connelly Electric	$ 2,000.00	$ 1,000.00	$ 400.00		$ 1,400.00	70%	$600.00
667	265113/265629	Lighting - Materials - 47 UV Structure	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
668	265113/265629	Lighting - Labor - 47 UV Structure	Connelly Electric	$ 1,000.00	$ -	$ 1,000.00		$ 1,000.00	100%	
669	260000	Power Devicces - 47 UV Structure	Connelly Electric	$ 1,000.00	$ -	$ 750.00		$ 750.00	75%	$250.00
670	260000	Connect Motors, etc - 47 UV Structure	Connelly Electric	$ 1,000.00	$ -	$ -		$ -		$1,000.00
671	260000	Connect Instruments - 47 UV Structure	Connelly Electric	$ 1,000.00	$ -	$ -		$ -		$1,000.00
672	260000	Branch Raceways - 50 Blower Bldg	Connelly Electric	$ 385,000.00	$ 385,000.00	$ -		$ 385,000.00	100%	
673	260000	Feeder Raceways - 50 Blower Bldg	Connelly Electric	$ 105,000.00	$ 105,000.00	$ -		$ 105,000.00	100%	
674	260000	Branch Wiring - 50 Blower Bldg	Connelly Electric	$ 60,000.00	$ 59,400.00	$ 600.00		$ 60,000.00	100%	
675	260000	Feeder Cables - 50 Blower Bldg	Connelly Electric	$ 30,000.00	$ 30,000.00	$ -		$ 30,000.00	100%	
676	265113/265629	Lighting - Materials - 50 Blower Bldg	Connelly Electric	$ 25,000.00	$ 25,000.00	$ -		$ 25,000.00	100%	
677	265113/265629	Lighting - Labor - 50 Blower Bldg	Connelly Electric	$ 15,000.00	$ 13,500.00	$ 1,500.00		$ 15,000.00	100%	
678	260000	Switchgear - Material- 50 Blower Bldg	Connelly Electric	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
679	260000	Switchgear - Labor- 50 Blower Bldg	Connelly Electric	$ 25,000.00	$ 25,000.00	$ -		$ 25,000.00	100%	
680	260000	Power Devices - 50 Blower Bldg	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
681	263614	Generator Docking Station - 50 Blower Bldg	Connelly Electric	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	
682	260000	Connect Motors, etc - 50 Blower Bldg	Connelly Electric	$ 12,000.00	$ 12,000.00	$ -		$ 12,000.00	100%	
683	260000	Connect Instruments - 50 Blower Bldg	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
684	284600	Fire Alarm - 50 Blower Bldg	Connelly Electric	$ 15,000.00	$ 7,500.00	$ -		$ 7,500.00	50%	$7,500.00
685	271000	Voice/Data - 50 Blower Bldg	Connelly Electric	$ 10,000.00	$ 5,000.00	$ -		$ 5,000.00	50%	$5,000.00
686	260000	Branch Raceways - 60 Excess Flow Clarifier	Connelly Electric	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100%	
687	260000	Branch Wiring - 60 Excess Flow Clarifier	Connelly Electric	$ 25,000.00	$ 22,500.00	$ -		$ 22,500.00	90%	$2,500.00
688	265113/265629	Lighting - Materials - 60 Excess Flow Clarifier	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
689	265113/265629	Lighting - Labor - 60 Excess Flow Clarifier	Connelly Electric	$ 1,000.00	$ -	$ 1,000.00		$ 1,000.00	100%	
690	260000	Power Devices - 60 Excess Flow Clarifier	Connelly Electric	$ 1,000.00	$ 1,000.00	$ -		$ 1,000.00	100%	
691	260000	Connect Motors, etc - 60 Excess Flow Clarifier	Connelly Electric	$ 1,000.00	$ 1,000.00	$ -		$ 1,000.00	100%	
692	260000	Connect Instruments - 60 Excess Flow Clarifier	Connelly Electric	$ 1,000.00	$ 950.00	$ -		$ 950.00	95%	$50.00
693	280000	CCTV - 60 Excess Flow Clarifier	Connelly Electric	$ 1,000.00	$ -	$ 500.00		$ 500.00	50%	$500.00

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
694	260000	Branch Raceways - 65 Aerobic Digester	Connelly Electric	$ 10,000.00	$ -	$ -		$ -		$10,000.00
695	260000	Branch Wiring - 65 Aerobic Digester	Connelly Electric	$ 2,000.00	$ -	$ -		$ -		$2,000.00
696	265113/265629	Lighting - Materials - 65 Aerobic Digester	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
697	265113/265629	Lighting - Labor - 65 Aerobic Digester	Connelly Electric	$ 2,000.00	$ -	$ -		$ -		$2,000.00
698	260000	Power Devices - 65 Aerobic Digester	Connelly Electric	$ 1,000.00	$ -	$ -		$ -		$1,000.00
699	260000	Connect Instruments - 65 Aerobic Digester	Connelly Electric	$ 1,000.00	$ -	$ -		$ -		$1,000.00
700	260000	Branch Raceways - 70 Dewatering/Ops Bldg	Connelly Electric	$ 180,000.00	$ 180,000.00	$ -		$ 180,000.00	100%	
701	260000	Feeder Raceways - 70 Dewatering/Ops Bldg	Connelly Electric	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	
702	260000	Branch Wiring - 70 Dewatering/Ops Bldg	Connelly Electric	$ 50,000.00	$ 37,500.00	$ -		$ 37,500.00	75%	$12,500.00
703	260000	Feeder Cables - 70 Dewatering/Ops Bldg	Connelly Electric	$ 5,000.00	$ 3,750.00	$ -		$ 3,750.00	75%	$1,250.00
704	265113/265629	Lighting - Materials - 70 Dewatering/Ops Bldg	Connelly Electric	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
705	265113/265629	Lighting - Labor - 70 Dewatering/Ops Bldg	Connelly Electric	$ 20,000.00	$ 5,000.00	$ -		$ 5,000.00	25%	$15,000.00
706	260000	Switchgear - Material - 70 Dewatering/Ops Bldg	Connelly Electric	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
707	260000	Switchgear - Labor - 70 Dewatering/Ops Bldg	Connelly Electric	$ 100,000.00	$ 100,000.00	$ -		$ 100,000.00	100%	
708	260000	Power Devices - 70 Dewatering/Ops Bldg	Connelly Electric	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	
709	260000	Connect Motors, etc - 70 Dewatering/Ops Bldg	Connelly Electric	$ 10,000.00	$ -	$ -		$ -		$10,000.00
710	260000	Connect Instruments - 70 Dewatering/Ops Bldg	Connelly Electric	$ 10,000.00	$ -	$ -		$ -		$10,000.00
711	284600	Fire Alarm - 70 Dewatering/Ops Bldg	Connelly Electric	$ 25,000.00	$ 2,500.00	$ -		$ 2,500.00	10%	$22,500.00
712	280000	Access Control - 70 Dewatering/Ops Bldg	Connelly Electric	$ 15,000.00	$ 1,500.00	$ -		$ 1,500.00	10%	$13,500.00
713	260000	Branch Raceways - 75 BioSolids Storage Structure	Connelly Electric	$ 5,000.00	$ -	$ -		$ -		$5,000.00
714	260000	Branch Wiring - 75 BioSolids Storage Structure	Connelly Electric	$ 2,000.00	$ -	$ -		$ -		$2,000.00
715	265113/265629	Lighting - Materials - 75 BioSolids Storage Structure	Connelly Electric	$ 3,000.00	$ 3,000.00	$ -		$ 3,000.00	100%	
716	265113/265629	Lighting - Labor - 75 BioSolids Storage Structure	Connelly Electric	$ 1,500.00	$ -	$ -		$ -		$1,500.00
717	260000	Power Devices - 75 BioSolids Storage Structure	Connelly Electric	$ 1,000.00	$ -	$ -		$ -		$1,000.00
718	260000	Connect Instruments - 75 BioSolids Storage Structure	Connelly Electric	$ 1,000.00	$ -	$ -		$ -		$1,000.00
719	260000	Lightning Protection - 75 BioSolids Storage Structure	Connelly Electric	$ 23,000.00	$ -	$ -		$ -		$23,000.00
720	260901	Engineering Design & Submittals	Wunderlich-Malec	$ 231,900.00	$ 231,900.00	$ -		$ 231,900.00	100%	
721		Control Panel - MCC A10 Prelim Treatment Bldg	Wunderlich-Malec	$ 104,934.00	$ 104,934.00	$ -		$ 104,934.00	100%	
722		Control Panel - SCC-A10 Prelim Treatment Bldg	Wunderlich-Malec	$ 68,934.00	$ 68,934.00	$ -		$ 68,934.00	100%	
723		Control Panel - MCC-B20 Grit Removal Facilities	Wunderlich-Malec	$ 64,634.00	$ 64,634.00	$ -		$ 64,634.00	100%	
724		Control Panel - SCC-B20 Grit Removal Facilities	Wunderlich-Malec	$ 61,934.00	$ 61,934.00	$ -		$ 61,934.00	100%	
725		Control Panel - MCC-C45 Tertiary Bldg	Wunderlich-Malec	$ 92,234.00	$ 92,234.00	$ -		$ 92,234.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
726		Control Panel - SCC-C45 Tertiary Bldg	Wunderlich-Malec	$ 56,934.00	$ 56,934.00	$ -		$ 56,934.00	100%	
727		Control Panel - MCC-D50 Blower Bldg	Wunderlich-Malec	$ 113,184.00	$ 113,184.00	$ -		$ 113,184.00	100%	
728		Control Panel - SCC-D50 Blower Bldg	Wunderlich-Malec	$ 61,934.00	$ 61,934.00	$ -		$ 61,934.00	100%	
729		Control Panel - SCC-E70 Dewatering & Ops Bldg	Wunderlich-Malec	$ 54,434.00	$ 54,434.00	$ -		$ 54,434.00	100%	
730		Exterior Lighting Controls	Wunderlich-Malec	$ 16,550.00	$ 16,550.00	$ -		$ 16,550.00	100%	
731		Small Influent Pump VFD Panel - A10 Prelim Treatment Bldg	Wunderlich-Malec	$ 6,050.00	$ 6,050.00	$ -		$ 6,050.00	100%	
732		Large Influent Pump VFD Panel - A10 Prelim Treatment Bldg	Wunderlich-Malec	$ 5,150.00	$ 5,150.00	$ -		$ 5,150.00	100%	
733		Mech Fin Screen VFD Panel - A10 Prelim Treatment Bldg	Wunderlich-Malec	$ 5,550.00	$ 5,550.00	$ -		$ 5,550.00	100%	
734		Pri Sludge Pump VFD Panel - B20 Grit Removal Facilities	Wunderlich-Malec	$ 5,300.00	$ 5,300.00	$ -		$ 5,300.00	100%	
735		Digester Sludge Xfer Pump VFD Panel - B20 Grit Removal Facilities	Wunderlich-Malec	$ 5,450.00	$ 5,450.00	$ -		$ 5,450.00	100%	
736		Process Return Flow Pumps VFD Panel - C45 Tertiary Bldg	Wunderlich-Malec	$ 5,150.00	$ 5,150.00	$ -		$ 5,150.00	100%	
737		Mix VFD Panel - D50 Blower Bldg	Wunderlich-Malec	$ 5,150.00	$ 5,150.00	$ -		$ 5,150.00	100%	
738		MLRP VFD Panel - D50 Blower Bldg	Wunderlich-Malec	$ 5,150.00	$ 5,150.00	$ -		$ 5,150.00	100%	
739		NRP VFD Panel - D50 Blower Bldg	Wunderlich-Malec	$ 5,150.00	$ 5,150.00	$ -		$ 5,150.00	100%	
740		Aerobic Digesters VFD Panel - D50 Blower Bldg	Wunderlich-Malec	$ 6,050.00	$ 6,050.00	$ -		$ 6,050.00	100%	
741		RAS VFD Panel - D50 Blower Bldg	Wunderlich-Malec	$ 6,050.00	$ 6,050.00	$ -		$ 6,050.00	100%	
742		Combination Starters EF-E70-60	Wunderlich-Malec	$ 5,050.00	$ 5,050.00	$ -		$ 5,050.00	100%	
743		SWDB-MAIN Power Metering Panel	Wunderlich-Malec	$ 9,350.00	$ 9,350.00	$ -		$ 9,350.00	100%	
744		PP-E70 Power Metering Panel	Wunderlich-Malec	$ 9,350.00	$ 9,350.00	$ -		$ 9,350.00	100%	
745		Dewatering & Operations Building Rack	Wunderlich-Malec	$ 12,500.00	$ 12,500.00	$ -		$ 12,500.00	100%	
746		Control Stations	Wunderlich-Malec	$ 6,500.00	$ 6,500.00	$ -		$ 6,500.00	100%	
747		Flow Transmitter - Radar, Flume	Wunderlich-Malec	$ 4,350.00	$ 4,350.00	$ -		$ 4,350.00	100%	
748		Flow Transmitter - Magnetic	Wunderlich-Malec	$ 30,300.00	$ 30,300.00	$ -		$ 30,300.00	100%	
749		Flow Switch	Wunderlich-Malec	$ 2,000.00	$ 2,000.00	$ -		$ 2,000.00	100%	
750		Level Transmitter - Radar	Wunderlich-Malec	$ 22,000.00	$ 22,000.00	$ -		$ 22,000.00	100%	
751		Level Switch - Float	Wunderlich-Malec	$ 2,350.00	$ 2,350.00	$ -		$ 2,350.00	100%	
752		Pressure Transmitter	Wunderlich-Malec	$ 14,600.00	$ 14,600.00	$ -		$ 14,600.00	100%	
753		Pressure Switch	Wunderlich-Malec	$ 950.00	$ 950.00	$ -		$ 950.00	100%	
754		Combination Gas Monitor	Wunderlich-Malec	$ 19,500.00	$ 19,500.00	$ -		$ 19,500.00	100%	
755		Ventilation Monitoring System	Wunderlich-Malec	$ 9,700.00	$ 9,700.00	$ -		$ 9,700.00	100%	
756		Chemical Tank Fill - D50 Blower Bldg	Wunderlich-Malec	$ 3,300.00	$ 3,300.00	$ -		$ 3,300.00	100%	
757		Analytical Transmitter - ORP	Wunderlich-Malec	$ 29,400.00	$ 29,400.00	$ -		$ 29,400.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

