



## Regular City Council Meeting

Crest Hill, IL

May 20, 2024

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

## Agenda

### Opening of Meeting:

Pledge of Allegiance

Roll Call

### Minutes:

- [1.](#) Approve the Minutes from the Regular Meeting Held on May 6, 2024
- [2.](#) Approve the Minutes from the Special Work Session Held on May 8, 2024
- [3.](#) Approve the Minutes from the Work Session Held on May 13, 2024.
- [4.](#) Approve the Minutes from the Special Work Session Held on May 14, 2024

### City Attorney:

### City Administrator:

### Public Works Department:

- [5.](#) Approve an Ordinance Supplementing the Budget Officer Ordinance for the Fiscal Year Beginning May 1, 2024 and Ending April 30, 2025 for the City of Crest Hill, Will County, Illinois
- [6.](#) Approve the Emergency Purchase of two (2) Raw Sewage Pumps for the West Treatment Plant in the Amount of \$42,381.48
- [7.](#) Approve the Agreement with USG Water for Well's 9 & 12 Iron Filter Emergency Repair Work in an Amount not to Exceed \$386,386.00

### City Engineer:

- [8.](#) Award the Contract to Austin Tyler Construction, Inc. for the Circle and Green Street Water Main Replacement and Road Reconstruction Improvement in the Amount of \$1,582,230.63

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.

- [9.](#) Approve a Resolution Approving an Agreement for Circle and Green Street Water Main Replacement and Road Reconstruction Improvement by and between the City of Crest Hill, Will County, Illinois and V3 Companies of Illinois, Ltd. for an Amount of \$118,207.00
- [10.](#) Approve a Resolution Approving an Agreement for Facility Condition Assessment Survey and Asset Condition Assessment Report for Wells 1,4,8,9,10,11,12 and East Wastewater Treatment Plant by and Between the City of Crest Hill, Will County, Illinois and Willett Hofmann & Associates Inc., Ltd. for an Amount of \$99,600.00
- [11.](#) Approve a Resolution Approving an Agreement for Design and Related Services for the Eastern and Western Receiving Sites at Grand Prairie Water Commission (GPWC) Delivery Points by and between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. not to Exceed an Amount of \$533,500.00
- [12.](#) Approve a Resolution Approving the Mayor to Execute Correspondence to the Will County Department of Transportation Requesting the Relocation of Existing Traffic Signals on Weber Rd. at Ryan Dr. to Weber Rd. at McGilvray Dr., and Approval of the Conditions of a Variance for the Relocation

**Community Development:**

13. Approve the Letter of Intent for the Sale of the Property Located at 1610 Plainfield Road Crest Hill IL (Executive Session)
- [14.](#) Approve an Ordinance Granting a Special Use Permit with Respect to Certain Real Property Located within the Corporate Boundaries of Crest Hill (Application of Gas N Wash/RR Crest Hill, LLC)

**Police Department:**

**Mayor's Report:**

- [15.](#) Proclamation-Public Works Week 2024

**City Clerk's Report:**

**City Treasurer's Report:**

- [16.](#) Approval of the List of Bills issued through May 21, 2024 in the Amount of \$453,847.64
17. Approve the Non-Union Employee Salary Increases for Fiscal Year 2024-2025 (Executive Session)
18. Regular and Overtime Payroll from April 22, 2024 to May 5, 2024 in the amount of \$284,476.68

**Unfinished Business:**

**New Business:**

**Committee/Liaison Reports:**

**City Council Comments:**

**Public Comment:**

**Executive Session:** If Called by Council for a Good Cause

19. 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
20. 5ILCS 120/2 (c)(6): The setting of a price for sale or lease of property owned by the public body

**Adjourn:**

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 6, 2024

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.

The Pledge of Allegiance was recited in unison. Mayor Soliman asked everyone to remain standing after the Pledge of Allegiance. With a heavy heart Mayor Soliman announced that Alderman John Vershay passed away on Sunday, April 28, 2024. John was eighty-seven (87) years old and leaves behind two daughters, Tammy, and Christine, and one son, John Jr. John also leaves behind his favorite granddaughter Molly. John was a very loyal and loving husband to his wife, Nadine, who passed away in 1987. He was also a very loyal and loving father, father-in-law, and grandfather. John was first elected in 1979 and served the City of Crest Hill for forty-five (45) consecutive years. Mayor Soliman commented that the City of Crest Hill wants to thank John for his years of dedication, commitment, and loyalty. He asked for everyone to please keep the family in your prayers during this difficult time. Mayor Soliman then asked for a moment of silence in honor of Ward 1 Alderman, John Vershay.

Roll call indicated the following present: Mayor Raymond Soliman, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Interim City Administrator Tony Graff, Deputy Chief Ryan Dobczyk, City Engineer Ron Wiedeman, Interim Director of Community Development Ron Mentzer, City Attorney Mike Stiff, Deputy Clerk Karen Kozierka, Administrative Clerk Zoe Gates.

Absent were: City Clerk Christine Vershay-Hall, Police Chief Ed Clark, Interim Public Works Director Mike Eulitz, Interim City Planner Maura Rigoni, Building Commissioner Don Seeman.