					Work Completed				
	A			B	C	D	E	F	G
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
758		Factory Acceptance Test/SCADA Checkout	Wunderlich-Malec	$ 12,000.00	$ 12,000.00	$ -		$ 12,000.00	100%	
759		Hardware Startup	Wunderlich-Malec	$ 67,500.00	$ -	$ -		$ -		$67,500.00
760		Training Hardware	Wunderlich-Malec	$ 5,000.00	$ -	$ -		$ -		$5,000.00
761		O&M - As Installed Drawings	Wunderlich-Malec	$ 2,494.00	$ -	$ -		$ -		$2,494.00
762		Materials (Hardware/Software) for SCADA	Wunderlich-Malec	$ 69,000.00	$ 51,750.00	$ -		$ 51,750.00	75%	$17,250.00
763		Training Program Submittal	Wunderlich-Malec	$ 2,000.00	$ -	$ -		$ -		$2,000.00
764		Programming	Wunderlich-Malec	$ 147,000.00	$ 147,000.00	$ -		$ 147,000.00	100%	
765		SCADA Checkout Jobsite	Wunderlich-Malec	$ 10,500.00	$ -	$ -		$ -		$10,500.00
766		Software Startup	Wunderlich-Malec	$ 16,500.00	$ -	$ -		$ -		$16,500.00
767		Training (SCADA)	Wunderlich-Malec	$ 5,000.00	$ -	$ -		$ -		$5,000.00
768		Variable Frequency Drives	Wunderlich-Malec	$ 139,800.00	$ 139,800.00	$ -		$ 139,800.00	100%	
769		**DIVISION 31 - EARTHWORK**								
770	311000	Clearing & Grubbing - Tree Removal	Homer Tree Service	$ 8,500.00	$ 8,500.00	$ -		$ 8,500.00	100%	
771	312300	Excavation, Fill, Backfill, & Grading - 10 Pre-Treatment	Vissering Construction	$ 115,500.00	$ 115,500.00	$ -		$ 115,500.00	100%	$0.00
772	312300	Excavation, Fill, Backfill, & Grading - 15 Influent Pump Station	Vissering Construction	$ 198,000.00	$ 198,000.00	$ -		$ 198,000.00	100%	$0.00
773	312300	Excavation, Fill, Backfill, & Grading - 16 Grit Splitter	Vissering Construction	$ 88,000.00	$ 80,000.00	$ -		$ 80,000.00	91%	$8,000.00
774	312300	Excavation, Fill, Backfill, & Grading - 20 Grit Removal	Vissering Construction	$ 165,000.00	$ 165,000.00	$ -		$ 165,000.00	100%	
775	312300	Excavation, Fill, Backfill, & Grading - 25 Primary Clarifiers	Vissering Construction	$ 165,000.00	$ 25,000.00	$ -		$ 25,000.00	15%	$140,000.00
776	312300	Excavation, Fill, Backfill, & Grading - 30 Aeration Tanks	Vissering Construction	$ 313,500.00	$ 313,500.00	$ -		$ 313,500.00	100%	
777	312300	Excavation, Fill, Backfill, & Grading - 40 Final Clarifiers	Vissering Construction	$ 176,000.00	$ 176,000.00	$ -		$ 176,000.00	100%	
778	312300	Excavation, Fill, Backfill, & Grading - 45 Tertiary Bldg	Vissering Construction	$ 49,500.00	$ 40,000.00	$ -		$ 40,000.00	81%	$9,500.00
779	312300	Excavation, Fill, Backfill, & Grading - 47 UV Bldg	Vissering Construction	$ 55,000.00	$ 55,000.00	$ -		$ 55,000.00	100%	$0.00
780	312300	Excavation, Fill, Backfill, & Grading - 50 Blower Bldg	Vissering Construction	$ 162,250.00	$ 162,250.00	$ -		$ 162,250.00	100%	
781	312300	Excavation, Fill, Backfill, & Grading - 60 Excess Flow Clarifier	Vissering Construction	$ 165,000.00	$ 165,000.00	$ -		$ 165,000.00	100%	
782	312300	Excavation, Fill, Backfill & Grading - 65 Aerobic Digesters	Vissering Construction	$ 40,700.00	$ -	$ -		$ -		$40,700.00
783	312300	Excavation, Fill, Backfill, & Grading - 70 Dewatering & Ops	Vissering Construction	$ 82,500.00	$ 82,500.00	$ -		$ 82,500.00	100%	
784	312300	Excavation, Fill, Backfill, & Grading - 75 Biosolids Storage	Vissering Construction	$ 198,000.00	$ 15,000.00	$ -		$ 15,000.00	8%	$183,000.00
785	312300	Excavation, Fill, Backfill, & Grading - 77 Return Flow Pump	Vissering Construction	$ 3,850.00	$ -	$ -		$ -		$3,850.00
786	312300	Excavation, Fill, Backfill & Grading - Site	Vissering Construction	$ 313,500.00	$ -	$ -		$ -		$313,500.00
787	312500	Slope Protection & Erosion Control	Vissering Construction	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	
788	313219	Geotextiles	Vissering Construction	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	Work Completed C	D	E	F		G
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
789		**DIVISION 32 - EXTERIOR IMPROVEMENTS**								
790	321123	Hot Mix Asphalt - Site	Troch McNeil	$ 200,000.00	$ -	$ -		$ -		$200,000.00
791	321123	Aggregate Base Course - Sidewalks	Vissering Construction	$ 15,500.00	$ -	$ -		$ -		$15,500.00
792	321613	Concrete Sidewalks & Driveway Aprons - Paving	Vissering Construction	$ 62,500.00	$ -	$ -		$ -		$62,500.00
793	321613	Concrete Sidewalks & Driveway Aprons - Sidewalks	Vissering Construction	$ 59,500.00	$ -	$ -		$ -		$59,500.00
794	323111	Fence Gate Operator & Chain Link Fence	Peerless Fence	$ 111,950.00	$ 9,162.69	$ -		$ 9,162.69	8%	$102,787.31
795	323223	Segmental Retaining Wall	Vissering Construction	$ 18,000.00	$ -	$ -		$ -		$18,000.00
796	329219	Seeding & Sodding	Vissering Construction	$ 43,500.00	$ 8,500.00	$ -		$ 8,500.00	20%	$35,000.00
797		**DIVISION 34 - TRANSPORTATION**								
798	344323/344324	Weather Observation Equipment/Airfield Wind Cones - Labor	Vissering Construction	$ 5,000.00	$ -	$ -		$ -		$5,000.00
799	344323	Weather Observation Equipment - Material	Vissering Construction	$ 1,580.00	$ 1,580.00	$ -		$ 1,580.00	100%	
800	344324	Airfield Wind Cones - Material	Hali-Brite	$ 7,250.00	$ 7,250.00	$ -		$ 7,250.00	100%	
801		**DIVISION 40 - PROCESS INTERCONNECTIONS**								
802	400553	ID for Process Interconnections - Piping & Equipment	Vissering Construction	$ 4,000.00	$ -	$ -		$ -		$4,000.00
803	400557	Valves/Actuators - Mtl - 20 Grit Removal Facilities	LAI	$ 200,600.00	$ 200,600.00	$ -		$ 200,600.00	100%	
804	400557	Valves/Actuators - Mtl - 30 Aeration Tanks	LAI	$ 468,300.00	$ 447,831.10	$ -		$ 447,831.10	96%	$20,468.90
805	400557	Valves/Actuators - Mtl - 40 Final Clarifier	LAI	$ 33,400.00	$ 25,164.44	$ -		$ 25,164.44	75%	$8,235.56
806	400557	Valves/Actuators - Mtl - 45 Tertiary Bldg	LAI	$ 351,100.00	$ 347,401.41	$ -		$ 347,401.41	99%	$3,698.59
807	400557	Valves/Actuators - Mtl - 47 UV Disinfection Structure	LAI	$ 33,400.00	$ 26,488.44	$ -		$ 26,488.44	79%	$6,911.56
808	400557	Valves/Actuators - Mtl - 50 Blower Bldg	LAI	$ 234,100.00	$ 234,100.00	$ -		$ 234,100.00	100%	$0.00
809	400557	Valves/Actuators - Mtl - 60 Excess Flow Clarifier	LAI	$ 50,200.00	$ 21,192.44	$ -		$ 21,192.44	42%	$29,007.56
810	400557	Valves/Actuators - Mtl - 65 Aerobic Digesters	LAI	$ 267,500.00	$ 148,490.17	$ -		$ 148,490.17	56%	$119,009.83
811	400557	Valves/Actuators - Mtl-70 Dewatering&Ops - 77 Process Return	LAI	$ 33,400.00	$ 33,400.00	$ -		$ 33,400.00	100%	
812	400559.20	Sluice Gates - Labor - 15 Influent Pump Station	Vissering Construction	$ 3,200.00	$ 3,200.00	$ -		$ 3,200.00	100%	
813	400559.20	Sluice Gates - Labor - 30 Aeration Tanks	Vissering Construction	$ 25,300.00	$ 25,300.00	$ -		$ 25,300.00	100%	
814	400559.20	Sluice Gates - Material - 15 Influent Pump Station	RW Gate	$ 27,633.00	$ 27,633.00	$ -		$ 27,633.00	100%	
815	400559.20	Sluice Gates - Material - 30 Aeration Tanks	RW Gate	$ 103,121.00	$ 103,121.00	$ -		$ 103,121.00	100%	
816	400559.23	Slide Gates - Labor - 10 Preliminary Treatment Bldg	Vissering Construction	$ 9,700.00	$ 9,700.00	$ -		$ 9,700.00	100%	
817	400559.23	Slide Gates - Labor - 15 Influent Pump Station	Vissering Construction	$ 4,800.00	$ 4,800.00	$ -		$ 4,800.00	100%	
818	400559.23	Slide Gates - Labor - 16 Grit Tank & Splitter Structure	Vissering Construction	$ 16,900.00	$ 16,900.00	$ -		$ 16,900.00	100%	
819	400559.23	Slide Gates - Labor - 30 Aeration Tanks	Vissering Construction	$ 21,700.00	$ 21,700.00	$ -		$ 21,700.00	100%	
820	400559.23	Slide Gates - Labor - 47 UV Disinfection Structure	Vissering Construction	$ 16,900.00	$ 16,900.00	$ -		$ 16,900.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

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					Work Completed					
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
821	400559.23	Slide Gate - Material - 10 Preliminary Treatment Bldg	RW Gate	$ 94,864.00	$ 94,864.00	$ -		$ 94,864.00	100%	
822	400559.23	Slide Gate - Material - 15 Influent Pump Station	RW Gate	$ 32,072.00	$ 32,072.00	$ -		$ 32,072.00	100%	
823	400559.23	Slide Gate - Material - 16 Grit Tank & Splitter Structure	RW Gate	$ 114,206.00	$ 114,206.00	$ -		$ 114,206.00	100%	
824	400559.23	Slide Gate - Material - 30 Aeration Tanks	RW Gate	$ 161,251.00	$ 161,251.00	$ -		$ 161,251.00	100%	
825	400559.23	Slide Gate - Material - 47 UV Disinfection Structure	RW Gate	$ 113,659.00	$ 113,659.00	$ -		$ 113,659.00	100%	
826	407169	Flume Liners - Labor - 02 Site	Vissering Construction	$ 786.00	$ 786.00	$ -		$ 786.00	100%	
827	407169	Flume Liners - Labor - 10 Preliminary Treatment Bldg	Vissering Construction	$ 2,357.00	$ 2,357.00	$ -		$ 2,357.00	100%	
828	407169	Flume Liners - Labor - 47 UV Structure	Vissering Construction	$ 2,357.00	$ 2,357.00	$ -		$ 2,357.00	100%	
829	407169	Flume Liners - Material - 10 Prelim Building	Zimmer & Francescon	$ 6,541.00	$ 6,541.00	$ -		$ 6,541.00	100%	
830	407169	Flume Liners - Material - 47 UV Structure	Zimmer & Francescon	$ 6,108.00	$ 6,108.00	$ -		$ 6,108.00	100%	
831	407169	Mahole MH-D2 - Material - Site	Zimmer & Francescon	$ 4,291.00	$ 4,291.00	$ -		$ 4,291.00	100%	
832	412223	Hoists & Cranes - Labor - 20 Grit Removal Facilities	Vissering Construction	$ 3,800.00	$ -	$ -		$ -		$3,800.00
833	412223	Hoists & Cranes - Labor - 30 Aeration Tanks	Vissering Construction	$ 2,500.00	$ 2,500.00	$ -		$ 2,500.00	100%	
834	412223	Hoists & Cranes - Labor - 40 Clarifiers	Vissering Construction	$ 2,500.00	$ 2,500.00	$ -		$ 2,500.00	100%	
835	412223	Hoists & Cranes - Labor - 70 Dewatering & Ops Bldg	Vissering Construction	$ 3,700.00	$ -	$ -		$ -		$3,700.00
836	412223	Hoist & Trolley - Material - 20 Grit Removal Facilities	Tri-State Tool & Hoist	$ 12,705.00	$ 12,299.28	$ -		$ 12,299.28	97%	$405.72
837	412223	Hoists & Trolley - Material - 70 Dewatering & Ops	Tri-State Tool & Hoist	$ 18,170.00	$ 17,545.68	$ -		$ 17,545.68	97%	$624.32
838	412223	Davit Cranes - Material - 30 Aeration Tanks	Tri-State Tool & Hoist	$ 18,563.00	$ 17,922.96	$ -		$ 17,922.96	97%	$640.04
839	412223	Davit Cranes - Material - 40 a & b Final Clarifiers	Tri-State Tool & Hoist	$ 17,060.00	$ 16,480.08	$ -		$ 16,480.08	97%	$579.92
840	415000	Tote Containment System - Labor - 45 Tertiary Bldg	Vissering Construction	$ 2,100.00	$ -	$ -		$ -		$2,100.00
841	415000	Tote Containment System - Material - 45 Tertiary Bldg	Spec Ten	$ 3,330.00	$ 3,330.00	$ -		$ 3,330.00	100%	
842	431133.11/431133.12	Tri-Lobe PD Blowers/Rotary Lobe Blowers - Labor - 50 Blower Bldg	Vissering Construction	$ 3,200.00	$ 3,200.00	$ -		$ 3,200.00	100%	
843	431133.12	Rotary Lobe Blowers - 50 Blower Bldg	LAI	$ 275,000.00	$ 275,000.00	$ -		$ 275,000.00	100%	
844	431133.11	TriLobe Positive Displacement Blowers - 50 Blower Bldg	Aerezen	$ 260,000.00	$ 260,000.00	$ -		$ 260,000.00	100%	
845	432106	Plant Water Pumping System - Material - 45 Tertiary Bldg	Gasvoda	$ 150,000.00	$ 150,000.00	$ -		$ 150,000.00	100%	
846	432106	Plant Water Pumping System - Labor - 45 Tertiary Bldg	Vissering Construction	$ 2,850.00	$ 2,850.00	$ -		$ 2,850.00	100%	
847	432321	Centrifugal Sludge Pumps - Material - 50 Blower Building	Trillium Pumps	$ 80,000.00	$ 80,000.00	$ -		$ 80,000.00	100%	
848	432358	Rotary Lobe Pumps - Material - 20 Grit Removal Facilities	Boerger	$ 136,000.00	$ 136,000.00	$ -		$ 136,000.00	100%	
849	432413/432510	Submersible Pumps (1,2,5) - Mtl - 15 Influent Pump Station	Xylem(Flygt)	$ 123,709.00	$ 123,709.00	$ -		$ 123,709.00	100%	
850	432413/432510	Submersible Pumps (3,4) - Mtl - 15 Influent Pump Station	Xylem(Flygt)	$ 285,382.00	$ 285,382.00	$ -		$ 285,382.00	100%	
851	432413/432510	Submersible Pumps - 77 Process Return Flow Pump Station	Xylem(Flygt)	$ 72,350.00	$ 72,350.00	$ -		$ 72,350.00	100%	
852	460900	Samplers - Material	HACH	$ 35,503.00	$ 35,503.00	$ -		$ 35,503.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
853	460900	Samplers - Labor	Vissering Construction	$ 4,200.00	$ -	$ -		$ -		$4,200.00
854	462153	Center Flow Screens - Material - 10 Prelim Bldg	Hydro Dyne	$ 407,000.00	$ 407,000.00	$ -		$ 407,000.00	100%	
855	462153	Center Flow Screens - Labor - 10 Prelim Bldg	Vissering Construction	$ 12,750.00	$ 12,750.00	$ -		$ 12,750.00	100%	
856	462173	Screenings Wash Presses - Material - 10 Prelim Bldg	Hydro Dyne	$ 219,000.00	$ 219,000.00	$ -		$ 219,000.00	100%	
857	462173	Screenings Wash Presses - Labor - 10 Prelim Bldg	Vissering Construction	$ 12,000.00	$ 12,000.00	$ -		$ 12,000.00	100%	
858	463300	Chemical Phosphorus Removal Equip - Labor - 50 Blower Bldg	Vissering Construction	$ 4,000.00	$ 4,000.00	$ -		$ 4,000.00	100%	
859	463300	Chemical Phosphorus Removal Equip - Mtl - 50 Blower Bldg	LAI	$ 80,000.00	$ 80,000.00	$ -		$ 80,000.00	100%	
860	463653	Chemical Tablet Feeding Equipment - Material- 45 Tertiary Bldg	Energenecs	$ 79,780.00	$ 79,780.00	$ -		$ 79,780.00	100%	
861	463653	Chemical Tablet Feeding Equipment - Labor - 45 Tertiarty Bldg	Vissering Construction	$ 6,200.00	$ 6,200.00	$ -		$ 6,200.00	100%	
862	464123	Submersible Mixers - Labor - 30 Aeration Tank	Vissering Construction	$ 9,800.00	$ 9,800.00	$ -		$ 9,800.00	100%	
863	464123	Submersible Mixers (Anoxic Zone A1,2) - 30 Aeration Tank	Xylem(Flygt)	$ 78,743.00	$ 78,743.00	$ -		$ 78,743.00	100%	
864	464123	Submersible Mixers (Nitrate Recycle 1,2) - 30 Aeration Tank	Xylem(Flygt)	$ 82,629.00	$ 82,629.00	$ -		$ 82,629.00	100%	
865	464123	Submersible Mixers (Anaerobic 1,2) - 30 Aeration Tank	Xylem(Flygt)	$ 67,266.00	$ 67,266.00	$ -		$ 67,266.00	100%	
866	464123	Submersible Mixers (Anoxic Zone 3,4) - 30 Aeration Tank	Xylem(Flygt)	$ 76,646.00	$ 76,646.00	$ -		$ 76,646.00	100%	
867	464321	Primary Clarifier Collectors - Labor - 25 Primary Clarifiers	Vissering Construction	$ 70,000.00	$ -	$ -		$ -		$70,000.00
868	464321	Primary Clarifier Collectors - Mtl - 25 Primary Clarifiers	Walker Process	$ 167,670.00	$ 167,670.00	$ -		$ 167,670.00	100%	
869	464321	Primary Clarifier Collectors - Mtl - Pipe Skimmer - 25 Primary Clarifiers	Walker Process	$ 111,780.00	$ 72,939.00	$ -		$ 72,939.00	65%	$38,841.00
870	464322	Excess Flow Clarifier Collector - Labor -60 Excess Flow Clarifier	Vissering Construction	$ 44,000.00	$ 44,000.00	$ -		$ 44,000.00	100%	
871	464322	Excess Flow Clarifier Collector - Mtl - Pier - 60 Excess Flow Clarifier	Walker Process	$ 259,863.00	$ 259,863.00	$ -		$ 259,863.00	100%	
872	464323	Final Clarifier Collectors - Labor - 40 Final Clarifier	Vissering Construction	$ 70,000.00	$ 70,000.00	$ -		$ 70,000.00	100%	
873	464323	Final Clarifier Collectors -Mtl - Pier Spptd Suction Hdr Type Circular Collectors	Walker Process	$ 410,687.00	$ 410,687.00	$ -		$ 410,687.00	100%	
874	465146	Aeration Equip (Sanitare)	LAI	$ 200,000.00	$ 200,000.00	$ -		$ 200,000.00	100%	
875	466141	Tertiary Disc Filters - Labor - 45 Tertiary Bldg	Vissering Construction	$ 15,500.00	$ 15,500.00	$ -		$ 15,500.00	100%	
876	466141	Tertiary Disc Filters - Material - 45 Tertiary Bldg	WesTech	$ 841,000.00	$ 841,000.00	$ -		$ 841,000.00	100%	
877	466656	Ultraviolet Disinfection Equipment - Labor - 47 UV Disinfection	Vissering Construction	$ 8,200.00	$ 8,200.00	$ -		$ 8,200.00	100%	
878	466656	Ultraviolet Disinfection Equipment - Mtl-47 UV Disinfection	Xylem (Wedeco)	$ 219,000.00	$ 219,000.00	$ -		$ 219,000.00	100%	
879	467633	Centrifuge Dewatering Equipment - Labor - 70 Dewatering	Vissering Construction	$ 14,000.00	$ 14,000.00	$ -		$ 14,000.00	100%	
880	467633	Centrifuge Dewatering Equip- Centrisys - Mtk - 70 Dewatering & Ops	LAI	$ 600,000.00	$ 600,000.00	$ -		$ 600,000.00	100%	
881	467633	Centrifuge Dewatering Equip-JDV - Mtl - 70 Dewatering & Ops+C19	LAI	$ 110,000.00	$ 110,000.00	$ -		$ 110,000.00	100%	
882	467633	Centrifuge Dewatering Equip-UGSI - Mtl - 70 Dewatering & Ops	LAI	$ 35,000.00	$ 35,000.00	$ -		$ 35,000.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	Item Specification Section No.	Description	Contractor / Supplier	Scheduled Value	From Previous Application (C+D)	This Period	Materials Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F) B	Balance to Finish (B - F)
883		**ALLOWANCES**								
884		Allowance #1-Solids Removal & Disposal by Land Application (Section 027750)	Vissering Construction	$ 23,000.00	$ 23,000.00	$ -		$ 23,000.00	100%	
885		Allowance #2-Solids Removal & Disposal by Landfill (Section 027750)	Vissering Construction	$ 247,500.00	$ 247,500.00	$ -		$ 247,500.00	100%	
886		Allowance #3- Filter Medial Removal & Disposal by Landfill (Section 027750)	Vissering Construction	$ 77,000.00	$ 77,000.00	$ -		$ 77,000.00	100%	
887		Allowance #4-Top of Wall Repairs (Section 030130)	Vissering Construction	$ 5,000.00	$ -	$ -		$ -		$5,000.00
888		Allowance #5-Wall Vertical Surface & Underside of Slab Repairs (Section 030130)	Vissering Construction	$ 7,500.00	$ 525.75	$ -		$ 525.75	7%	$6,974.25
889		Allowance #6-Top of Slab Surface Repairs (Section 030130)	Vissering Construction	$ 2,500.00	$ -	$ -		$ -		$2,500.00
890		Allowance #7-Crack Injection (Section 079500)	Vissering Construction	$ 5,000.00	$ -	$ -		$ -		$5,000.00
891		Allowance #8-Disposal of Blast Residue (Section 099100)	Vissering Construction	$ 10,000.00	$ -	$ -		$ -		$10,000.00
892		Allowance #9 - Laboratory Equipment (Section 115300)	Vissering Construction	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
893		Allowance #10-Office Furniture (Section 125100)	Vissering Construction	$ 50,000.00	$ 50,000.00	$ -		$ 50,000.00	100%	
894		Allowance #11-SCADA Computer Allowance (Section 260901)	Vissering Construction	$ 40,000.00	$ 25,306.10	$ -		$ 25,306.10	63%	$14,693.90
895		Allowance #12-Electric Utility Service Entrance (Section 262100)	Vissering Construction	$ 5,000.00	$ -	$ -		$ -		$5,000.00
896		Allowance #13-VoIP Phone System (Section 271000)	Vissering Construction	$ 5,000.00	$ -	$ -		$ -		$5,000.00
897		Allowance #14-Unsuitable Foundation Material for Structures & Roads (Section 312300) - See CO007	Vissering Construction	$ 18,585.00	$ -	$ -		$ -		$18,585.00
898		Allowance #15-Unsuitable Foundation Material for Utility Trenches (Section 312300)- See CO007	Vissering Construction	$ 18,585.00	$ -	$ -		$ -		$18,585.00
899		Allowance #16-Excavation & Disposal of Solid Waste Fill Material (Section 312300)	Vissering Construction	$ 5,000.00	$ -	$ -		$ -		$5,000.00
900		Allowance #17-Rock Removal for Structures & Roads (Section 312316.26)	Vissering Construction	$ 742,500.00	$ 742,500.00	$ -		$ 742,500.00	100%	
901	CO007	Unusued Cash Allowance for Unsuitable Foundation Material for Structures & Road - Allowance 14 transferred to Allw 17	Vissering Construction	$ 71,415.00	$ 71,415.00	$ -		$ 71,415.00	100%	
902	CO007	Unused Cash Allowance #15 for -Unsuitable Foundation Material for Utility Trenches - Transferred to Allow 17	Vissering Construction	$ 71,415.00	$ 71,415.00	$ -		$ 71,415.00	100%	
903		Allowance #18-Rock Removal for Utility Trenches (Section 312316.26)	Vissering Construction	$ 412,500.00	$ 163,983.55	$ -		$ 163,983.55	40%	$248,516.45
904		Allowance #19-Natural Gas Utility Service (Section 335216)	Vissering Construction	$ 15,000.00	$ 4,402.24	$ -		$ 4,402.24	29%	$10,597.76
905		**CHANGE ORDERS**								
906	CO001/17001	CPR001 - VE Items	Vissering Construction	$ (725,966.00)	$ (554,000.00)	$ -		$ (554,000.00)	76%	($171,966.00)
907	CO001/17001	CPR001 - VE Items	Connelly Electric	$ (18,611.00)	$ (3,908.31)	$ -		$ (3,908.31)	21%	($14,702.69)
908	CO001/17001	CPR001 - VE Items	Tri-State Tool & Hoist	$ (14,536.00)	$ (14,536.00)	$ -		$ (14,536.00)	100%	
909	CO001/17001	CPR001 - VE Items	RW Gate	$ (30,890.00)	$ (30,890.00)	$ -		$ (30,890.00)	100%	
910	CO001/17001	CPR001 - VE Items	GA Rich	$ (402,100.00)	$ -	$ -		$ -		($402,100.00)
911	CO001/17001	CPR001 - VE Items	Vissering Construction	$ (46,143.00)	$ -	$ -		$ -		($46,143.00)