PUBLIC HEARING: Mayor Soliman asked for a motion to Conduct a Public Hearing with Respect to a Sign Ordinance Variation for the Lucky Brothers/Shell Gas Station Located at 251 Caton Farm Road per the memo dated May 6, 2024.

(#1) Motion by Alderperson Oberlin seconded by Alderman Albert, to Open a Public Hearing with Respect to a Sign Ordinance Variation for the Lucky Brothers/Shell Gas Station Located at 251 Caton Farm Road per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

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

Mayor Soliman read a letter from the applicant withdrawing their sign ordinance variation request. Due to the revisions made to the sign in question, it is now in compliance with the city's sign ordinance regulations and no longer needs a variance. The letter also requested to officially close the public hearing since they have withdrawn their request.

Mayor Soliman asked for a motion to close the Public Hearing with Respect to a Sign Ordinance Variation for the Lucky Brothers/Shell Gas Station Located at 251 Caton Farm Road per the memo dated May 6, 2024.

(#2) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Close the Public Hearing with Respect to a Sign Ordinance Variation for the Lucky Brothers/Shell Gas Station Located at 251 Caton Farm Road per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:06 p.m.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular Meeting held on April 15, 2024 for Council approval per the memo dated May 6, 2024.

(#3) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to Approve the Minutes from the Regular Meeting Held on April 15, 2024 per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Mayor Soliman presented the minutes from the Work Session meeting held on April 22, 2024 for Council approval per the memo dated May 6, 2024.

(#4) Motion by Alderwoman Gazal seconded by Alderman Dyke, to Approve the Minutes from the Work Session Meeting Held on April 22, 2024 per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Mayor Soliman presented the minutes from the Special Work Session meeting held on April 29, 2024 for Council approval per the memo dated May 6, 2024.

(#5) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve the Minutes from the Special Work Session Meeting Held on April 29, 2024 per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Cipiti.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

CITY ATTORNEY: City Attorney Mike Stiff requested to Approve a Resolution Approving a Grievance Settlement Agreement with the Metropolitan Alliance of Police Authorizing the Execution of that Agreement per the memo dated May 6, 2024. This was discussed in the executive session.

Alderman Oberlin asked going forward if this would revert to the way it was. Attorney Mike Stiff commented that we tried to make this not precedential but there is precedence which is the reason for the settlement, and this would be more of a question for Attorney John Kelly as to how this would affect this issue going forward. Interim Human Resource Manager Dave Strahl commented that since the issue is that it was not written in the contract and has been done in past practice, you are bound by it since it was past practice, but it can be a topic for negotiation for the next contract when the current contract expires in 2026.

Attorney Stiff commented that Exhibit A in the Settlement Agreement states in number 5 that, this Grievance Settlement Agreement shall be without precedent or prejudice to both MAP and the CITY in any future negotiations.

Alderman Cipiti asked if it is grounds to open the contract since it is financial in nature. Interim Manager Strahl commented that you could not since there is nothing in the contract to allow you to open it on this topic alone.

(#6) Motion by Alderman Jefferson seconded by Alderman Dyke, to Approve a Resolution Approving a Grievance Settlement Agreement with the Metropolitan Alliance of Police Authorizing the Execution of that Agreement per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Resolution #1221

CITY ADMINISTRATOR: Interim City Administrator Tony Graff requested to Approve the AIS, Inc. - IT Support - Monthly Blocks Revised Service Agreement per the memo dated May 6, 2024.

Alderwoman Gazal commented that we need to look for another company that will be more reliable and have better pricing and would like this on the agenda soon.

(#7) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve the AIS, Inc. - IT Support - Monthly Blocks Revised Service Agreement per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

PUBLIC WORKS DEPARTMENT: Mayor Soliman commented that the Interim Public Works Director Mike Eulitz is on vacation and our City Engineer will be addressing the Public Works items on the agenda.

City Engineer Ron Wiedeman requested Approval of Pay Request #20 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for Total Amount of \$33,345.35 per the memo dated May 6, 2024.

(#8) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to Approve Pay Request #20 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for Total Amount of \$33,345.35 per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Administrative Clerk Zoe Gates requested to Approve an Ordinance Amending Title 12 (Streets and Sidewalks), Chapter 12.04 (Excavations), 12.04.020 (Insurance, Bond or Cash Deposit Required) of the City of Crest Hill Code of Ordinances per the memo dated May 6, 2024. This is to increase the bond requirement and remove the cash deposit.

(#9) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve an Ordinance Amending Title 12 (Streets and Sidewalks), Chapter 12.04 (Excavations), 12.04.020 (Insurance, Bond or Cash Deposit Required) of the City of Crest Hill Code of Ordinances per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Ordinance #1982

City Engineer Ron Wiedeman requested Approval of Pay Request #16 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,968,162.59 per the memo dated May 6, 2024.