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

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					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
912	CO001/17001	CPR001 - VE Items	CMC	$ (1,906.00)	$ -	$ -		$ -		($1,906.00)
913	CO001/17001	CPR001 - VE Items	LAI	$ (87,942.00)	$ -	$ -		$ -		($87,942.00)
914	CO001/17001	CPR001 - VE Items	RP Coatings	$ 42,697.00	$ 9,910.00	$ -		$ 9,910.00	23%	$32,787.00
915	CO001/17001	CPR001 - VE Items	WesTech	$ (18,471.00)	$ (17,106.29)	$ -		$ (17,106.29)	93%	($1,364.71)
916	CO001/17001	CPR001 - VE Items	Strescore	$ 2,600.00	$ 2,600.00	$ -		$ 2,600.00	100%	
917	CO001/17001	CPR001 - VE Items	Sterling Commerical Roofing	$ (1,270.00)	$ (1,270.00)	$ -		$ (1,270.00)	100%	
918	CO001/17001	CPR001 - VE Items	HACH	$ (35,503.00)	$ (35,503.00)	$ -		$ (35,503.00)	100%	
919	CO002/17002	Combo Vac/Jet - Labor to clean out Filter	Vissering Construction	$ 19,757.00	$ 19,757.00	$ -		$ 19,757.00	100%	
920	CO003/17003	CPR002 - Move air piping to other side of N Digester	GA Rich	$ (7,270.00)	$ -	$ -		$ -		($7,270.00)
921	CO003/17003	CPR002 - Move air piping to other side of N Digester	Vissering Construction	$ (73.00)	$ -	$ -		$ -		($73.00)
922	CO003/17004	CPR003 - Downsize yard chlorine piping	GA Rich	$ (995.00)	$ -	$ -		$ -		($995.00)
923	CO003/17004	CPR003 - Downsize yard chlorine piping	LAI	$ (2,300.00)	$ -	$ -		$ -		($2,300.00)
924	CO003/17004	CPR003 - Downsize yard chlorine piping	Vissering Construction	$ (33.00)	$ -	$ -		$ -		($33.00)
925	CO003/17005	CPR004 - Change to Telescoping Valve Material	LAI	$ (3,050.00)	$ -	$ -		$ -		($3,050.00)
926	CO003/17005	CPR004 - Change to Telescoping Valve Material	Vissering Construction	$ (31.00)	$ -	$ -		$ -		($31.00)
927	CO003/17006	CPR005 - I/O changes to RAS/MOV	Connelly Electric	$ (1,218.00)	$ (255.78)	$ -		$ (255.78)	21%	($962.22)
928	CO003/17006	CPR005 - I/O changes to RAS/MOV	Vissering Construction	$ (12.00)	$ -	$ -		$ -		($12.00)
929	CO003/17000	CPR006 - I/O changes to Centrifuge Motorized ball valves	Vissering Construction	$ -	$ -			$ -		
930	CO003/17007	CPR007 - Addtl Light Switches E70 & Operations Bldg	Connelly Electric	$ 1,130.00	$ 1,130.00	$ -		$ 1,130.00	100%	
931	CO003/17007	CPR007 - Addtl Light Switches E70 & Operations Bldg	Vissering Construction	$ 68.00	$ 68.00	$ -		$ 68.00	100%	
932	CO003/17008	CPR008 - E70 Window Trim Detail	RWS	$ 6,450.00	$ 6,450.00	$ -		$ 6,450.00	100%	
933	CO003/17008	CPR008 - E70 Window Trim Detail	Vissering Construction	$ 390.00	$ 390.00	$ -		$ 390.00	100%	
934	CO003/17009	COR003 - Reduction of Structure 77 valve vault size	GA Rich	$ (1,300.00)	$ -	$ -		$ -		($1,300.00)
935	CO003/17009	COR003 - Reduction of Structure 77 valve vault size	Vissering Construction	$ (13.00)	$ -	$ -		$ -		($13.00)
936	CO003/17010	COR004 - H-Pile removal below existing primary clarifier	Vissering Construction	$ 1,324.00	$ 1,324.00	$ -		$ 1,324.00	100%	
937	CO004/17015	CPR009 - Str 77 pipe changes w/ enclosures	GA Rich	$ (837.00)	$ -	$ -		$ -		($837.00)
938	CO004/17015	CPR009 - Str 77 pipe changes w/ enclosures	LAI	$ (505.00)	$ (505.00)	$ -		$ (505.00)	100%	
939	CO004/17015	CPR009 - Str 77 pipe changes w/ enclosures	Vissering Construction	$ (13.00)	$ -	$ -		$ -		($13.00)
940	CO004/17014	COR005 - Access control system clarifications	Connelly Electric	$ 7,236.00	$ -	$ -		$ -		$7,236.00
941	CO004/17014	COR005 - Access control system clarifications	Vissering Construction	$ 438.00	$ -	$ -		$ -		$438.00
942	CO004/17011	CPR011 - Electric Door Strike & Rev Door Schedule	Connelly Electric	$ (3,566.00)	$ (748.86)	$ -		$ (748.86)	21%	($2,817.14)
943	CO004/17011	CPR011 - Electric Door Strike & Rev Door Schedule	LaForce	$ 2,712.00	$ 2,712.00	$ -		$ 2,712.00	100%	

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944	CO004/17011	CPR011 - Electric Door Strike & Rev Door Schedule	Vissering Construction	$ 402.00	$ 402.00	$ -		$ 402.00	100%	
945	CO004/17012	CPR012 - Modify Space Str15 mains & floor doors	GA Rich	$ 12,888.00	$ 12,888.00	$ -		$ 12,888.00	100%	
946	CO004/17012	CPR012 - Modify Space Str15 mains & floor doors	Vissering Construction	$ 780.00	$ 780.00	$ -		$ 780.00	100%	
947	CO004/17016	CPR013 - PLW pit & filter control Panel relocation	Connelly Electric	$ 11,041.00	$ -	$ -		$ -		$11,041.00
948	CO004/17016	CPR013 - PLW pit & filter control Panel relocation	Wunderlich-Malec	$ 1,730.00	$ 1,730.00	$ -		$ 1,730.00	100%	
949	CO004/17016	CPR013 - PLW pit & filter control Panel relocation	Vissering Construction	$ 3,674.00	$ 3,674.00	$ -		$ 3,674.00	100%	
950	CO004/17017	CPR014 - Air Flow Switch	Vissering Construction	$ -	$ -			$ -		
951	CO004/17018	CPR015 - UV Tray	Connelly Electric	$ 1,130.00	$ 1,130.00	$ -		$ 1,130.00	100%	
952	CO004/17018	CPR015 - UV Tray	Vissering Construction	$ 4,662.00	$ 4,662.00	$ -		$ 4,662.00	100%	
953	CO004/17013	COR007 - Raise Baffle Plate	Vissering Construction	$ 1,626.00	$ 1,626.00	$ -		$ 1,626.00	100%	
954	CO005/17020	CPR018 - StrE70 Fume Hood Fan	Connelly Electric	$ 3,691.00	$ -	$ -		$ -		$3,691.00
955	CO005/17020	CPR018 - StrE70 Fume Hood Fan	Complete Mechanical Sys	$ 5,198.00	$ 5,198.00	$ -		$ 5,198.00	100%	
956	CO005/17020	CPR018 - StrE70 Fume Hood Fan	Vissering Construction	$ 538.00	$ 250.00	$ -		$ 250.00	46%	$288.00
957	CO005/17021	CPR019 Rev1 - Str47 Mud Valve Discharge	LAI	$ (6,000.00)	$ (6,000.00)	$ -		$ (6,000.00)	100%	
958	CO005/17021	CPR019 Rev1 - Str47 Mud Valve Discharge	GA Rich	$ (4,168.00)	$ -	$ -		$ -		($4,168.00)
959	CO005/17021	CPR019 Rev1 - Str47 Mud Valve Discharge	Vissering Construction	$ (713.00)	$ -	$ -		$ -		($713.00)
960	CO005/17019	CPR022 - Air Piping Replacement - Aeration Basin Distr	GA Rich	$ 9,954.00	$ 9,954.00	$ -		$ 9,954.00	100%	
961	CO005/17019	CPR022 - Air Piping Replacement - Aeration Basin Distr	Vissering Construction	$ 612.00	$ 612.00	$ -		$ 612.00	100%	
962	CO005/17018	CPR015 - UV Tray - No Longer Required	Vissering Construction	$ (4,662.00)	$ (4,662.00)	$ -		$ (4,662.00)	100%	
963	CO005/17018	CPR015 - UV Tray - No Longer Required	Connelly Electric	$ (1,130.00)	$ (1,130.00)	$ -		$ (1,130.00)	100%	
964	CO005/17022	CPR023 - Str70 - Heat Pump Drain	Complete Mechanical Sys	$ 6,084.00	$ 6,084.00	$ -		$ 6,084.00	100%	
965	CO005/17022	CPR023 - Str70 - Heat Pump Drain	Vissering Construction	$ 368.00	$ 368.00	$ -		$ 368.00	100%	
966	CO006//17023	CPR025 - Drain/Clean Sludge Final Clarifier 3 & 4	Vissering Construction	$ 37,790.00	$ 37,790.00	$ -		$ 37,790.00	100%	
967	CO006/17026	CPR028 - Drain/Clean Sludge Final Clarifier 1 & 2	Vissering Construction	$ 6,363.00	$ 6,363.00	$ -		$ 6,363.00	100%	
968	CO006/17024	CPR026 - Caulking Exterior Masonry Joints at C45	Vissering Construction	$ 3,018.00	$ 3,018.00	$ -		$ 3,018.00	100%	
969	CO006/17025	CPR027 - Apply Brick Sealer - C45	Vissering Construction	$ 9,292.00	$ 9,292.00	$ -		$ 9,292.00	100%	
970	CO006/17027	CPR027 - Remove E70 Cer Tile/Carpet-Replace Vinyl	Douglas Floor Covering	$ (20,035.00)	$ -	$ -		$ -		($20,035.00)
971	CO008/17031	CPR034 - STR60 Digester Cleaning	Vissering Construction	$ 55,757.00	$ 55,757.00	$ -		$ 55,757.00	100%	
972	CO009/17038	COR001 - VFD Enclosures	Wunderlich-Malec	$ 15,836.00	$ 15,836.00	$ -		$ 15,836.00	100%	
973	CO009/17038	COR001 - VFD Enclosures	Vissering Construction	$ 958.00	$ 958.00	$ -		$ 958.00	100%	
974	CO009/17035	CPR029 - Credit for Eliminating Digester Drain Valve	GA Rich	$ (3,467.00)	$ -	$ -		$ -		-$3,467.00
975	CO009/17028	CPR030 - Expansion Joint Fitting Structure B20	GA Rich	$ 1,359.00	$ 1,359.00	$ -		$ 1,359.00	100%	

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For (contract): **CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS**
20600 City Center Blvd, Crest Hill, IL - ATTN: JULIUS HANSEN