(#10) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve Pay Request #16 from Vissering Construction Inc. with Direction to Send it to the IEPA for

Approval and Disbursement for a Total Amount of \$1,968,162.59 per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Award the Contract and have the Mayor Execute the Contract Documents with Superior Road Striping, Inc. for the Gaylord Rd., and Cedarwood Dr. Pavement Marking Program (Section No 25-00000-00-GM) in the Amount of \$26,767.50 per the memo dated May 6, 2024.

(#11) Motion by Alderperson Oberlin seconded by Alderman Albert, to Award the Contract and have the Mayor Execute the Contract Documents with Superior Road Striping, Inc. for the Gaylord Rd., and Cedarwood Dr. Pavement Marking Program (Section No 25-00000-00-GM) in the Amount of \$26,767.50 per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Agreement with for the Crest Hill Business Park Alternative Truck Route Preliminary Engineering Design-Phase B by and between the City of Crest Hill, Will County, Illinois, and Christopher B. Burke Engineering, Ltd. per the memo dated May 6, 2024.

(#12) Motion by Alderwoman Albert seconded by Alderman Jefferson, to Approve a Resolution Approving an Agreement with for the Crest Hill Business Park Alternative Truck Route Preliminary Engineering Design-Phase B by and between the City of Crest Hill, Will County, Illinois, and Christopher B. Burke Engineering, Ltd. per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Resolution #1222

City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Agreement for the Division Roadway Rehabilitation Improvement-Design Engineering Services by and between the City of Crest Hill, Will County, Illinois and V3 Companies, Ltd. per the memo dated May 6, 2024.

(#13) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to Approve a Resolution Approving an Agreement for the Division Roadway Rehabilitation

Improvement-Design Engineering Services by and between the City of Crest Hill, Will County, Illinois and V3 Companies, Ltd. per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Resolution #1223

City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Agreement for the 3-Lot Subdivision of Real Estate Identified by PIN 11-04-29-302-013-0000 by and between the City of Crest Hill of Crest Hill, Will County, Illinois, and Robinson Engineering, Ltd per the memo dated May 6, 2024.

Alderman Albert asked when ownership of the playground goes to the park district, will we need to subdivide the parcel again. Engineer Wiedeman commented that we will have to subdivide it then.

(#14) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve a Resolution Approving an Agreement for the 3-Lot Subdivision of Real Estate Identified by PIN 11-04-29-302-013-0000 by and between the City of Crest Hill of Crest Hill, Will County, Illinois, and Robinson Engineering, Ltd per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Resolution #1224

City Engineer Ron Wiedeman requested to Approve a Resolution Approving the Mayor to Execute the MFT forms for Maintenance Under the Illinois Highway Code, Estimate of Maintenance Costs and Maintenance Engineering to be Performed by a Consulting Engineer for 2024/2025 MFT Program as Included in the 2024/2025 City Budget per the memo dated May 6, 2024.

(#15) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve a Resolution Approving the Mayor to Execute the MFT forms for Maintenance Under the Illinois Highway Code, Estimate of Maintenance Costs and Maintenance Engineering to be Performed by a Consulting Engineer for 2024/2025 MFT Program as Included in the 2024/2025 City Budget per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Resolution #1225

Alderman Jefferson asked when they will start the work on Weber Road and Knapp Road. Engineer Wiedeman commented that the communication contractor was doing relocations,

and the roadway contractor will start soon after that, which would be in a week or two weeks.

Alderman Jefferson asked if they would work this year on the north part of Borio. Engineer Wiedeman commented that all Borio is in this year's street resurfacing and will be doing bids this year and have all Borio done this year.

ECONOMIC DEVELOPMENT DEPARTMENT: Interim Director of Community Development Ron Mentzer requested to Approve an Ordinance Amending Title 5, Chapter 5.74 (Registration of Vacant and Defaulted Mortgage Property), Section 5.74.020 Definitions, and Adding Section 5.74.055 Inspection and Registration of Real Property that is not Subject to a Mortgage Foreclosure of the City of Crest Hill Code of Ordinances per the memo dated May 6, 2024.

(#16) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve an Ordinance Amending Title 5, Chapter 5.74 (Registration of Vacant and Defaulted Mortgage Property), Section 5.74.020 Definitions, and Adding Section 5.74.055 Inspection and Registration of Real Property that is not Subject to a Mortgage Foreclosure of the City of Crest Hill Code of Ordinances per the memo dated May 6, 2024. This will allow the City to be more effective from a code enforcement standpoint and would make a slight increase in revenue that the City would see.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
Ordinance #1983

Interim Director of Community Development Ron Mentzer requested to Approve a Resolution for a Professional Service Agreement with HERA Property Register, LLC to Require Owners of Vacant Properties in Mortgage Default to Register their Property to the City per the memo dated May 6, 2024. This would enter the City into a contract with the vendor to create and manage an online platform that will allow property owners that have eligible properties to register them online. HERA is replacing the former company that provided these services for the city, which went bankrupt last year.