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

		A		B	C	D	E	F		G
					Work Completed					
Row #	**Item Specification Section No.**	**Description**	**Contractor / Supplier**	**Scheduled Value**	**From Previous Application (C+D)**	**This Period**	**Materials Stored (not in C or D)**	**Total Completed and Stored to Date (C + D + E)**	**% (F) B**	**Balance to Finish (B - F)**
976	CO009/17028	CPR030 - Expansion Joint Fitting Structure B20	LAI	$ 16,496.00	$ 16,496.00	$ -		$ 16,496.00	100%	
977	CO009/17028	CPR030 - Expansion Joint Fitting Structure B20	Vissering Construction	$ 2,746.00	$ 2,746.00	$ -		$ 2,746.00	100%	
978	CO009/17039	CPR031 - Aruba Network Switches	Connelly Electric	$ 15,405.00	$ -	$ -		$ -		$15,405.00
979	CO009/17039	CPR031 - Aruba Network Switches	Vissering Construction	$ 932.00	$ -	$ -		$ -		$932.00
980	CO009/17029	CPR032 - Dr 7017A Hardware Change - E70	Vissering Construction	$ 5,008.00	$ 5,008.00	$ -		$ 5,008.00	100%	
981	CO009/17030	CPR033 - Hazard Rating for OH Door 7005B motor	Raynor Door	$ 3,572.00	$ 3,572.00	$ -		$ 3,572.00	100%	
982	CO009/17030	CPR033 - Hazard Rating for OH Door 7005B motor	Vissering Construction	$ 216.00	$ 216.00	$ -		$ 216.00	100%	
983	CO009/17033	CPR035 - Adding Scum Beach Tipping Mechanisms	Walker Process	$ 17,775.00	$ 17,775.00	$ -		$ 17,775.00	100%	
984	CO009/17033	CPR035 - Adding Scum Beach Tipping Mechanisms	Vissering Construction	$ 21,001.00	$ 21,001.00	$ -		$ 21,001.00	100%	
985	CO009/17034	CPR036 - Temp Scum Management Box Str60 & Truck Clean	Vissering Construction	$ 17,866.00	$ 17,866.00	$ -		$ 17,866.00	100%	
986	CO009/17036	CPR037 - Relocation of StrC45 Roof Drain Piping	GA Rich	$ 6,773.00	$ 6,773.00	$ -		$ 6,773.00	100%	
987	CO009/17036	CPR037 - Relocation of StrC45 Roof Drain Piping	Vissering Construction	$ 1,701.00	$ 340.20	$ -		$ 340.20	20%	$1,360.80
988	CO009/17037	CPR038 - Temp Raising rim of MH-D-10 & Future Demo	GA Rich	$ 2,877.00	$ 2,877.00	$ -		$ 2,877.00	100%	
989	CO009/17037	CPR038 - Temp Raising rim of MH-D-10 & Future Demo	Vissering Construction	$ 174.00	$ 174.00	$ -		$ 174.00	100%	
990	CO010/17044	CPR040 - Natural Gas Piping Change	GA Rich	$ (1,930.00)	$ -	$ -		$ -		-$1,930.00
991	CO010/17040	CPR041 - RFI118 - New Sump Pump	GA Rich	$ 12,643.00	$ 12,643.00	$ -		$ 12,643.00	100%	
992	CO010/17040	CPR041 - RFI118 - New Sump Pump	Connelly Electric	$ 3,604.00	$ 3,604.00	$ -		$ 3,604.00	100%	
993	CO010/17040	CPR041 - RFI118 - New Sump Pump	Vissering Construction	$ 2,747.00	$ -	$ -		$ -		$2,747.00
994	CO010/17043	CPR042 - Washer/Dryer	GA Rich	$ 1,995.00	$ -	$ -		$ -		$1,995.00
995	CO010/17043	CPR042 - Washer/Dryer	CMS	$ 1,845.00	$ -	$ -		$ -		$1,845.00
996	CO010/1743	CPR042 - Washer/Dryer	Vissering Construction	$ 232.00	$ -	$ -		$ -		$232.00
997	CO010/17041	CPR043 - ComEd Generator	Connelly Electric	$ 52,231.00	$ 52,231.00	$ -		$ 52,231.00	100%	
998	CO010/17041	CPR043 - ComEd Generator	Vissering Construction	$ 3,160.00	$ 3,160.00	$ -		$ 3,160.00	100%	
999	CO010/17042	CPR046 - Ductbank Reroute E70	Connelly Electric	$ 30,000.00	$ -	$ -		$ -		$30,000.00
1000	CO010/17042	CPR046 - Ductbank Reroute E70	Vissering Construction	$ 1,815.00	$ -	$ -		$ -		$1,815.00
1001										
		TOTALS		**$ 49,695,708.00**	**$ 43,564,085.35**	**$ 177,724.00**	**$ -**	**$ 43,741,809.35**	**88%**	**$ 5,953,898.65**

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For (contract): **CITY OF CREST HILL**
SEWAGE TREATMENT PLANT IMPROVEMENTS

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

STORED MATERIALS LOG				Work Completed			
A			B	C	D	E	F
Item Specification Section No.	Description	Contractor / Supplier	Storage Location	In Storage from Previous Pay App	Added to Storage This Period	Removed from Storage	Total Stored to Date
	GENERAL ITEMS						
055000	Metal Fab - 30 Aeration Tanks- Mtl	VCC	Onsite	$ 36,554.00	$ -	$ -	$ 36,554.00
066114	Fiberglass Weirs, Baffles & Troughs - Material - 25 Primary Clarifiers	Midwestern Fabrications	Onsite	$ 44,270.00	$ -	$ -	$ 44,270.00
066114	Fiberglass Weirs, Baffles & Troughts - Material - 47 UV Disinfection	Midwestern Fabrications	Onsite	$ 18,695.00	$ -	$ -	$ 18,695.00
083113	Access Doors & Frames - Material - 65 Aerobic Digesters	Nystrom	Onsite	$ 3,634.00	$ -	$ -	$ 3,634.00
088100	Old Castle Glass - Material - 20 Grit Removal	RWS	RWS	$ 1,029.00	$ -	$ -	$ 1,029.00
088100	Old Castle Glass - Material - 45 Tertiary Bldg	RWS	RWS	$ 2,060.00	$ -	$ -	$ 2,060.00
088100	Old Castle Glass - Material - 70 Dewatering Bldg	RWS	RWS	$ 2,297.00	$ -	$ -	$ 2,297.00
100020	Miscellaneous Specialties - Material	Spec Ten	Onsite	$ 1,265.00	$ -	$ -	$ 1,265.00
102800	Toilet & Bath Accessories	Spec Ten	Onsite	$ 3,175.00	$ -	$ -	$ 3,175.00
104316	First Aid Kit - Material	Spec Ten	Onsite	$ 630.00	$ -	$ -	$ 630.00
104443	Fire Extinguishers, Cabinets & Accessories - Material	Spec Ten	Onsite	$ 2,830.00	$ -	$ -	$ 2,830.00
107316	Architectural Canopies - Material	Mapes Canopies	Onsite	$ 5,530.00	$ -	$ -	$ 5,530.00
115300	Lab Furniture & Equipment - Material	Bradford Systems	Onsite	$ 57,500.00	$ -	$ -	$ 57,500.00
230000	Grilles - 70 Dewatering & Ops Bldg	Complete Mechanical Sys	CMS	$ 1,140.00	$ -	$ -	$ 1,140.00
260000	CCTV	Connelly Electric	Connelly Electric	$ 17,813.25	$ -	$ -	$ 17,813.25
260000	Poles & Luminaries	Connelly Electric	Connelly Electric	$ 50,000.00	$ -	$ -	$ 50,000.00
260000	Lighting Materials - A10	Connelly Electric	Connelly Electric	$ 50,000.00	$ -	$ -	$ 50,000.00
260000	Lighting Materials - 16	Connelly Electric	Connelly Electric	$ 5,000.00	$ -	$ -	$ 5,000.00
260000	Lighting Materials - B20	Connelly Electric	Connelly Electric	$ 10,000.00	$ -	$ -	$ 10,000.00
260000	Switchgear Materials - B20	Connelly Electric	Connelly Electric	$ 19,592.77	$ -	$ -	$ 19,592.77
260000	Fire Alarm Material - B20	Connelly Electric	Connelly Electric	$ 15,000.00	$ -	$ -	$ 15,000.00
260000	Lighting Materials - 25	Connelly Electric	Connelly Electric	$ 15,000.00	$ -	$ -	$ 15,000.00
260000	Lighting Materials - 30	Connelly Electric	Connelly Electric	$ 25,000.00	$ -	$ -	$ 25,000.00
260000	Lighting Materials - 40	Connelly Electric	Connelly Electric	$ 15,000.00	$ -	$ -	$ 15,000.00
260000	Lighting Materials - C45	Connelly Electric	Connelly Electric	$ 30,000.00	$ -	$ -	$ 30,000.00
260000	Power Devices - C45	Connelly Electric	Connelly Electric	$ 5,000.00	$ -	$ -	$ 5,000.00
260000	Lighting Materials - 47	Connelly Electric	Connelly Electric	$ 5,000.00	$ -	$ -	$ 5,000.00
260000	Lighting Materials - 60	Connelly Electric	Connelly Electric	$ 10,000.00	$ -	$ -	$ 10,000.00
260000	Lighting Materials - Str65	Connelly Electric	Connelly Electric	$ 10,000.00	$ -	$ -	$ 10,000.00
260000	Lighting Materials - E70	Connelly Electric	Connelly Electric	$ 20,000.00	$ -	$ -	$ 20,000.00
260000	Power Devices - E70	Connelly Electric	Connelly Electric	$ 15,000.00	$ -	$ -	$ 15,000.00
260000	Lighting Materials - Str75	Connelly Electric	Connelly Electric	$ 3,000.00	$ -	$ -	$ 3,000.00
323111	Fence Gate Operator & Chain Link Fence	Peerless Fence	Peerless Fence	$ 9,162.69	$ -	$ -	$ 9,162.69

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For (contract): **CITY OF CREST HILL**
SEWAGE TREATMENT PLANT IMPROVEMENTS

Application Number: **40**

Application Period: **04.01.2026-04.30.2026**

Application Date: **04.30.2026**

STORED MATERIALS LOG				Work Completed			
A			B	C	D	E	F
Item Specification Section No.	**Description**	**Contractor / Supplier**	**Storage Location**	**In Storage from Previous Pay App**	**Added to Storage This Period**	**Removed from Storage**	**Total Stored to Date**
344323	Weather Observation Equipment - Material	Vissering Construction	Onsite	$ 1,580.00	$ -	$ -	$ 1,580.00
344324	Airfield Wind Cones	Hali-Brite	Onsite	$ 7,250.00	$ -	$ -	$ 7,250.00
400557	Telescoping Valves	LAI	Onsite	$ 23,000.00	$ -	$ -	$ 23,000.00
400557	Valves/Actuators- Mtl - 30 Aeration Tanks	LAI	Onsite	$ 447,831.10	$ -	$ -	$ 447,831.10
400557	Valves/Actuators - Mtl - Str40	LAI	Onsite	$ 25,164.44	$ -	$ -	$ 25,164.44
400557	Valves/Actuators - Mtl-Str47	LAI	Onsite	$ 26,488.44	$ -	$ -	$ 26,488.44
400557	Valves/Actuators - Mtl - Str 65	LAI	Onsite	$ 125,490.17	$ -	$ -	$ 125,490.17
400559.20	Sluice Gates - Bldg 30	RW Gate	Onsite	$ 103,121.00	$ -	$ -	$ 103,121.00
40059.23	Slide Gates - Bldg 30	RW Gate	Onsite	$ 161,251.00	$ -	$ -	$ 161,251.00
407000	Flow Transmitter - Radar, Flume	Wunderlich-Malec	WM	$ 4,350.00	$ -	$ -	$ 4,350.00
407000	Flow Transmitter - Magnetic	Wunderlich-Malec	WM	$ 30,300.00	$ -	$ -	$ 30,300.00
407000	Flow Switch	Wunderlich-Malec	WM	$ 2,000.00	$ -	$ -	$ 2,000.00
407000	Level Transmitter - Radar	Wunderlich-Malec	WM	$ 22,000.00	$ -	$ -	$ 22,000.00
407000	Level Switch - Float	Wunderlich-Malec	WM	$ 2,350.00	$ -	$ -	$ 2,350.00
407000	Pressure Transmitter	Wunderlich-Malec	WM	$ 14,600.00	$ -	$ -	$ 14,600.00
407000	Combination Gas Monitor	Wunderlich-Malec	WM	$ 19,500.00	$ -	$ -	$ 19,500.00
407000	Ventilation Monitoring System	Wunderlich-Malec	WM	$ 9,700.00	$ -	$ -	$ 9,700.00
407000	Chemical Tank Fill - D50 Blower Bldg	Wunderlich-Malec	WM	$ 3,300.00	$ -	$ -	$ 3,300.00
407000	Analytical Transmitter - ORP	Wunderlich-Malec	WM	$ 29,400.00	$ -	$ -	$ 29,400.00
40700	Materials (Hardware/Software) for SCADA	Wunderlich-Malec	WM	$ 51,750.00	$ -	$ -	$ 51,750.00
412223	Hoist & Trolley - Material - 20 Grit Removal Facilities	Tri-State	Onsite	$ 12,299.28	$ -	$ -	$ 12,299.28
412223	Hoists & Trolley - Material - 70 Dewatering & Ops	Tri-State		$ 17,545.68	$ -	$ -	$ 17,545.68
412223	Davit Cranes - Material - 30 Aeration Tanks	Tri-State	Onsite	$ 17,922.96	$ -	$ -	$ 17,922.96
412223	Davit Cranes - Material - 40 a & b Final Clarifiers	Tri-State	Onsite	$ 16,480.08	$ -	$ -	$ 16,480.08
415000	Tote Containment System - Material - 45 Tertiary Bldg	Spec Ten	Onsite	$ 3,330.00	$ -	$ -	$ 3,330.00
464123	Submersible Mixers (Anoxic Zone A1,2) - 30 Aeration Tank-SUPPORTS	Xylem(Flygt)	Onsite	$ 64,089.69	$ -	$ -	$ 64,089.69
464123	Submersible Mixers (Nitrate Recycle 1,2) - 30 Aeration Tank-SUPPORTS	Xylem(Flygt)	Onsite	$ 67,237.35	$ -	$ -	$ 67,237.35
464123	Submersible Mixers (Anaerobic 1,2) - 30 Aeration Tank-SUPPORTS	Xylem(Flygt)	Onsite	$ 54,793.32	$ -	$ -	$ 54,793.32
464123	Submersible Mixers (Anoxic Zone 3,4) - 30 Aeration Tank-SUPPORTS	Xylem(Flygt)	Onsite	$ 62,391.14	$ -	$ -	$ 62,391.14
466656	Ultraviolet Disinfection Equipment - Mtl 47 UV Disinfection	Xylem (Wedeco)	Onsite	$ 219,000.00	$ -		$ 219,000.00
Totals			**$ -**	**$ 2,155,693.36**	**$ -**	**$ -**	**$ 2,155,693.36**

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PARTIAL WAIVER OF LIEN

State of Illinois
COUNTY OF WILL

TO ALL WHOM IT MAY CONCERN:

Whereas the undersigned **VISSERING CONSTRUCTION COMPANY**

Has been employed by **CITY OF CREST HILL, IL**

to furnish **labor, material and equipment**

for the Project known as
CITY OF CREST HILL - WEST SEWAGE TREATMENT PLANT IMPROVEMENTS

City of **CREST HILL** County of **WILL** State of **ILLINOIS**

NOW, THEREFORE, KNOW YE, That

VISSERING CONSTRUCTION COMPANY

the undersigned for and in consideration of the sum of: $177,724.00

ONE HUNDRED SEVENTY-SEVEN THOUSAND SEVEN HUNDRED TWENTY-FOUR DOLLARS & 00/100

and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim or right to lien on said above described building and premises under the Statues of the State of Illinois relating to Mechanic' Liens, on account of labor or materials, or both, furnished or which may be furnished by the undersigned to or on account of the said Vissering Construction Company for said building premises

Subscribed and sworn to before me this 28th day of April 2026

Taylor Hoskins, Notary Public

OFFICIAL SEAL
TAYLOR ALEXIS HOSKINS
Notary Public, State of Illinois
Commission No. 987356
My Commission Expires February 21, 2028

American Iron and Steel (AIS) Qualifying and De Minimus Materials List

Note: This form must be updated and submitted with every pay estimate.

DEMINIMIS COSTING WORKSHEET

Project Name:	West Sewagre Treatment Plant Improvements - City of Crest Hill, IL
Contract Name/# (if more than one)	
Contractor (Company Name):	Vissering Construction
Representative:	Tony Marzetta
Date:	12/31/2025
Total Cost of All Materials (or Estimated Value at 50% of the Installed Bid Price):	
Allowable Total De Minimus Costs (5% of all materials)	$0.00
Total Cost of all De Minimus Items	$28,051.00
Remaining Amount Allowed for Future De Minimus Items	-$28,051.00

Note 1: No single De Minimus item can be more than 1% of the total material cost. $0.00

No.	Detailed Description and Manufacturer or Local Source of De Minimus Material	Quantity	Cost Per Item	Total Item Cost
1	102113.13 - Metal Toilet Compartments	1 unit	$3,090.00	$3,090.00
2	102800 - Toilet & Bath Accessories	1 unit	$3,175.00	$3,175.00
3	221319 - Sanitary Drains	1 unit	$14,786.00	$14,786.00
4	092216 - Ceiling Grid	1 unit	$7,000	$7,000
5	400500 - Mechanical Seals	1 unit	$6,500	$6,500
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19				

American Iron and Steel (AIS) Qualifying and De Minimus Materials List

Note: This form must be updated and submitted with every pay estimate.

No.	Detailed Description and Manufacturer or Local Source of De Minimus Material	Quantity	Cost Per Item	Total Item Cost
20				
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Illinois Works Apprenticeship Initiative Periodic Grantee Report

Please provide information in this chart for the entire project if the apprenticeship goal applies to the entire project.