(#17) Motion by Alderperson Oberlin seconded by Alderman Dyke, to Approve a Resolution for a Professional Service Agreement with HERA Property Register, LLC to Require Owners of Vacant Properties in Mortgage Default to Register their Property to the City per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
Resolution #1226

Interim Director of Community Development Ron Mentzer requested to Approve an Ordinance Granting a Special Use Permit and Parking Variation with Respect to Certain

Real Property Located within the Corporate Boundaries of Crest Hill (Application of Platinum Triple Play, LLC dba D-Bats Lockport) per the memo dated May 6, 2024. There was a unanimous recommendation for approval by the Plan Commission for this application. This would allow the owners of D-Bats to completely renovate the vacant 13,000 square foot warehouse facility on Caton Farm Road. This will be a youth baseball and softball training academy.

Mayor Soliman asked if anybody from D-Bats would like to make a comment. Edith Murillo, owner of D-Bats, approached the podium on behalf of her six partners and thanked everyone for their time and are looking forward to bringing D-Bats Lockport (AKA Crest Hill) to the city and appreciate all the hard work and effort put into this.

Alderwoman Gazal asked to introduce all partners in D-Bats. All owners of D-Bats were introduced.

Mayor Soliman asked if anyone would like to speak for or against the applicant, Platinum Triple Play/D-Bats for their request of the special use for an indoor recreational facility and a parking variation to permit the operation of batting cages and baseball and softball training facility located at 425 Caton Farm Road. No one approached the podium to speak.

(#18) Motion by Alderwoman Gazal seconded by Alderman Dyke, to Approve an Ordinance Granting a Special Use Permit and Parking Variation with Respect to Certain Real Property Located within the Corporate Boundaries of Crest Hill (Application of Platinum Triple Play, LLC dba D-Bats Lockport) per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Ordinance #1984

Interim Director of Community Development Ron Mentzer requested to Approve a Resolution Approving an Agreement for Elevator Inspection/Maintenance by and between the City of Crest Hill, Will County, Illinois and Kone Care per the memo dated May 6, 2024.

(#19) Motion by Alderman Albert seconded by Alderman Jefferson, to Approve a Resolution Approving an Agreement for Elevator Inspection/Maintenance by and between the City of Crest Hill, Will County, Illinois and Kone Care per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: Ald. Dyke.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

Resolution #1227

Interim Director of Community Development Ron Mentzer requested to Approve a Resolution Approving an Agreement for HVAC/Mechanical Inspection and Maintenance

by and between the City of Crest Hill, Will County, Illinois and Kirwan Mechanical Services per the memo dated May 6, 2024.

(#20) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve a Resolution Approving an Agreement for HVAC/Mechanical Inspection and Maintenance by and between the City of Crest Hill, Will County, Illinois and Kirwan Mechanical Services per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: Ald. Dyke, Gazal.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

Resolution #1228

POLICE DEPARTMENT: Deputy Chief Ryan Dobczyk requested to Approve the DACRA TECH LLC Master Software Licensing Agreement per the memo dated May 6, 2024. This was previously discussed at a work session. The Police Department is already using DACRA for a number of things, but this agreement would allow the Police Department to do parking tickets and administrative tickets electronically. This would also allow the Building Department to move away from paper citations and go electronically, as well.

Alderman Cipiti asked if this was already in the budget. Deputy Chief Dobczyk commented that it is, and the Police Department and the Building Department are going to split the cost of this going forward.

Alderperson Oberlin asked if the Building Department will be able to see the Police Department information and was told they cannot see the Police Department information.

(#21) Motion by Alderman Albert seconded by Alderperson Oberlin, to Approve the DACRA TECH LLC Master Software Licensing Agreement per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Deputy Dobczyk announced that the 'Cop on the Rooftop' is on Friday, May 17, 2024 from 5:00 a.m. to 12:00 p.m. at Dunkin Donuts on Plainfield Road. Anyone can stop by and donate to the Special Olympics. It is a great cause and would be very much appreciated.

Deputy Dobczyk also announced that he is 'modeling' one of the body cameras. The Police Department had Motorola out to give the department training on the body cameras. He also announced that the body cameras have been deployed since Friday at 6:00 p.m.

Deputy Dobczyk also mentioned that there was a squad that had been damaged, and we thought it would be repaired. It was a non-fault accident. Unfortunately, they received information today that the cost to repair the vehicle is more than what the vehicle is worth.

Aldersperson Oberlin asked if this was one that was going to be replaced. Deputy Dobczyk commented that it was not, it was a two-year-old vehicle.

MAYOR: Mayor Raymond Soliman presented the request for the Appointment of Interim Finance Director Carron Johnson per the memo dated May 6, 2024.

(#22) Motion by Alderwoman Gazal seconded by Aldersperson Oberlin, for the Appointment of Interim Finance Director Carron Johnson per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Mayor Raymond Soliman requested A Resolution Approving the Appointment of Carron Johnson as Interim Finance Director and Approving an Employee Leasing Agreement by and between the City of Crest Hill and GovTempUSA, LLC for Carron Johnson's Services as Interim Finance Director per the memo dated May 6, 2024.