Provide information for only thestate contribution if the apprenticeship goal applies only to state appropriated capital funds. **APRIL 2025**

Prevailing Wage Classification	Total Hours for Classification in Reporting Period	Total Apprenticeship Hours for Classification in Reporting Period	% of Apprenticeship Hours	Total Hours for Classification YTD	Total Apprenticeship House YTD	% of Apprenticeship Hours YTD	If no apprenticeship hours recorded, explain.
BRICKLAYER	0.00	0.00	0.00%	5,667.00	1,382.00	24.39%	
CARPENTER	0.00	0.00	0.00%	16,415.75	5,102.75	31.08%	
CEMENT FINISHER/MASON	0.00	0.00	0.00%	4,684.00	1,193.50	25.48%	
CERAMIC TILE INSTALLERS	0.00	0.00	0.00%	0.00	0.00	0.00%	
ELECTRICIAN	2,911.00	1,137.50	39.08%	27,847.50	7,573.25	27.20%	
FIRE SPRINKLER FITTERS	0.00	0.00	0.00%	142.00	40.00	28.17%	
GLAZIER	0.00	0.00	0.00%	96.00	8.00	8.33%	
IRONWORKER	0.00	0.00	0.00%	8,282.50	833.00	10.06%	
LABORER	27.00	0.00	0.00%	17,260.00	383.50	2.22%	
MILLWRIGHT	24.00	8.00	33.33%	833.00	362.00	43.46%	
OPERATOR	8.50	8.50	100.00%	10,036.50	3,214.50	32.03%	
PAINTER	32.00	16.00	50.00%	2,896.00	609.00	21.03%	
PIPEFITTER/STEAMFITTER	38.50	30.50	79.22%	4,278.50	2,016.50	47.13%	
PLUMBER	103.00	0.00	0.00%	9,299.00	1,664.00	17.89%	
ROOFING	0.00	0.00	0.00%	1,072.00	257.50	24.02%	
SHEET METAL	7.50	0.00	0.00%	1,070.50	163.50	15.27%	
RESULTS	**3,151.50**	**1200.50**	**38.09%**	**110,031.25**	**24,803.00**	**22.54%**	

Agenda Memo

Crest Hill, IL

Date:	5/4/2026
Submitter:	Gary Richardson Director of Public Works
Department:	Public Works
Agenda Item:	Approval of Pay Request #40 from Vissering Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of $177,742.00.

Summary:

Strand Engineering and Staff have reviewed the attached pay request from Vissering Construction Inc for the West Plant Expansion Project and are asking the council to approve this along with the invoice in the list of bills. Vissering's pay request #40 is $177,724.00 for work performed between April 1 and April 30, 2026. Once the City receives the disbursement check from the IEPA the City will release the check to Vissering.

Recommended Council Action:

Approval of Pay Request #40 from Vissering Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of $177,724.00

Financial Impact:

See attached memo and application for payment from Strand Engineering.

Attachments:

Memo and application for payment from Strand Engineering Pay Request #40.

Report Criteria:
Detail report type printed
[Report].Check Issue Date = 04/25/2026,05/05/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
25	Aerzen USA	SEPI-26-002	FILTER ELEMENTS	04/13/2026	967.73	967.73	26309	05/05/2026	426	07085420
Total 25:					967.73	967.73				
26	Aflac	728114 April	AFLAC 04-2026	04/27/2026	2,619.70	2,619.70	26310	05/05/2026	426	01002439
Total 26:					2,619.70	2,619.70				
45	Allied Nurser	04/21/26	PULVERIZED DIRT	04/21/2026	564.00	564.00	26312	05/05/2026	426	01035400
Total 45:					564.00	564.00				
46	Republic Ser	0721-008819	APR 2026 MONTHLY S	04/20/2026	121,004.86	121,004.86	26369	05/05/2026	426	80005300
Total 46:					121,004.86	121,004.86				
82	Vestis	6030512625	UNIFORMS FOR STP	04/15/2026	25.12	25.12	26390	05/05/2026	426	07075344
		6030512625	UNIFORMS FOR WATE	04/15/2026	13.79	13.79	26390	05/05/2026	426	07065344
		6030512627	UNIFORMS FOR FLEE	04/15/2026	15.56	15.56	26390	05/05/2026	426	01035344
		6030512627	UNIFORMS FOR STRE	04/15/2026	57.42	57.42	26390	05/05/2026	426	01035344
		6030512627	MATS FOR PUBLIC WO	04/15/2026	29.17	29.17	26390	05/05/2026	426	01035300
		6030512627	UNIFORMS FOR BUILD	04/15/2026	9.18	9.18	26390	05/05/2026	426	01045344
		6030512627	UNIFORMS FOR STP	04/15/2026	13.24	13.24	26390	05/05/2026	426	07075344
		6030514699	UNIFORMS FOR STP	04/22/2026	25.12	25.12	26390	05/05/2026	426	07075344
		6030514699	UNIFORMS FOR WATE	04/22/2026	13.79	13.79	26390	05/05/2026	426	07065344
		6030514701	UNIFORMS FOR FLEE	04/22/2026	15.56	15.56	26390	05/05/2026	426	01035344
		6030514701	UNIFORMS FOR STRE	04/22/2026	57.42	57.42	26390	05/05/2026	426	01035344
		6030514701	MATS FOR PUBLIC WO	04/22/2026	29.17	29.17	26390	05/05/2026	426	01035300
		6030514701	UNIFORMS FOR BUILD	04/22/2026	9.18	9.18	26390	05/05/2026	426	01045344
		6030514701	UNIFORMS FOR STP	04/22/2026	12.90	12.90	26390	05/05/2026	426	07075344
Total 82:					326.62	326.62				
102	AT&T 831-00	6830494116	FIBER NETWORK PW	04/19/2026	2,503.11	2,503.11	26314	05/05/2026	426	01105350
Total 102:					2,503.11	2,503.11				
103	AT&T 831-00	7897874119	INTERNET & PHONE S	04/19/2026	175.92	175.92	26315	05/05/2026	426	07065350
Total 103:					175.92	175.92				
187	Christopher	209498	DESIGN-CATON FARM	04/08/2026	10,337.50	10,337.50	26318	05/05/2026	426	05005330
		209499	THEODORE RETAININ	04/08/2026	4,245.00	4,245.00	26318	05/05/2026	426	13005330
		209500	BIKE PATH STUDY	04/08/2026	3,822.50	3,822.50	26318	05/05/2026	426	01035330
		209501	DESIGN SERVICES FO	04/08/2026	19,615.00	19,615.00	26318	05/05/2026	426	12007602
		209502	2026 STREET PROGR	04/08/2026	9,032.50	9,032.50	26318	05/05/2026	426	13005330
		209503	KNAPP AT THEODORE	04/08/2026	2,745.00	2,745.00	26318	05/05/2026	426	01035330
		209504	KELLY AND CORA RET	04/08/2026	1,075.00	1,075.00	26318	05/05/2026	426	13007640
		209505	HILLCREST WATER M	04/08/2026	28,400.00	28,400.00	26318	05/05/2026	426	12007620
Total 187:					79,272.50	79,272.50				
327	ComEd 2395	March 2026	5129821222	04/08/2026	49.30	49.30	26320	05/05/2026	426	07075353

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		March 2026	2240345000	04/08/2026	209.23	209.23	26320	05/05/2026	426	07075353
Total 327:					258.53	258.53				
401	Matthew Dal	Clothing Allo	FY 26 CLOTHING REIM	04/07/2026	166.82	166.82	26354	05/05/2026	426	01074107
		Clothing Allo	FY 26 CLOTHING REIM	04/14/2026	383.18	383.18	26354	05/05/2026	426	01074107
Total 401:					550.00	550.00				
451	Dynegy 1266	March 2026	WELL #4 ELECTRIC	04/10/2026	2,136.68	2,136.68	26333	05/05/2026	426	07065353
Total 451:					2,136.68	2,136.68				
452	Dynegy 6760	March 2026	EAST PLANT ELECTRI	04/10/2026	6,405.55	6,405.55	26336	05/05/2026	426	07085353
Total 452:					6,405.55	6,405.55				
454	Dynegy 0817	March 2026	WELL 11 ELECTRIC	04/10/2026	1,863.51	1,863.51	26331	05/05/2026	426	07065353
Total 454:					1,863.51	1,863.51				
455	Dynegy 0098	March 2026	WELL 10 ELECTRIC	04/10/2026	894.93	894.93	26329	05/05/2026	426	07065353
Total 455:					894.93	894.93				
457	Dynegy 6385	March 2026	WELL 9 & 12 ELECTRI	04/10/2026	2,087.27	2,087.27	26335	05/05/2026	426	07065353
Total 457:					2,087.27	2,087.27				
458	Dynegy 0906	March 2026	WELL #7 ELECTRIC	04/10/2026	1,579.18	1,579.18	26332	05/05/2026	426	07065353
Total 458:					1,579.18	1,579.18				
459	Dynegy 1656	March 2026	WELL #8 ELECTRIC	04/10/2026	746.12	746.12	26334	05/05/2026	426	07065353
Total 459:					746.12	746.12				
461	Dynegy 0425	March 2026	WELL 1 ELECTRIC	04/10/2026	1,680.85	1,680.85	26330	05/05/2026	426	07065353
Total 461:					1,680.85	1,680.85				
479	Elliott Electric	32914	INSTALLED NEW EATO	04/15/2026	8,990.00	8,990.00	26337	05/05/2026	426	07085366
Total 479:					8,990.00	8,990.00				
605	Gordon Flesc	IN15577681	GORDON FLESCH MO	04/20/2026	237.62	237.62	26341	05/05/2026	426	01165300
Total 605:					237.62	237.62				
610	Grainger	9876864035	RESPIRATOR MASK	04/13/2026	264.34	264.34	26342	05/05/2026	426	07075402
Total 610:					264.34	264.34				
640	Hawkins Inc	7391587	SULFUR DIOXIDE & C	04/15/2026	190.00	190.00	26344	05/05/2026	426	07065421
		7391587	SULFUR DIOXIDE & C	04/15/2026	190.00	190.00	26344	05/05/2026	426	07085421
		7398134	WATER CHEMICALS	04/20/2026	4,128.86	4,128.86	26344	05/05/2026	426	07065421
		7399428	WATER MAINTENANC	04/21/2026	7,029.43	7,029.43	26344	05/05/2026	426	07065361

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 640:					11,538.29	11,538.29				
644	Core & Main	Y832669	SENSUS ANNUAL FEE	04/09/2026	25,906.00	25,906.00	26325	05/05/2026	426	07095470
Total 644:					25,906.00	25,906.00				
664	Highland Plu	17904	FURNISHED LABOR A	04/16/2026	770.00	770.00	26345	05/05/2026	426	01045360
		17911	FURNISHED LABOR A	04/17/2026	385.00	385.00	26345	05/05/2026	426	01045360
		17924	FURNISHED LABOR A	04/27/2026	385.00	385.00	26345	05/05/2026	426	01045360
Total 664:					1,540.00	1,540.00				
750	Illinois Phleb	2690	PHLEBOTOMY SERVIC	04/20/2026	425.00	425.00	26347	05/05/2026	426	01025310
Total 750:					425.00	425.00				
820	Joliet Townsh	Animal Contr	ANIMAL CONTROL SE	04/14/2026	1,250.00	1,250.00	26349	05/05/2026	426	01025300
Total 820:					1,250.00	1,250.00				
826	JP Morgan C	APWA Tax Cl	NPWW POSTERS	04/07/2026	42.00	42.00	473	04/25/2026	326	01035400
		Chewy 04/02	K9 EXPENSE	04/02/2026	96.09	96.09	473	04/25/2026	326	01025346
		Comcast 025	COMCAST WEST PLA	03/12/2026	389.83	389.83	473	04/25/2026	326	07085301
		Comcast 055	INTERNET SVC	04/09/2026	254.33	254.33	473	04/25/2026	326	01065350
		Comcast 060	COMCAST WELL #10	03/21/2026	250.17	250.17	473	04/25/2026	326	07065301
		Dunkin Donut	QUARTERLY DIRECTO	03/27/2026	46.18	46.18	473	04/25/2026	326	01105300
		IACP 2026	IACP CONFERENCE-C	04/10/2026	500.00	500.00	473	04/25/2026	326	01025341
		IAMMA Conf	ACA/HR TRAINING IAM	03/25/2026	75.00	75.00	473	04/25/2026	326	01105341
		IPass Replen	FLEET- IPASS REPLEN	03/12/2026	20.00	20.00	473	04/25/2026	326	01075400
		Microsoft G1	MICROSOFT 365 LICE	03/13/2026	15.00	15.00	473	04/25/2026	326	01065400
		Microsoft G1	OFFCE 365 120	04/21/2026	51.78	51.78	473	04/25/2026	326	07065301
		Microsoft G1	EXCHANGE LIC 1	04/10/2026	8.40	8.40	473	04/25/2026	326	01065301
		Potsolve April	POTSOLVE	04/16/2026	210.12	210.12	473	04/25/2026	326	01065301
		Sams Club 0	COOKIES & JUICE BO	03/26/2026	231.38	231.38	473	04/25/2026	326	01108001
		Shell 03/11/2	CLARK-TRAVEL EXPE	03/11/2026	39.90	39.90	473	04/25/2026	326	01025342
		SP America 2	FLAGS	03/24/2026	159.95	159.95	473	04/25/2026	326	01045400
		Stalking Univ	JULIE TRAINING	04/07/2026	100.00	100.00	473	04/25/2026	326	01035318
		Universal Re	HOTEL RESERVATION	04/10/2026	1,433.27	1,433.27	473	04/25/2026	326	01025342
		Walmart 03/2	BUBBLES MACHINE	03/27/2026	13.00	13.00	473	04/25/2026	326	01108001
Total 826:					3,936.40	3,936.40				
956	McMaster Ca	63847008	FLEET- EXHAUST MUF	04/23/2026	135.46	135.46	26355	05/05/2026	426	01075400
		63901558	FLEET- THREADED RO	04/24/2026	90.36	90.36	26355	05/05/2026	426	01075400
		CM#6386295	FLEET- *CREDIT THRE	04/24/2026	94.91-	94.91-	26355	05/05/2026	426	01075400
Total 956:					130.91	130.91				
973	Microbac Lab	C26002023	SEMI-ANNUAL EFFLUE	04/02/2026	1,729.75	1,729.75	26357	05/05/2026	426	07085306
		C26002024	SEMI-ANNUAL EFFLUE	04/02/2026	1,606.75	1,606.75	26357	05/05/2026	426	07085306
		C26002038	QUARTERLY LAND AP	04/03/2026	544.75	544.75	26357	05/05/2026	426	07085306
		C26002047	QUARTERLY LAND AP	04/03/2026	667.75	667.75	26357	05/05/2026	426	07085306
		C26002373	BIOMONITORING EAS	04/20/2026	1,723.00	1,723.00	26357	05/05/2026	426	07085306
Total 973:					6,272.00	6,272.00				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1003	Factory Moto	50-6694400	FLEET- MERCON LF F	04/14/2026	383.76	383.76	26339	05/05/2026	426	01075410
		50-6694498	FLEET- 1234YF REFRI	04/14/2026	924.99	924.99	26339	05/05/2026	426	01075410
		53-514880	FLEET- R134 REFRIGE	04/14/2026	275.01	275.01	26339	05/05/2026	426	01075410
		53-514880	FLEET- R134 REFRIGE	04/14/2026	4.98	4.98	26339	05/05/2026	426	01075410
Total 1003:					1,588.74	1,588.74				
1017	DACRA Adju	2026-03-040	DACRA MONTHLY SER	03/31/2026	1,250.00	1,250.00	26327	05/05/2026	426	01025300
		2026-03-040	DACRA MONTHLY SER	03/31/2026	1,250.00	1,250.00	26327	05/05/2026	426	01165300
Total 1017:					2,500.00	2,500.00				
1036	Conserv FS	6449277	GRASS SEED	04/15/2026	365.00	365.00	26324	05/05/2026	426	01035400
Total 1036:					365.00	365.00				
1058	Nicor 94-96-3	March 2026	WSTP NICOR GAS	04/08/2026	733.28	733.28	26362	05/05/2026	426	07085350
Total 1058:					733.28	733.28				
1059	Nicor 39-52-5	March 2026	WELL #10 NICOR	04/08/2026	70.69	70.69	26361	05/05/2026	426	07065350
Total 1059:					70.69	70.69				
1082	Justin OBrien	Meal Reimbu	MEAL REIMBURSEME	04/17/2026	15.00	15.00	26350	05/05/2026	426	01025343
Total 1082:					15.00	15.00				
1102	Ottosen DiNo	21136	LABOR / PERSONNEL	03/31/2026	702.00	702.00	26363	05/05/2026	426	01105302
Total 1102:					702.00	702.00				
1109	Palmer Hous	023153	FLOWERS FOR KIM LI	04/17/2026	84.95	84.95	26364	05/05/2026	426	01015381
Total 1109:					84.95	84.95				
1164	Pomp's Tire	411219659	FLEET- UNIT #32 TIRE	04/20/2026	802.80	802.80	26365	05/05/2026	426	01075400
Total 1164:					802.80	802.80				
1169	USSI Rentals	7005535-IN	FLEET- UNIT # 281 SAF	04/21/2026	595.00	595.00	26387	05/05/2026	426	01075300
		7005536-IN	FLEET- UNIT #35 SAFE	04/21/2026	595.00	595.00	26387	05/05/2026	426	01075300
Total 1169:					1,190.00	1,190.00				
1174	PreCise MR	IN200-20123	FLEET- PUBLIC WORK	04/22/2026	486.00	486.00	26366	05/05/2026	426	01035300
Total 1174:					486.00	486.00				
1196	R&R Septic	26-0981	PUMP TRUCK TO MOV	04/21/2026	750.00	750.00	26368	05/05/2026	426	07085373
Total 1196:					750.00	750.00				
1237	Robinson En	26040070	2025 SANITARY SEWE	04/10/2026	1,781.50	1,781.50	26370	05/05/2026	426	07075330
		26040148	ENGINEERING FOR Q	04/13/2026	190.00	190.00	26370	05/05/2026	426	01165300
		26040166	RICH FOODS - PRETR	04/13/2026	391.75	391.75	26370	05/05/2026	426	07075330
		26040170	WASTEWATER PRETR	04/14/2026	560.75	560.75	26370	05/05/2026	426	07075330

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		26040171	MISC ENGINEERING S	04/14/2026	6,836.25	6,836.25	26370	05/05/2026	426	01035330
Total 1237:					9,760.25	9,760.25				
1302	Shorewood H	01-512067	FLEET- MOWER OIL	04/24/2026	792.96	792.96	26373	05/05/2026	426	01075410
		01-512069	FLEET- CHAINSAW CH	04/24/2026	350.87	350.87	26373	05/05/2026	426	01075400
Total 1302:					1,143.83	1,143.83				
1336	Spesia & Tayl	825227 GPW	GPWC/LAKE MICHIGA	04/21/2026	1,870.50	1,870.50	26376	05/05/2026	426	07065332
		825228 Math	LEGAL FEES FOR MAT	04/21/2026	451.50	451.50	26376	05/05/2026	426	01165300
Total 1336:					2,322.00	2,322.00				
1366	Stewart Spre	4718	TRANSFER OF LIQUID	04/11/2026	4,194.12	4,194.12	26377	05/05/2026	426	07085373
Total 1366:					4,194.12	4,194.12				
1373	Strand Assoc	0237580	WELLHOUSE GENERA	04/13/2026	3,034.36	3,034.36	26378	05/05/2026	426	07065330
		0238042	CCT DEMONSTRATIVE	04/13/2026	864.91	864.91	26378	05/05/2026	426	07065331
		0238043	EAST AND WEST REC	04/13/2026	11,000.00	11,000.00	26378	05/05/2026	426	12007602
		0238047	CE FOR CIPP PHASE 1	04/13/2026	9,253.53	9,253.53	26378	05/05/2026	426	12007620
		0238050	CE SERVICES CIPP W	04/13/2026	7,000.86	7,000.86	26378	05/05/2026	426	12007620
		0238051	CATON FARM WM EXT	04/13/2026	14,078.33	14,078.33	26378	05/05/2026	426	12007620
		0238052	CHEMICAL FEED UPG	04/13/2026	865.95	865.95	26378	05/05/2026	426	12007620
		0238053	PHAS RFP PREPARATI	04/13/2026	1,758.83	1,758.83	26378	05/05/2026	426	07065330
		0238054	BROADWAY WM SERV	04/13/2026	5,917.47	5,917.47	26378	05/05/2026	426	07065330
		0238115	ON-CALL WTER ENGIN	04/13/2026	567.28	567.28	26378	05/05/2026	426	07065330
Total 1373:					54,341.52	54,341.52				
1425	Third Millenni	34364	COCH UTILITY BILL RE	04/24/2026	449.51	449.51	26381	05/05/2026	426	07095321
Total 1425:					449.51	449.51				
1432	Ron Tirapelli	673561	FLEET- UNIT #921 CO	03/31/2026	133.96	133.96	26371	05/05/2026	426	01075400
		674025	FLEET- OIL PRESSUR	04/10/2026	44.26	44.26	26371	05/05/2026	426	01075400
Total 1432:					178.22	178.22				
1502	Underground	079497	VALVE BOXES AND SU	04/14/2026	3,553.00	3,553.00	26383	05/05/2026	426	07065470
Total 1502:					3,553.00	3,553.00				
1503	Uni-Max Man	5747	JANITORAL SERVICES	04/16/2026	3,660.00	3,660.00	26384	05/05/2026	426	01045300
		5775	WINDOW CLEANING C	04/23/2026	800.00	800.00	26384	05/05/2026	426	01045300
Total 1503:					4,460.00	4,460.00				
1515	Unlimited Gr	128089	UPDATED ZONING BO	04/16/2026	469.64	469.64	26385	05/05/2026	426	01165324
Total 1515:					469.64	469.64				
1521	USABlueBoo	INV0101897	JULIES SUPPLIES	04/14/2026	150.27	150.27	26386	05/05/2026	426	01035318
		INV0102722	STP LAB SUPPLIES	04/22/2026	3,304.48	3,304.48	26386	05/05/2026	426	07085420
		INV0102781	ALGAE BRUSH	04/23/2026	266.70	266.70	26386	05/05/2026	426	07085420

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1521:					3,721.45	3,721.45				
1529	Utility Service	646727	FILTER SERVICES PE	04/09/2026	4,068.00	4,068.00	26388	05/05/2026	426	07065362
		646728	FILTER SERVICES PE	04/09/2026	6,780.00	6,780.00	26388	05/05/2026	426	07065362
Total 1529:					10,848.00	10,848.00				
1589	Wescom	20260507	WESCOM DISPATCH S	04/17/2026	30,128.75	30,128.75	26391	05/05/2026	426	01025307
Total 1589:					30,128.75	30,128.75				
1606	Will County F	CrestHill2026	2026 WARRANT SERIV	04/13/2026	4,952.88	4,952.88	26392	05/05/2026	426	01025300
Total 1606:					4,952.88	4,952.88				
1629	Work Zone S	69969	STREET SIGNS	04/18/2026	94.00	94.00	26394	05/05/2026	426	01035400
Total 1629:					94.00	94.00				
1860	Ron Wiedem	Travel Reimb	WATERCON2026- FOO	04/15/2026	241.60	241.60	26372	05/05/2026	426	07065341
Total 1860:					241.60	241.60				
1879	Nicor 24-47-6	March 2026	NICOR MONTHLY STAT	04/08/2026	530.41	530.41	26360	05/05/2026	426	01105350
Total 1879:					530.41	530.41				
1880	Nicor 17-28-8	March 2026	POLICE DEPARTMENT	04/08/2026	652.49	652.49	26359	05/05/2026	426	01105350
Total 1880:					652.49	652.49				
1914	AT&T 831-00	2391783113	ETHERNET NETWORK	04/07/2026	1,338.52	1,338.52	26316	05/05/2026	426	01065350
Total 1914:					1,338.52	1,338.52				
1924	V3 Companie	10326616	INNERCIRCLE WATER	04/08/2026	12,591.74	12,591.74	26389	05/05/2026	426	12007620
		10426054	OAKLAND AVE-PHASE	04/15/2026	8,405.01	8,405.01	26389	05/05/2026	426	12007620
		10426055	INNERCIRCLE WATER	04/15/2026	1,652.48	1,652.48	26389	05/05/2026	426	12007602
		10426056	DIVISION PROFESSIO	04/15/2026	3,459.71	3,459.71	26389	05/05/2026	426	35005330
Total 1924:					26,108.94	26,108.94				
1950	Pure Water P	2410216	WATER FOR ELROSE	03/13/2026	65.00	65.00	26367	05/05/2026	426	01045401
		2410216	PAPER STATEMENT F	03/13/2026	3.00	3.00	26367	05/05/2026	426	01035401
		2430784	WATER FOR WEST PL	03/29/2026	47.50	47.50	26367	05/05/2026	426	07075401
		2430784	WATER FOR PW	03/29/2026	65.00	65.00	26367	05/05/2026	426	01035401
		2460781	WATER FOR STP	04/25/2026	65.00	65.00	26367	05/05/2026	426	07075401
Total 1950:					245.50	245.50				
1953	Amazon Capi	19RD-MT7G-	TABS FOR BUDGET BI	04/15/2026	60.24	60.24	26313	05/05/2026	426	01105401
		1C6H-TG36-	JULIE SPRAY PAINT	04/24/2026	183.27	183.27	26313	05/05/2026	426	01035318
		1FK4-P3KR-	FOLDERS AND FRAME	04/20/2026	36.87	36.87	26313	05/05/2026	426	01025401
		1K93-YVLF-3	FLEET- BENCH GRIND	04/17/2026	626.28	626.28	26313	05/05/2026	426	01075400
		1KNR-994P-	128GB FLASH DRIVES	04/15/2026	54.99	54.99	26313	05/05/2026	426	01027500
		1KNR-994P-	TONER	04/15/2026	40.84	40.84	26313	05/05/2026	426	07065401

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		1KNR-994P-	ZIPLOC BAGS	04/15/2026	4.99	4.99	26313	05/05/2026	426	07065401
		1KNR-994P-	TIME CARDS	04/15/2026	29.90	29.90	26313	05/05/2026	426	07065401
		1PLP-JRT7-	WATER FOR CONFER	04/23/2026	19.84	19.84	26313	05/05/2026	426	01165401
		1PLP-JRT7-	WEBCAM FOR DIRECT	04/23/2026	24.99	24.99	26313	05/05/2026	426	01165324
		1QDF-D3NV-	JULIE SPRAY PAINT	04/21/2026	276.77	276.77	26313	05/05/2026	426	01035318
		1TC6-FDLM-	OFFICE SUPPLIES	04/24/2026	29.43	29.43	26313	05/05/2026	426	07065401
		1TC6-FDLM-	JANITORIAL SUPPLIES	04/24/2026	59.90	59.90	26313	05/05/2026	426	01045400
		1TC6-FDLM-	LENS CLEANING WIPE	04/24/2026	34.99	34.99	26313	05/05/2026	426	01035402
		1Y3C-XMTR-	TIMECARDS	04/13/2026	21.64	21.64	26313	05/05/2026	426	07065401
		1Y3C-XMTR-	DESK ORGANIZER	04/13/2026	19.50	19.50	26313	05/05/2026	426	01035401
Total 1953:					1,524.44	1,524.44				
1954	Charles J De	129	ADMINISTRATIVE HEA	04/15/2026	300.00	300.00	26317	05/05/2026	426	01015300
Total 1954:					300.00	300.00				
1963	Signs by Tom	I-26176	PLAN COMMISSION SI	04/16/2026	263.07	263.07	26374	05/05/2026	426	01165324
Total 1963:					263.07	263.07				
1971	Graybar Fina	20182000	PHONE SYSTEM MON	04/25/2026	2,110.85	2,110.85	26343	05/05/2026	426	07095300
Total 1971:					2,110.85	2,110.85				
1977	AIS Inc	98192	DATA SERVICES	04/17/2026	3,636.90	3,636.90	26311	05/05/2026	426	07095300
Total 1977:					3,636.90	3,636.90				
1983	Cornwell Eng	016304-01-0	LAKE MICIGAN CORR	04/08/2026	11,795.56	11,795.56	26326	05/05/2026	426	07065332
Total 1983:					11,795.56	11,795.56				
1985	SpectrumVoI	836227 May	MONTHLY STATEMENT	05/01/2026	264.51	264.51	26375	05/05/2026	426	01105350
Total 1985:					264.51	264.51				
2043	Donald E. Mo	March 2026	MORRIS PLAN REVIE	03/31/2026	300.00	300.00	26328	05/05/2026	426	01165300
Total 2043:					300.00	300.00				
2091	Lenny's Gas	6230	FLEET- MARCH 2026 V	04/10/2026	128.00	128.00	26340	05/05/2026	426	01075400
Total 2091:					128.00	128.00				
2142	Engineering	86677	2025 WATER AUDIT	04/14/2026	781.75	781.75	26338	05/05/2026	426	07065331
Total 2142:					781.75	781.75				
2161	Nicholas Hiet	Clothing Allo	FY 26 CLOTHING REIM	04/13/2026	135.00	135.00	26358	05/05/2026	426	01034107
Total 2161:					135.00	135.00				
2165	TEST Inc and	40126195	OPERATOR SERVICES	04/01/2026	6,500.00	6,500.00	26380	05/05/2026	426	07085300
Total 2165:					6,500.00	6,500.00				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
2168	Hoerr Constr	2025 San-Se	2025 SANTIARY SEWE	04/20/2026	3,773.13	3,773.13	26346	05/05/2026	426	07075330
Total 2168:					3,773.13	3,773.13				
2174	Sustainable	40626	MENTZER SERVICES 0	04/06/2026	5,318.75	5,318.75	26379	05/05/2026	426	01165300
		42326	MENTZER SERVICES 0	04/23/2026	4,657.50	4,657.50	26379	05/05/2026	426	01165300
Total 2174:					9,976.25	9,976.25				
2204	LocalGov Sta	2026-009 CH	RECRUITMENT	04/14/2026	7,500.00	7,500.00	26351	05/05/2026	426	01105321
Total 2204:					7,500.00	7,500.00				
2206	ComEd 0144	April 2026	ELEC. GATEWAY SIGN	04/20/2026	46.30	46.30	26319	05/05/2026	426	01105350
Total 2206:					46.30	46.30				
2222	Tusker	INV378110	AV COSTS	04/21/2026	11,204.00	11,204.00	26307	05/05/2026	426	01105300
Total 2222:					11,204.00	11,204.00				
2227	Adam Crosse	Boot Reimbu	CROSSETT BOOT REI	04/12/2026	343.34	343.34	26308	05/05/2026	426	01165344
Total 2227:					343.34	343.34				
2250	William Hern	Gas Reimbur	TRAINING TRAVEL REI	04/05/2026	66.42	66.42	26393	05/05/2026	426	01025342
Total 2250:					66.42	66.42				
2253	Method Engi	3696	MARKETING SUPPOR	04/17/2026	2,800.00	2,800.00	26356	05/05/2026	426	01105300
Total 2253:					2,800.00	2,800.00				
2254	Madelynn Mc	Gas Reimbur	TRAVEL REIMBURSEM	04/17/2026	98.23	98.23	26353	05/05/2026	426	01025342
Total 2254:					98.23	98.23				
2277	M.J. Electric	2515307460	VFD WELL 8	04/14/2026	11,914.00	11,914.00	26352	05/05/2026	426	07065361
		2515307460	VFD WELL 8	04/14/2026	8,516.00	8,516.00	26352	05/05/2026	426	07065361
Total 2277:					20,430.00	20,430.00				
2278	JJ Inflatable	61636047	BOUNCE HOUSE - NP	04/16/2026	175.00	175.00	26348	05/05/2026	426	01108001
Total 2278:					175.00	175.00				
2280	Town Square	375854	ADVERTISEMENT WIT	04/22/2026	690.00	690.00	26382	05/05/2026	426	01165324
Total 2280:					690.00	690.00				
2281	ComEd 3437	April 2026	STREET LIGHTS AT W	04/20/2026	76.12	76.12	26321	05/05/2026	426	01035351
Total 2281:					76.12	76.12				
2282	ComEd 4391	April 2026	STREET LIGHTS ON E	04/20/2026	65.27	65.27	26322	05/05/2026	426	01035351

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 2282:					65.27	65.27				
2283	ComEd 8530	April 2026	STREET LIGHTS AT OA	04/20/2026	139.67	139.67	26323	05/05/2026	426	01035351
Total 2283:					139.67	139.67				
Grand Totals:					540,274.52	540,274.52				

Report Criteria:
Detail report type printed
[Report].Check Issue Date = 04/25/2026,05/05/2026

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Raymond R. Soliman, Mayor
Department:	Mayor's Office
Agenda Item:	Commission Re-appointments

Summary:

I would like to update you on the three commissioners whose terms expire on May 1, 2026. I have met with all three commissioners individually and my recommendations are as follows:

1.) Civil Service Commission

Tom Hunter was appointed to the Crest Hill Civil Service Commission on May 5, 2025. Tom fulfilled the term of Nick Weiss and will be serving his first three-year term, which will expire on May 1, 2029. His re-appointment will take place at the May 4, 2026, City Council meeting. I ask for your concurrence.

2.) Plan Commission

A) Marty Flynn was appointed to the Crest Hill Plan Commission on August 19, 2024. Marty fulfilled the term of Jan Pletuea and will be serving his first three-year term which will expire May 1, 2029. His re-appointment will take place at the May 4, 2026, City Council meeting. I ask for your concurrence.

B) Gordon Butler was appointed to the Crest Hill Plan Commission on May 19, 2025. Gordon fulfilled the term of Angelo Deserio and will be serving his first three-year term, which will expire on May 1, 2029. His re-appointment will take place at the May 4, 2026, City Council meeting. I ask for your concurrence.

If you have any questions or concerns, please feel free to contact me.

Recommended Council Action:

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Raymond R. Soliman, Mayor
Department:	Mayor's Office
Agenda Item:	Commission Re-appointments

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Recommended Council Action:

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Raymond R. Soliman, Mayor
Department:	Mayor's Office
Agenda Item:	Commission Re-appointments

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Recommended Council Action:

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Blaine Wing, City Administrator Ashley Monroe, Assistant City Administrator/HR Director
Department:	Administration & HR
Agenda Item:	Approve an Ordinance Approving Officer and Employee Salaries for Fiscal Year 2026-2027

Summary: Administration and HR presented to City Council initial COLA and Merit adjustments for non-union employees on April 13th. During that meeting it was explained that the proposed COLA followed the City's 2.0% maximum, which is the lower of the CPI and 2.0%. Additionally, staff provided information regarding the merit range and explained that 0% to 3% range was recommended. Finally, it was noted that as of June 3, 2025, that for non-union employees hired or promoted, they were informed in writing that their evaluation would be completed annually based on their hire or promotion date. (This is a change from previous years, where employees were evaluated and adjusted on the City's budget cycle.)

On April 27th, Administration, HR, and directors who had employees with evaluations completed, provided additional information and answered City Council questions. Administration and HR also provided the final merit recommendations based on the long evaluation form.

Recommended Council Action: Approve the attached ordinance and attachment effective May 1, 2026, which includes a 2.0% COLA for the non-union employees listed in the attachment, as well as the merit increases for employees with May 1, 2025 to April 30, 2026 evaluation periods. All other non-union employees will receive their evaluations annually based on their hire or promotion dates, and those will be discussed with City Council prior to any merit adjustments.

ORDINANCE NO. _____

AN ORDINANCE APPROVING OFFICER AND EMPLOYEE SALARIES FOR FISCAL YEAR 2026-2027

WHEREAS, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to 65 ILCS 5/3.1-50-5, the City Council is authorized to fix the salary and other compensation of all municipal officers by ordinance; and

WHEREAS, pursuant to 65 ILCS 5/3.1-50-20, the City Council is authorized to determine the compensation of all city employees; and

WHEREAS, the City Council now desires to approve and adopt a salary and compensation list for all non-union City officers and employees for the fiscal year commencing May 1, 2026, and ending April 30, 2027, all as set forth in Exhibit A.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The City Council hereby finds that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: The salary and compensation list for all non-union City officials and employees for the fiscal year commencing May 1, 2026, and ending April 30, 2027 (Exhibit A) is hereby approved and adopted. The City Clerk is hereby authorized and directed to publish the same on the City's website and to update it as appropriate from time to time.