(#23) Motion by Aldersperson Oberlin seconded by Alderman Jefferson, for A Resolution Approving the Appointment of Carron Johnson as Interim Finance Director and Approving an Employee Leasing Agreement by and between the City of Crest Hill and GovTempUSA, LLC for Carron Johnson's Services as Interim Finance Director per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Resolution #1229

Carron Johnson approached the podium and thanked the Council for the opportunity, and she is looking forward to working for the City of Crest Hill.

Mayor Raymond Soliman requested to Approve a Resolution Approving and Amendment No. 3 to Residential Electrical Aggregation Agreement with MC Squared Energy Services, LLC per the memo dated May 6, 2024.

(#24) Motion by Alderman Jefferson seconded by Alderman Albert, to Approve a Resolution Approving and Amendment No. 3 to Residential Electrical Aggregation Agreement with MC Squared Energy Services, LLC per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Resolution #1230

Mayor Raymond Soliman requested to Approve a One Day Liquor Entertainment License Waiver Request for the American Italian Cultural Society per the memo dated May 6, 2024. This will be for a \$50.00 waiver of the one-day liquor license fee for their outdoor appreciation membership picnic on Saturday, June 1, 2024 from 2:00 p.m. until 6:00 p.m.

(#25) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a One Day Liquor Entertainment License Waiver Request for the American Italian Cultural Society per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Cipiti, Albert.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

John Mauzer approached the podium and thanked the Council for approving the waiver.

Mayor Soliman announced that the Memorial Day Ceremony is on Monday, May 27, 2024 at 2:00 p.m. outside the Chambers by the flag and memorial stones. There is a guest speaker this year who is a Crest Hill resident by the name of Denise Carson who is the ambassador of a group called Honor and Remember of Illinois. This group gives back to the families of the Veterans who were killed during their service. He also commented that the Frankfort Brass Band will be there and will begin at 1:40 p.m. The program last approximately one hour with remembrance of all our veterans and police officers who have passed away.

Mayor Soliman announced that he received a letter of resignation from one of the Plan Commissioners, Jan Plettau. Jan is retiring and moving out of the state. In Jan's letter he thanked everyone for the opportunities given to him as a Commissioner on the Plan Commission and will miss being in that position and the comradery of being with his fellow Commissioners. Mayor Soliman thanked Jan Plettau for his dedication on the Plan Commission for all his years.

Mayor Soliman commented that there is a three-year term vacancy on the Plan Commission. He commented that any resident of Crest Hill can apply for the position of Plan Commissioner for the City of Crest Hill. All applications will be accepted, and an interview process will be had and brought to the City Council for their advice and consent. If anyone is interested, please send a cover letter and resume to Mayor Ray Soliman at 20600 City Center Boulevard.

Lastly, Mayor Soliman commented that they wanted to honor John Vershay at the meeting tonight and be very respectful, and that is why you see the bunting. It was a tough week for everyone at City Hall. Mayor Soliman thanked Tony Halaska for placing the bunting. He also thanked Fred C. Dames Funeral Home for the flowers at the wake and then taking them to City Hall.

With that said, there is a vacancy for an alderman position in ward one. Mayor Soliman commented that you must be a ward one resident and if you would like to apply, please send a cover letter and a copy of your resume to Mayor Ray Soliman at 20600 City Center Boulevard. You must live in the boundary of ward one and he will be doing interviews

with all candidates and then bring the appointment to the City Council with their advice and consent.

Aldersperson Oberlin commented that the applicant would need to have lived in Crest Hill for at least one year.

Alderswoman Gazal asked if the vacancies could be posted on Facebook.

Alderman Dyke commented that when Alderswoman Gazal's father passed away, we did not have a moment of silence for her father and we did not send a flower, which was overlooked and wondered how Alderswoman Gazal feels about that. Alderswoman Gazal commented that she is okay, and the mayor does not recognize her, but she did appreciate Aldermen Dyke for recognizing her.

CITY CLERK: There were no agenda items for discussion.

Aldersperson Oberlin thanked the Clerk's Office for assisting her with delivering the packets to her and making sure she was able to participate remotely during her unfortunate hospitalization.

Mayor Soliman thanked Karen Kozerka, Samantha Tilley, Marybel DeHaro, Tony Graff, and Tony Halaska for helping with the arrangements that we see tonight.

CITY TREASURER: City Treasurer Glen Conklin offered prayers, blessings, and hope of peace during this difficult time for the Vershay Family.

City Treasurer Glen Conklin thanked former Finance Director Lisa Banovetz for incredible years of service the city received. He commented that Lisa had this beautiful ability to do what is right all the time regardless of how convenient it was, and he will never forget the progress she made.

City Treasurer Glen Conklin welcomed Carron Johnson to the City of Crest Hill and stated that he is very much looking forward to working with her.

City Treasurer Glen Conklin requested Approval of the list of bills issued through May 7, 2024 in the amount of \$1,883,909.35 for Council approval per the memo dated May 6, 2024.