SECTION 3: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 4: That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 5: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 4TH DAY OF MAY, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Diserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF MAY, 2026.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A

Recommended Pay for Non-Union Employees - Effective 5/1/26

Position	Hired/Promoted to Current Position	Current Salary	Current w/ 2%COLA (FY26-27)	Proposed Merit 5/1/26	5/1/26 Merit Value ($)	Total COLA & Merit ($)	PD Stipend
Administrative Assistant - Mayor/Admin	6/3/2008	$ 69,910	$ 71,308	2.75%	$ 1,923	$ 73,231	
Assistant City Administrator/HR Director*	3/3/2026	$ 155,000	$ 158,100				
			$ -				
Building Commissioner	1/16/2023	$ 99,185	$ 101,169	2.75%	$ 2,728	$ 103,896	
Building Inspector (Full-Time)	5/5/2025	$ 72,000	$ 73,440	2.50%	$ 1,800	$ 75,240	
Building Inspector (Part-Time)	3/24/2025	$ 33,150	$ 33,813	2.50%	$ 829	$ 34,642	
City Planner*	8/18/2025	$ 91,520	$ 93,350				
Community Development Director*	7/28/2025	$ 152,500	$ 155,550				
			$ -				
Deputy City Clerk	3/19/2018	$ 73,741	$ 75,216	3.00%	$ 2,212	$ 77,428	
			$ -				
Director of Engineering	11/9/2020	$ 135,100	$ 137,802	3.00%	$ 4,053	$ 141,855	
			$ -				
Finance Director	11/6/2024	$ 150,858	$ 153,875	2.50%	$ 3,771	$ 157,647	
Utility Billing Supervisor	9/29/2016	$ 83,265	$ 84,930	2.75%	$ 2,290	$ 87,220	
Community Service Officer*	Vacant	$ 55,724	$ 56,838				
Deputy Police Chief - Operations	8/16/2004	$ 141,459	$ 144,288	3.00%	$ 4,244	$ 148,532	$ 152,680.95
Education Stipend - Dep Police Chief	N/A	$ 4,149	$ 4,149				*$ 4,149.00*
Deputy Police Chief - Patrol	9/5/2000	$ 138,270	$ 141,035	3.00%	$ 4,148	$ 145,184	$ 147,077.50
Education Stipend - Dep Police Chief	N/A	$ 1,894	$ 1,894				*$ 1,894.00*
Police A/V Specialist	3/13/2024	$ 65,025	$ 66,326	3.00%	$ 1,951	$ 68,276	
Police Chief	6/28/1999	$ 164,407	$ 167,695	2.75%	$ 4,521	$ 172,216	$ 177,864.33
Merit Stipend - Police Chief	N/A	$ 5,648	$ 5,648				*$ 5,648.00*
Police Records Supervisor	6/20/2023	$ 74,285	$ 75,771	3.00%	$ 2,229	$ 77,999	
Administrative Assistant -Public Works*	10/6/2025	$ 68,700	$ 70,074				
Janitor (Part-Time)*	Vacant	$ 44,146	$ 45,029				
Public Works Director*	12/16/2025	$ 150,000	$ 153,000				
		$ 2,029,936	**$ 40,365**		**$ 36,698**	**$ 77,063**	

* Additional merit funds are budgeted in FY26-27. Non-union employees hired or promoted after June 1, 2025 are not eligible for a merit increase on May 1, 2026. Non-Union employees hired or promoted after June 1, 2025 will be reviewed for performance and considered for merit adjustment eligibilty upon their annual anniversary or promotion date. Supervisors will complete written annual evaluations and provide them to HR. HR will then schedule Executive Session meetings with City Council to discuss.

SPESIA & TAYLOR

MEMO

To: Mayor Soliman and City Council
From: Spesia & Taylor (Mike Stiff)
Date: April 27, 2026
Re: Forensic Audit of Events Committee

Following the Council's direction at the given at the April 13, 2026, work session for the engagement of Ketchum Advisory Solutions, the City Administrator inquired of SWARM as to whether the audit would be covered by SWARM and/or the City's insurer. SWARM has indicated that the forensic audit will not continue to be covered by SWARM. However, the City does have a policy of insurance called a Crime Policy which, according to SWARM, would provide coverage, but only after and upon proof of a loss due to crime or theft. That policy carries a One Million Dollar coverage limit, but it also carries a $10,000.00 deductible. Blaine reached out to Mike Alesia for more information about the Crime Policy. Below is from Mike Alesia:

I just spoke with our crime underwriter. Please note the following:

- Insurance Carrier: Hanover Insurance Company
- Limit: $1,000,000 with a $10,000 deductible
- The policy is discovery based – a claim will cede to the policy year the crime was discovered.
- The ownness is on the insured to provide proof of a loss. Hearsay does not constitute a claim or 200 pages of documents without proof.
- Claim expense does not reduce the deductible.

If the City is to retain a forensic accountant and the fee was $10,000 to $15,000, they City would need to pay that up front. The policy has an endorsement for Costs, Fees or Other Expenses in the amount of $10,000. It is only applicable if there is a loss. It will not pay if there is no crime or the crime amount is below the $10,000 deductible.

Example #1 (Claim above the deductible)

1. City hires forensic account firm for $15,000. The City must fund the $15,000.
2. Forensic accounting firm finds evidence of theft of monies in the amount of $25,000. Claim is submitted and the carrier would pay as follows:

a. Claim: $25,000 loss - $10,000 deductible = $15,000 paid in loss

i. Forensic Expenses: $15,000. The available limit is $10,000 limit = Paid expense is $10,000

Summary
Claim Paid $15,000
Expense Paid $10,000
Total Paid $25,000

The City's out of pocket is: $10,000 deductible + $5,000 forensic accounting expense not paid = $15,000

Example #2 (Claim below the deductible)

3. City hires forensic account firm for $15,000. The City must fund the $15,000.
4. Forensic accounting firm finds evidence of theft of monies in the amount of $9,000. Claim is submitted and the carrier would pay as follows:

a. Claim: $9,000 – it will not be considered a claim as it is under the deductible.

i. Forensic Expenses: $15,000. The available limit is $10,000 limit = Paid expense is Zero as there is no claim

Summary
Claim Paid $0
Expense Paid $0
Total Paid $0

The City's out of pocket is: $9,000 loss + $15,000 forensic accounting expense = $24,000

Example #3 (No claim)

5. City hires forensic account firm for $15,000. The City must fund the $15,000.
6. Forensic accounting firm does not find evidence of theft of monies. There is no claim.

b. Claim: Zero – no claim

i. Forensic Expenses: $15,000. The available limit is $10,000 limit = Since there is no claim, no expense will be paid.

Summary
Claim Paid $0
Expense Paid $0
Total Paid $0

The City's out of pocket is: $15,000 forensic accounting expense

Based on this information, it appears that the City will be responsible for payment of the costs of the forensic audit and depending on the result, may then have a "claim:" that can be submitted to the insurance carrier.

Based on Council's 4/20/26 direction to engage Ketchum Advisory, an engagement letter was obtained from Ketchum and I have prepared a Resolution approving the engagement letter (included in the Council packet) which can be placed on the May 4, 2026 meeting agenda if the Council wishes to proceed.

If Ketchum is engaged directly, the Council will also need to consider options for oversight and liaison between Ketchum and the Council. As previously discussed, neither me nor Spesia & Taylor should be involved in the forensic audit or liaison with Ketchum. Council members have made similar observations with respect to the City Administrator.

SWARM is nearing a decision to close Mike Bersani's current assignment to handle the threatened litigation due to the dissemination of personal information at the March 2, 2026, meeting. The Ketchum Engagement Letter as currently drafted includes language that Ketchum is being engaged on behalf of the City by its counsel, Mike Bersani. Attorney Bersani is no longer representing the City, the City can choose to have Ketchum report directly to the City Council or it can retain Mr. Bersani's office or another law firm to assist Ketchum and act as liaison between the City and Ketchum. Depending on the Council's direction on the liaison issue, the Engagement Letter may need to be revised before May 4.

RESOLUTION NO. _____

A RESOLUTION APPROVING AN ENGAGEMENT LETTER PROPOSAL BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND KETCHUM ADVISORY, LLC

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-2-12 of the Illinois Municipal Code (65 ILCS 5/2-2-12), the City Council possesses the authority to enter into contracts that serve the legitimate corporate purposes of the City; and

WHEREAS, KETCHUM ADVISORY, LLC (the "Company"), is in the business of providing consulting services including the performance of forensic audits (the "Services"); and

WHEREAS, the City Council has determined that it is necessary to have the forensic audit of the Crest Hill Events Committee performed; and

WHEREAS, the City Council has by separate Resolution determined to approve the engagement of the law firm of Hervas, Condon & Bersani to provide legal services relating to the investigation and forensic audit of the Crest Hill Events Committee; and

WHEREAS, the City Council desires to approve the engagement of the Company by Hervas, Condon & Bersani, and to provide the Services and the Company is ready, willing, and able to perform the Services for the City; and

WHEREAS, KETCHUM ADVISORY, LLC has provided an engagement letter for the performance of a Forensic Audit Phase I relating to analysis of the operation of the Crest Hill Events Committee from its inception through 2026 pursuant to the terms contained therein ("the "Agreement"). A copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein; and

WHEREAS, the City Council has reviewed the Agreement and determined that the conditions, terms, and provisions of the Agreement are fair, reasonable, and acceptable to the City; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its citizens to approve and authorize the engagement of Ketchum Advisory, LLC by Hervas, Condon & Bersani pursuant to the terms of the Engagement Letter with Hervas, Condon & Bersani approved by separate Resolution; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of the Agreement (Exhibit A) are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes Hervas, Condon, & Bersani to execute the Agreement and further to take all steps necessary to effect the intent of this Resolution, which is to engage the services of the Company to perform the Services.

SECTION 3: SEVERABILITY. If any section, paragraph, clause or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and approval, as provided by law.

[*Intentionally Blank*]

PASSED THIS 4TH DAY OF MAY, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke				
Alderman Angelo Deserio				
Alderwoman Claudia Gazal				
Alderman Darrell Jefferson				
Alderperson Tina Oberlin				
Alderman Mark Cipiti				
Alderman Nate Albert				
Alderman Joe Kubal				
Mayor Raymond R. Soliman				

Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF MAY, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

Ketchum Advisory, LLC

Sarah L. Ketchum,
Partner and Founding Member

sketchum@ketchumadvisory.com
773-354-8979 Direct

10645 North Tatum Blvd., Ste. 200-104
Phoenix, AZ 85028

405 W Superior St., 7th Floor
Chicago, IL 60654

April 24, 2026

Michael D. Bersani, Esq.
Hervas, Condon & Bersani, P.C.
333 Pierce Road
Suite 195
Itasca, IL 60143

Re: The City of Crest Hill

Dear Mike:

This letter will confirm the retention of Ketchum Advisory, LLC ("Ketchum Advisory") effective as of April 24, 2026 by The City of Crest Hill ("Crest Hill" or "Client") and Hervas, Condon & Bersani, P.C. ("Hervas, Condon & Bersani" or "Counsel") to provide professional consulting services to the Client identified above. The professional services may include the following general business consulting areas: **forensic accounting analysis, funds tracing, economic damages analysis, general financial and accounting analysis, and general business consulting**.

Scope of Services

Ketchum Advisory understands that its work on this engagement is to be performed at the request of Counsel and with Counsel and Client. The services anticipated to be performed may involve forensic and financial accounting analysis, funds tracing, economic damages analysis, calculation of economic damages, if any, and compilation of report or findings and opinions, if or as determined necessary, as well as other tasks requested by Counsel and Client. Ketchum Advisory currently understands this matter is an internal investigation at this time and not a formal dispute. In the event this matter later becomes a dispute between relevant parties, the scope of services may change and later include litigation support and/or expert report submission and testimony, if or as determined relevant and necessary.

Ketchum Advisory and its experts and consultants consider themselves to be objective and independent, not advocates for any pre-defined outcome, forming their own opinions and analyses. As a condition of this engagement, Client and Counsel acknowledge that Ketchum Advisory is being engaged to provide its objective analysis and opinions, and that Ketchum Advisory has not made and cannot make any guarantees regarding the nature or admissibility of its final opinions and conclusions that may be formed on this engagement or the outcome of the matter. All discussions with Client and Counsel with respect to such opinions or outcomes are limited by our knowledge at the time.

Client and Counsel agree that prior to the submission of any statement describing experience, credentials, or the nature of our work performed or opinions in this matter (e.g., answers to interrogatories, expert disclosure, etc.), Ketchum Advisory will be provided a reasonable opportunity to review any such statement for accuracy.

Workproduct

Any and all workproduct, or expert testimony (if determined necessary or relevant), and any supporting work papers, schedules, reports, studies, data analyses, or other information that Ketchum Advisory prepares shall be our own property. Client can use and disclose such testimony and supporting work product as required solely for purposes of this matter.

The preparation of our workproduct is an evolving process as information becomes available and as analyses are conducted during the course of this engagement. Preliminary conclusions and other superseded materials such as notes, drafts, lists, and other irrelevant data are not part of the final workproduct. These items are superseded appropriately on a routine basis in the normal course of business as tasks are performed and completed. Ketchum Advisory, however, recognizes that there are circumstances that may require the retention of such drafts and interim documents and work product, including, but not limited to, subpoenas and court orders. To the extent that circumstances dictate that as necessary in this matter, we expect that Counsel will provide Ketchum Advisory with timely instructions regarding any document and information retention practices that may be at issue and vary from our own practices, as described above.

At the end of the engagement, Counsel will instruct Ketchum Advisory with respect to the disposition of documents and data provided during the course of the engagement. Counsel can either (a) direct Ketchum Advisory to return all such documents to Client / Counsel; (b) authorize Ketchum Advisory to discard such documents; or (c) direct Ketchum Advisory to maintain and store any or all such documents. At the end of the engagement, we will communicate with Counsel in writing to ascertain the decision regarding Ketchum Advisory's disposition of such documents. If there is no response from Counsel within 90 days of the date of such communication, Ketchum Advisory reserves the right to discard any such documents or copies of documents in its possession or control.

Fees And Expenses

The engagement team will be led by Sarah Ketchum, who will be assisted by others as appropriate. Ketchum Advisory will make every reasonable effort to perform the assignment in a cost-effective manner. Ketchum Advisory will bill Client monthly based on hours incurred for professional services performed at established hourly rates in effect at the time, plus related out-of-pocket expenses.

Ketchum Advisory has an hourly rate for Sarah Ketchum on this matter of $475. Hourly rates for other professionals who may assist on this matter range from $250 to $550. These hourly rates are guaranteed through December 31, 2026. Our rates may be adjusted annually thereafter and we will notify you of any rate changes. If required and incurred, out-of-pocket expenses could include travel, mileage charges, courier and other such costs that were reasonably and necessarily incurred in connection with the performance of the work. Out-of-pocket expenses are billed at cost with no markup.

Our invoices are due upon receipt, and payment of professional fees and expenses is expected within 30 days of the invoice date. Ketchum Advisory agrees that Client, and not Counsel, will be solely responsible for the payment of all professional fees and expenses incurred in connection with this engagement. A late charge of 1% per month will accrue on amounts not paid within 90 days of the date of the invoice. Client agrees to review invoices upon receipt and advise Ketchum Advisory within 30 days of invoice date of any objection Client may have with the form or substance of the invoice. A lack of notifying Ketchum Advisory of objection to an invoice within this time period shall be evidence of Client's agreement to pay the invoice in full.

If a report, statement of opinions, deposition, or trial testimony is required, Ketchum Advisory reserves the right to request or require payment of all outstanding fees and expenses prior to submission of such report, workproduct, or testimony as either an appropriate business practice, or as a matter or ensuring the trier of fact understands that our opinions being offered are independent from the question of payment for our services, and we reserve the right to suspend services until payment is received on past due invoices. Client agrees, as a condition of our retention, that payment of Ketchum Advisory invoices is not contingent upon any particular findings or result of the professional services rendered. Ketchum Advisory's fees shall be paid regardless of the opinion rendered or the outcome of any litigation, settlement, or other proceeding.

From time to time, we may provide an estimate of fees and expenses relating to this matter. Such estimates are subject to many unknown or uncontrollable variables. As such, they are only intended as a best estimate at a particular point in time. They may change as we move forward, and they are not intended to be an agreed upon fixed-fee amount. It is agreed that any fee estimates we provide to Counsel will be promptly forwarded to Client, and that Ketchum Advisory may communicate directly with Client regarding billing and other administrative matters. Ketchum Advisory is undertaking this engagement on the understanding that Counsel has received Client's consent for the retention of Ketchum Advisory, that Counsel will timely provide Client with a copy of this engagement letter, and that the terms hereof are acceptable to Client.

Ketchum Advisory bills by the quarter hour and does not keep detailed records describing the manner in which time is incurred when working on this matter. Ketchum Advisory generally identifies and includes the type of work performed on its invoices. Client must advise Ketchum Advisory at onset of engagement of any more detailed or specific time-keeping requirements or expectations.