(#26) Motion by Aldersperson Oberlin seconded by Alderman Jefferson, to list of bills issued through May 7, 2024 in the amount of \$1,883,909.35 for Council approval per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

City Treasurer Glen Conklin presented the Quarterly Compensation Time Buy Back for the Period January 1, 2024 ~ March 31, 2024 in the Amount of \$27,214.31 per the memo dated May 6, 2024.

City Treasurer Glen Conklin presented the regular and overtime payroll from April 8, 2024 through April 21, 2024 in the amount of \$244,806.13 per the memo dated May 6, 2024.

City Treasurer Glen Conklin requested to deviate the item to Approve the Non-Union Employee Salary Increases for Fiscal Year 2024-2025 to Executive Session.

(#27) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve the Non-Union Employee Salary Increases for Fiscal Year 2024-2025 Executive Session.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Alderperson Oberlin commented that it was such a pleasure to work with Lisa Banovetz. She was professional and followed the laws, rules, and ordinances. She also commented that she will be missed.

Alderperson Oberlin welcomed Carron Johnson.

Alderman Cipiti agreed with everything that was said about Lisa Banovetz. He commented that she went above and beyond and never asked any questions. She will be a tremendous loss to the city.

Alderman Jefferson commented that he would agree about Lisa Banovetz. He also commented that she had a no-nonsense approach and brought programs to the city that the city can benefit from.

Alderman Dyke commented that he agreed with what everyone else has said about Lisa Banovetz. He also commented that several times he called Lisa for reports that the other Council members never saw but he had questions and Lisa would get him the information and was helpful. He then welcomed Carron Johnson.

UNFINISHED BUSINESS: There were no unfinished business items on the agenda.

NEW BUSINESS: Alderwoman Gazal approached the podium to address the mayor. Alderwoman Gazal stated that she had attempted to work with him regardless of their differences but wanted to take this opportunity to address the seriousness of the city. She stated that the mayor has no sense of urgency and has not been bothered by the number of department heads who have quit under his tenure as the mayor. She then went on to comment that he continues to function as the remaining staff are panicking and left in the dark regarding the plans to replace the department heads. The city is facing a financial issue and asked the mayor if he has a plan. During the fiscal year 2025 budget hearing you were asked to comment about the budget that was presented, and your response was that you are saving your comments for later. She then commented that the citizens of Crest Hill deserve

more from their mayor. There are many roads that are rated in poor condition and wonder if the mayor lays awake at night worrying about this because she does and does not sleep at night worrying about our city. Alderwoman Gazal also commented that she wanted to draw attention to the fact that the department head positions, and the city administrator are all filled by contracted employees who do not have any investment in the City of Crest Hill. She also commented that the city is paying approximately \$16,000.00 a week for these temporary employees filling the department head positions and this is not fair to the residents of the City of Crest Hill. She then commented that the previous City Administrator resigned in May of 2023, and this position remains open and is being filled by temporary employees. The following positions are currently being held by temporary employees, they are: City Administrator, Director of Finance, Director of Public Works, Director of Human Resources, and the City Planner. The citizens deserve better, and the staff deserve better than having to report to temporary employees who have no stake in the City of Crest Hill.

Alderwoman Gazal commented that she is saddened that the last Director position had resigned because of the mayor. She then went on to say that the Director of Finance held the position with integrity and transparency. She commented that instead of praising the transparency the mayor chose to be angry and not communicate with the Finance Director. She also commented that the mayor is elected to do the best job as the mayor and that would include keeping the City Council informed of essential information. She also stated that certain staff members and Council members have noticed the lack of leadership. She then mentioned that she has noticed that the mayor allows certain elected officials to be attacked at the meetings and during executive sessions meetings, as well. Alderwoman Gazal also stated that as a female with strong opinions, she feels the mayor discounts her as being aggressive and ignores her questions and concerns because he has an issue with strong woman. Alderwoman Gazal commented that if the city wants to have any chance of success, the mayor must be transparent with the City Council and put his personal agenda aside and do what is best for the City of Crest Hill. Alderwoman Gazal respectfully asked the mayor to listen to what was said tonight and to reflect on the duties as the mayor when you took the Oath. Alderwoman Gazal commented that the mayor does not treat her equally as all the other elected officials, especially since he did not give his condolences to her when her father passed away.

COMMITTEE/LIAISON REPORTS: Alderman Scott Dyke presented the Heritage Corridor/Route 66 Radio Sponsorship per the memo dated May 6, 2024. The sponsorship is \$400.00 per day and \$100.00 gift card and a \$50.00 gift card from two businesses in Crest Hill. It was decided at the work session that they would do two days for a total of \$800.00 plus \$300.00 for the gift cards for the two days. Alderman Dyke commented that they will send an invoice soon and the mayor will need to sign the contract, as well.

(#28) Motion by Alderman Dyke seconded by Alderperson Oberlin, to for Approval of Advertising between Heritage Corridor/Route 66 Radio Sponsorship and WGN Radio in the Amount of \$1,100.00 per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Alderpersion Oberlin thanked Alderman Dyke for doing this and trying to get the City of Crest Hill out there in a positive way.

Alderman Dyke commented that the gift cards will be from Merichka's Restaurant, Fire Water BBQ, Southern Café, and Prairie Bluff Restaurant.