Testimony Provisions

If the decision is made or it is determined necessary to call Sarah Ketchum as the expert witness in this matter, it is important to remember that certain courts may require a testifying expert to disclose cases in which the expert testified at deposition or trial. If any professional is asked to provide testimony, it may be necessary for them to resist efforts by a third party to elicit materials confidential or proprietary to Ketchum Advisory, its personnel, or clients. This may be necessary due to confidentiality agreements, protective orders governing those other engagements, restrictions on disclosure imposed by other clients, or for other reasons. Counsel, on behalf of Client, acknowledges the legitimate interest of Ketchum Advisory in protecting and maintaining the confidentiality of these confidential and proprietary materials. We will make all reasonable efforts to protect the interests of Counsel and Client consistent with our need to protect our confidential and proprietary materials as well as those of Ketchum Advisory's other clients and

comply with our applicable non-disclosure obligations. If necessary to protect Ketchum Advisory's interests, we will engage, at our own expense, independent counsel to assist in these efforts.

Other Terms and Conditions

Confidentiality: Ketchum Advisory acknowledges that all materials and information disclosed to us during the course of our work on this matter, along with the work we perform and the work we provide to Client, are confidential and proprietary. Accordingly, unless the matter becomes part of the public record, we agree that we will not disclose our involvement in this project without Client's prior permission. Ketchum Advisory will abide by all reasonable restrictions Client places on the dissemination, distribution, and retention of those materials. In the event that we are served with a legal request to disclose such Confidential Information, we will promptly advise you and comply with all lawful requests to prevent such disclosure. Our work product in connection with this matter shall be our property.

Conflicts of Interest: Ketchum Advisory may be engaged from time to time in matters that may include our representing parties who are adverse to the interests of Counsel or Client. Ketchum Advisory determines, at its sole discretion, whether its engagement in other matters represents any conflict of interest, either in fact or appearance, which may be appropriate for its own business interests. Accordingly, Counsel and Client understand and agree that by engaging Ketchum Advisory to perform work on this engagement, Counsel and Client waive any and all actual or perceived "right" to presently or at some future date, assert any claim of a conflict of interest that would preclude Ketchum Advisory from accepting, performing or completing any such engagement. With regard to any potential future conflicts of interest related to this matter, Counsel and Client are expected to promptly notify us of any pertinent changes with respect to the parties involved or related to this matter.

Liability: It is expressly agreed that the total liability that Ketchum Advisory or any of its employees may incur, for all claims of any kind arising out of this engagement, whether in contract, tort or otherwise, shall be limited to an amount not to exceed the total fees (excluding expenses) actually paid to Ketchum Advisory on this engagement. Neither Client nor Ketchum Advisory shall in any event be liable to the other for any indirect, consequential, or punitive damages, and neither party shall be liable to the other for any attorney's fees or costs of any nature for an action against the other.

Further, Ketchum Advisory cannot be held responsible for any claims resulting from inaccurate or incomplete data provided, nor shall Ketchum Advisory be liable for any loss or destruction of any documents or data provided to us.

If Counsel or Client desires to terminate its relationship with Ketchum Advisory on this engagement, it may do so at any time for any reason, simply by giving written notice. In such event, Ketchum Advisory will be paid for fees and expenses through the termination date, as well as for reasonable engagement closing costs.

If any dispute shall occur between Client and Ketchum Advisory, it is agreed that such dispute will be settled by arbitration, preceded by a good-faith mediation, in Illinois, with each party responsible for its own attorney fees and costs in any and all such matters, under the rules of the American Arbitration Association, before a mutually-agreed single arbitrator, with damages not

to be sought or awarded in an amount to exceed the total fees (excluding expenses) actually paid to Ketchum Advisory for this engagement.

Entire Agreement: This letter constitutes the entire agreement between Ketchum Advisory, on one side, and Counsel and Client, on the other side, regarding the terms of this engagement. It is entered into without reliance on any promise or representation, written or oral, other than those expressly contained herein and supersedes any other such promises or representations. It can only be modified by a written agreement signed by duly authorized representatives of each party.

We greatly appreciate the opportunity to work with you on this matter. If you have any questions, please do not hesitate to contact me at sketchum@ketchumadvisory.com or (773) 354-8979.

Very truly yours,

_____

Sarah L. Ketchum
Partner and Founding Member
Ketchum Advisory, LLC

Signed:

_____

XXXX
XXXX
The City of Crest Hill City Council

Signed:

_____

Michael D. Bersani
Partner
Hervas, Condon & Bersani, P.C.

RESOLUTION NO. _____

A RESOLUTION APPROVING AN ENGAGEMENT LETTER PROPOSAL BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND HERVAS, CONDON & BERSANI FOR LEGAL SERVICES RELATED TO THE INVESTIGATION AND FORENSIC AUDIT OF THE CREST HILL EVENTS COMMITTEE

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-2-12 of the Illinois Municipal Code (65 ILCS 5/2-2-12), the City Council possesses the authority to enter into contracts that serve the legitimate corporate purposes of the City; and

WHEREAS, HERVAS, CONDON & BERSANI, P.C. is a law firm which provides legal services to municipalities and has on previous occasions represented the City of Crest Hill with respect to litigation and other matters; and

WHEREAS, the City Council has determined that it is necessary to have the forensic audit of the Crest Hill Events Committee performed and has by separate resolution approved the engagement of KETCHUM ADVISORY, LLC to perform a forensic audit of the Crest Hill Events Committee; and

WHEREAS, the City Council has also determined to approve the engagement of the law firm of HERVAS, CONDON & BERSANI, P.C. to provide legal services to the City of Crest Hill relating to the investigation and forensic audit of the Crest Hill Events Committee and to authorize HERVAS, CONDON & BERSANI, P.C. to engage KETCHUM ADVISORY, LLC directly pursuant to a separately approved engagement letter and proposal; and

WHEREAS, HERVAS, CONDON & BERSANI, P.C has provided an engagement letter for the legal services to be provided relating to the investigation of the Crest Hill Events Committee from its inception through 2026 (the "Engagement Letter"). A copy of the Engagement Letter is attached hereto as Exhibit A and fully incorporated herein; and

WHEREAS, the City Council has reviewed the Engagement Letter and determined that the conditions, terms, and provisions of the Agreement are fair, reasonable, and acceptable to the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of the Engagement Letter (Exhibit A) are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes the City Administrator to execute the Engagement Letter and further to further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to retain the services of HERVAS, CONDON & BERSANI, P.C. relating to the investigation and forensic audit of the Crest Hill Events Committee.

SECTION 3: SEVERABILITY. If any section, paragraph, clause or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and approval, as provided by law.

[*Intentionally Blank*]

PASSED THIS 4TH DAY OF MAY, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 4TH DAY OF MAY, 2026.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A

HERVAS, CONDON & BERSANI, P.C.
ATTORNEYS AND COUNSELORS AT LAW

CHARLES E. HERVAS
MICHAEL D. BERSANI*
JASON W. ROSE
G. DAVID MATHUES
SCOTT A. COHEN

ANDREA M. NIKOLAI
KALEAH M. AULT**
CAITLYN F. DEROSE
JASON R. BLUMENTHAL

*ADMITTED IN ILLINOIS AND FLORIDA
**ADMITTED IN ILLINOIS AND INDIANA

333 PIERCE RD., #195
ITASCA, IL 60143-3156

(630) 773-4774
FAX (630) 773-4851

OF COUNSEL
MICHAEL W. CONDON
AHMED A. KOSOKO

WRITER'S E-MAIL ADDRESS:
mbersani@hcbattorneys.com

April 28, 2026

VIA EMAIL ONLY

Blaine Wing
City Administrator
City of Crest Hill
20600 City Center Blvd., Crest Hill, IL 60403
bwing@cityofcresthill.com

Re: Investigation

Dear Mr. Wing:

Pursuant to the City Council's approval yesterday, this letter will confirm that the City has engaged my law firm to render legal services relating to an investigation into the Crest Hill Events Committee (the "Events Committee"). The scope of the investigation will include interviewing witnesses, reviewing documents, conducting legal research, and providing legal counsel and advice based on our findings.

All services provided by our firm are intended to be confidential and protected by the attorney-client privilege and work product doctrine. The City agrees to take all necessary sets to maintain the confidentiality of our communications and work product.

It will be necessary to retain a forensic accountant to assist in the investigation. The City Council has separately approved the retention Ketchum Advisory to assist us in the investigation. Our firm will retain Ketchum Advisory directly to ensure their work is covered by the attorney-client privilege. All expenses invoiced by Ketchum Advisory will be paid by the City directly.

The billing rate for my firm is as follows: $250/hour for partners; $205/hour for associates; $100/hour for paralegals. My firm bills monthly and provides itemized billing invoices. Billing is done in increments of one-tenth per hour. Reimbursable costs include travel time at the current IRS rate per mile, photocopying and facsimile, copies at ten cents per page, online and legal research charges, and independent consultant charges.

HERVAS, CONDON & BERSANI, P.C.

Please return a signed copy of this engagement letter. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

HERVAS, CONDON & BERSANI, P.C.

Michael D. Bersani

MDB/tjs

I accept and agree to the above engagement.

_____

Blaine Wing, City Administrator

Date: _____

Agenda Memo

Crest Hill, IL

Meeting Date:	May 4, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	To approve a motion for the notice of intent to award a contract to Vissering Construction Company for the City of Crest Hill Eastern and Western Receiving Stations in the amount of $9,427,000.00 and execute all required documents and direct city staff to have Strand Associates, Inc. prepare the full IEPA submittal package and submit to the IEPA for approval.

Summary: Bids were advertised and solicited for qualified contractors to provide Lum Sum price costs for the Eastern and Western Receiving Stations. These station are being constructed to accept water from the New Grand Prairie Water Commission.

The city solicited bids in the local newspaper looking for qualified contractors. A total of seven (7) prequalified contractors picked up bids and seven (7) submitted bids. The bids were received for the improvement at Crest Hill City Hall until 2:00 PM local time on Friday, April 17, 2026. Bids were opened on Friday, April 19, 2025, at 2:00 PM. The following is a list of the bids received:

Results Total Base Bid

1.	Vissering Construction Company	$8,507,000.00
2.	Williams Brothers Construction.	$8,788,000.00
3.	IHC Construction Company	$9,186,000.00
4.	Joseph J Henderson & Son, Inc	$9,790,000.00
5.	Boller Construction Company, Inc,	$10,248,600.00
6.	John Burns Construction Company, LLC	$10,297,000.00
7.	Whittaker Construction & Excavating, Inc.	$10,750,000.00

Results Bid Alternative No 1 (SCADA)

1.	Vissering Construction Company	$650,000.00
2.	Williams Brothers Construction.	$670,000.00

3. IHC Construction Company	$800,000.00
4. Joseph J Henderson & Son, Inc	$502,500.00
5. Boller Construction Company, Inc,	$596,700.00
6. John Burns Construction Company, LLC	$726,000.00
7. Whittaker Construction & Excavating, Inc.	$698,075.00

Results Bid Alternative No 2 (Diversion Structure)

1. Vissering Construction Company	$270,000.00
2. Williams Brothers Construction.	$287,000.00
3. IHC Construction Company	$265,000.00
4. Joseph J Henderson & Son, Inc	$227,081.00
5. Boller Construction Company, Inc,	$233,900.00
6. John Burns Construction Company, LLC	$355,000.00
7. Whittaker Construction & Excavating, Inc.	$274,065.00

Results Total Base Bid Plus Bid Alternative

1. Vissering Construction Company	**$9,427,000.00**
2. Williams Brothers Construction.	$9,745,000.00
3. IHC Construction Company	$10,251,000.00
4. Joseph J Henderson & Son, Inc	$10,519,581.00
5. Boller Construction Company, Inc,	$11,077,200.00
6. John Burns Construction Company, LLC	$11,378,000.00
7. Whittaker Construction & Excavating, Inc.	$11,722,140.00

The work under the base bid will be covered under the IEPA loan while the SCADA and Diversion Structure work are not loan eligible, This additional work is required to make these two stations communicate with all the city existing wells and elevated tanks.

The bids received have been reviewed and have been found to be correct and in order, and do reflect the market as it exists today.

This project is intended to be funded by a loan from the Illinois Environmental Protection Agency (IEPA), Therefore, the next step is for the City Council to award the Notice of Intent to Award to Vissering Construction Company for the total amount of $9,427,000.00.

Once approved and the city signs all required documents, our engineers from Strand Associates, Inc. will prepare a full package of documents and send them to the Illinois Environmental Protection Agency (IEPA) for review and approval before a loan agreement is prepared.

Recommended Council Action: To approve a motion for the notice of intent to award a contract to Vissering Construction Company for the City of Crest Hill Eastern and Western Receiving Stations in the amount of $9,427,000.00 and execute all required documents and direct city staff to have Strand Associates, Inc. prepare the full IEPA submittal package and submit to the IEPA for approval.

Financial Impact:

Funding Source: IEPA Loan and Water Fund (WF)

Budgeted Amount: $10,000,000.00 IEPA Loan & $1,000,000.00 WF (FY 2027)

Cost: $9,427,000.00 [$8,507,000.00 IEPA Loan & $920,000.00 WF]

Attachments:

2026 Crest Hill IL Eastern and Western Receiving Stations 2-2025 Notice of Intent to Award to Owner.

04 Consultant Analysis of Bids 042026.RsltgBT

NOTICE OF INTENT TO AWARD

To: Vissering Construction Company
175 Benchmark Industrial Dr.
Steator, IL 61364

Project Description: City of Crest Hill Eastern and Western Receiving Stations Contract 2-2025

The OWNER has considered the BID submitted by you for the above described WORK, in response to its Advertisement for Bids, dated Feb 17 2026 and Information for Bidders.

You are hereby notified that your BID will be accepted, contingent upon Illinois Environmental Protection Agency (IEPA) approval, for items in the amount of Base Bid-**$8,507,000** and Bid Alternative#1-**$650,000** and Bid Alternative#2-**$270,000**.

You will be required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance BOND, Payment BOND and certificates of insurance within fifteen (15) calendar days from the date of the final Notice to be sent upon IEPA approval, to you.

Dated this day of _____

City of Crest Hill,Illinois
OWNER

By: _____

Title: _____

Strand Associates,
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

April 22, 2026

Honorable Raymond R. Soliman, Mayor
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60435

Re: Eastern and Western Receiving Stations
Contract 2-2025
City of Crest Hill, Illinois

Dear Mayor Soliman:

Bids for the above-referenced Project were opened on April 17, 2026. Seven Bids were received with the resulting Bid tabulation enclosed. The low Base Bid of $8,507,000 was less than the ENGINEER's opinion of probable construction cost. OWNER is electing to award Bid Alternative No. 1 (System-wide Telemetry and SCADA Improvements) for $650,000 and Bid Alternative No. 2 (Power to the Diversion Structure) for $270,000. The resulting total award, including the Base Bid and both alternatives, is $9,427,000.

Vissering Construction Company of Streator, Illinois, was the apparent low Bidder. The Bid included a Bid Bond for 10 percent and Addendum Nos. 1 through 3 were acknowledged. The Bid is deemed to be responsive.

Strand Associates, Inc.® has had previous experience with Vissering Construction Company for projects with the City of Crest Hill and Illinois American Water. Vissering Construction Company submitted a Qualifications Statement with its Bid.

If you determine that Vissering Construction Company is a responsible Bidder after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Article 18 of the Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.®

Richard E. Scheer, P.E.

Enclosure

Eastern and Western Receiving Stations, Contract 2-2025, City of Crest Hill, Illinois (#10060839)

Owner: City of Crest Hill

Solicitor: Strand Associates, Inc.

04/17/2026 02:00 PM CDT

				Vissering Construction Company		Williams Brothers Construction		IHC Construction Companies, L.L.C.		Joseph J. Henderson & Son, Inc.		Boller Construction Company Inc.		John Burns Construction Company, LLC		Whittaker Construction & Excavating, Inc.	
Section Title	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Lump Sum Base Bid																	
	Lump Sum Base Bid	LS	1	$8,507,000.00	$8,507,000.00	$8,788,000.00	$8,788,000.00	$9,186,000.00	$9,186,000.00	$9,790,000.00	$9,790,000.00	$10,248,600.00	$10,248,600.00	$10,297,000.00	$10,297,000.00	$10,750,000.00	$10,750,000.00
Base Bid Total:					$8,507,000.00		$8,788,000.00		$9,186,000.00		$9,790,000.00		$10,248,600.00		$10,297,000.00		$10,750,000.00

Bid Alternative No. 1				Vissering Construction Company		Williams Brothers Construction		IHC Construction Companies, L.L.C.		Joseph J. Henderson & Son, Inc.		Boller Construction Company Inc.		John Burns Construction Company, LLC		Whittaker Construction & Excavating, Inc.	
	OWNER elects to have CONTRACTOR provide the system-wide telemetry and SCADA System improvements, as specified in Section 26 09 00–Controls and Instrumentation.	LS	1	$650,000.00	$650,000.00	$670,000.00	$670,000.00	$800,000.00	$800,000.00	$502,500.00	$502,500.00	$596,700.00	$596,700.00	$726,000.00	$726,000.00	$698,075.00	$698,075.00
Bid Alternative No. 1 Total:					$650,000.00		$670,000.00		$800,000.00		$502,500.00		$596,700.00		$726,000.00		$698,075.00

Bid Alternative No. 2				Vissering Construction Company		Williams Brothers Construction		IHC Construction Companies, L.L.C.		Joseph J. Henderson & Son, Inc.		Boller Construction Company Inc.		John Burns Construction Company, LLC		Whittaker Construction & Excavating, Inc.	
	OWNER elects to have CONTRACTOR provide power to the diversion structure, as shown on the Drawings.	LS	1	$270,000.00	$270,000.00	$287,000.00	$287,000.00	$265,000.00	$265,000.00	$227,081.00	$227,081.00	$233,900.00	$233,900.00	$355,000.00	$355,000.00	$274,065.00	$274,065.00
Bid Alternative No. 2 Total:					$270,000.00		$287,000.00		$265,000.00		$227,081.00		$233,900.00		$355,000.00		$274,065.00