(#29) Motion by Alderman Dyke seconded by Alderman Jefferson, for the Mayor to Sign the Heritage Corridor Agreement with WGN Radio.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Alderpersion Oberlin announced that the Annual Lidice Ceremony will be on Sunday, June 9, 2024 at 11:00 a.m.

COUNCIL COMMENTS: Alderman Albert thanked Plan Commissioner Jan Plettau for his years of service on the Plan Commission. He also thanked Lisa Banovetz for her years of service to the City of Crest Hill and said she did a fantastic job. He then welcomed Carron Johnson.

Alderman Albert commented that Alderman Vershay was one of the very first Police Officers of the City of Crest Hill. He also commented that John was the longest serving Crest Hill Lion, he was inducted in 1970 and served the Lions Club for fifty-four years. John had a sense of humor and always had a smile on his face. By the end of the day, he loved the city and always respected the residence. Alderman Albert commented that John was strong in his faith, and he knows that John is excited to be up there with his wife, who he visited everyday since her passing in 1987. Alderman Albert commented that we are sure going to miss John Vershay and may he rest in peace.

Alderman Cipiti commented that when he was first elected John Vershay was the first person to congratulate him. He also commented that John had a few words of wisdom and he always looked to John for his wisdom from being in city government for so long. He then commented that John would go to the donut shop that Alderman Cipiti's daughter was working at and he would always kid her, and he was always a kind man with a smile. God Bless John Vershay.

Alderpersion Oberlin extended her deepest sympathy to the Vershay Family. She commented that it does not matter if you are six or sixty-six when you lose a parent, it is very difficult, and she extends her sympathy to the children.

Alderpersion Oberlin also commented that she wanted to applaud Alderwoman Gazal for her courage and her comments. As a woman, she shares her sentiments as a strong woman/outspoken woman and sometimes gets labeled things that men do not.

Alderwoman Gazal welcomed Carron Johnson and commented that Carron has big shoes to fill but she knows she will do her best. Alderwoman Gazal then thanked Lisa Banovetz

for her service to our city and commented that she knows we will be hearing from Lisa soon. Alderwoman Gazal then gave her condolences to the Vershay Family and commented that she would keep her comments to herself about him.

Alderman Jefferson extended his prayers and condolences. He also commented that John Vershay was the first person to welcome him. He also commented that John would tell him you do not have your gym shoes on tonight so that means you are not running away from the Council yet. He stated that John was a pleasant, funny, and levelheaded guy who could tell you about the past and did not even need a note pad to remember.

Alderman Dyke commented that he sat with John Vershay in Ward 1 and another Ward before redistricting. Alderman Dyke extended his condolences to the Vershay Family. He commented that John Vershay had a sense of humor and told a story about how John Vershay moved his chair after standing for the Pledge of Allegiance at the old City Hall and he had fallen into the kitchen. John had a huge love for cars and was always good for a joke or a prank. Alderman Dyke commented that he hoped we could have a resolution for John to commemorate all the years he gave to the city.

PUBLIC COMMENT: There were no public comments.

Mayor Soliman informed the Council that there was a need for an executive session on 5 ILCS 120/2(c)(1), 5ILCS 120/2(c)(6) and 5 ILCS 120/2(c)(11) per the memo dated May 6, 2024.

(#30) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to go into executive session on 5 ILCS 120/2(c)(1), 5ILCS 120/2(c)(6) and 5 ILCS 120/2(c)(11) per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Executive Session 8:31 p.m.

(#31) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to reconvene from the executive session on 5 ILCS 120/2(c)(1), 5ILCS 120/2(c)(6) and 5 ILCS 120/2(c)(11) per the memo dated May 6, 2024.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

There being six (6) affirmative votes, the MOTION CARRIED.

Reconvened 10:27 p.m.

City Treasurer Glen Conklin asked for a motion to Table the Approval of the Non-Union Employee Salaries for Fiscal Year 2024-2025.

(#32) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Table the Approval of the Non-Union Employee Salaries for Fiscal Year 2024-2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

There being six (6) affirmative votes, the MOTION CARRIED.

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

(#26) Motion by Alderman Dyke seconded by Alderman Jefferson, to adjourn the May 6, 2024 Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

There being six (6) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 10:28 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

As presented \_\_\_\_\_

As amended \_\_\_\_\_

\_\_\_\_\_  
CHRISTINE VERSHAY-HALL, CITY CLERK

\_\_\_\_\_  
RAYMOND R. SOLIMAN, MAYOR

MINUTES OF THE SPECIAL WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 8, 2024

The May 8, 2024 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 Glen Conklin, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Joe Kubal.

Absent Council Members: Alderman Nate Albert.

Also Present were: Ryan Cotton (GovHr)

Absent were: Interim Administrator Tony Graff, Police Chief Ed Clark, City Engineer Ron Wiedeman, Interim Public Works Director Mike Eulitz, Interim Finance Director Carron Johnson, Interim Employee Relations Dave Strahl, Interim Community Development Director Ron Mentzer, Building Commissioner Don Seeman, Interim Planner Maura Rigoni, City Attorney Mike Stiff.

**TOPIC: EXECUTIVE SESSION 5 ILCS 120/2 (c)(1)**

(#1) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to go into an executive session on Personnel 5 ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being six (6) affirmative votes, the MOTION CARRIED.

Executive Session 6:01 p.m.

(#2) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to reconvene from the executive session on Personnel 5 ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

There being six (6) affirmative votes, the MOTION CARRIED.

Reconvened 8:54 p.m.

**PUBLIC COMMENT:**

There were no public comments.

The meeting was adjourned at 8:55p.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

As presented \_\_\_\_\_

As amended \_\_\_\_\_

\_\_\_\_\_  
CHRISTINE VERSHAY-HALL, CITY CLERK

\_\_\_\_\_  
RAYMOND R. SOLIMAN, MAYOR

DRAFT

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 13, 2024

The May 13, 2024 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 Treasurer Glen Conklin, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also Present were: Interim Administrator Tony Graff, City Engineer Ron Wiedeman, Interim Finance Director Carron Johnson, Interim Public Works Director Mike Eulitz, Interim Community Development Director Ron Mentzer, City Attorney Mike Stiff, Deputy Clerk Karen Kozerka.

Absent were: City Clerk Christine Vershay-Hall, Police Chief Ed Clark, Building Commissioner Don Seeman, Interim City Planner Maura Rigoni.

**TOPIC: Presentation by QuikTrip Corporation – Purchase Proposal for Old City Hall Property 1610 Plainfield Road**

Interim Community Development Director Ron Mentzer commented that there was a publication in the paper notifying the public that the City is accepting proposals to purchase the property and the only submittal was from QuikTrip for the purpose of redevelopment of the property. QuikTrip is present at the meeting and would like to talk a little more about their thoughts and development plans for this site. Interim Director Mentzer recommended that the Council does not have any discussion on the terms of the transaction during open session, there would need to be a discussion in a closed session regarding the terms of transaction.

Charlie Tarwater and Jeremy Foreman with GW Properties approached the podium, introduced themselves, and gave a background to who QuikTrip is. QuikTrip started over sixty (60) years ago in Tulsa, Oklahoma as just a convenient store with no gas purchases. They have grown exponentially moving into markets such as St. Louis, Atlanta, Phoenix, Tucson, Dallas, Austin, San Antonio, and Denver. The Chicagoland area is a new market they have recently been exploring, and the closest one would be in Addison. Last year they celebrated their one thousandth store opening and as of today they have 1,070 stores nationwide. They do employment approximately 25,000 people nationwide and that is corporate employees, store employees, and deliver techs and quality techs. They are privately held and rated as the top one hundred best companies to work for, as well as Forbes top one hundred privately held companies. They donate 5% of their profit each year and last year that number was roughly \$50,000,000.00. They are a registered national safe place, which means any youth who feels they are in danger can come to their store and tell a team member they do not feel safe and will be escorted back to a safe location in the store where a store team member can contact the proper authorities.

All stores are corporately owned which means you will get the same experience no matter what store you go to. It was stated that this site would create about twenty (20) new positions and are proud to say they have never had a lay-off in the sixty plus years they have been in business even through Covid.

This property would be divided into three parcels that are zoned B-3. This is a little over five acres which would require a Planned Unit Development (PUD) to get the project approved. This PUD would dictate what uses would be prohibited and what uses would be allowed. Their plan would be to grade the entire 5.5 acres so they can market to potential retail users and will be more desirable when they see it is already graded. They will spend approximately \$8 Million dollars on the sitework and engineering costs and could get higher than that. They foresee their sales tax revenue to be \$1 - \$1.5 million dollars.

They do use a photometric group in-house that designs the lighting for all the sites. They like the light to be bright but not bright so that it spills over into Knapp Street. They use recessed and shielded lighting that just affects their site for safety concerns for pedestrians and employees. There will be no music playing outside of the store.

The store will be approximately 5,300 square feet, composed of brick and glass. They have not determined the exact about of fueling dispensers, but they are thinking anywhere from six to eight, which could fuel twelve to sixteen cars at the same time. They have forty-five to fifty-five parking spots.

Charlie commented that they are not strangers to surplus development and that they have many relationships with retailers, such as Burger King, Starbucks, Andy's Frozen Custard, Chipotle, and Panda Express.

Jeremy explained that his firm focuses on retail development which they have done approximately two hundred retail developments throughout nineteen states. He showed different examples of what he has done such as, Buffalo Wild Wings, Starbucks, Tropical Smoothie Cafes, Taco Bell. He also commented that they had done the Raising Cane's in New Lenox and the Arby's.

Alderson Oberlin commented that it sounds delightful, and she liked the attention to detail they have shown is very impressive.

Alderman Jefferson asked if they have any other entities in place to occupy the adjacent spaces. Jeremy commented that they would love to bring other entities here but realistically they need to move this project further before they do that. Alderman Jefferson commented that he asked that because right across the street from this property is a senior resident community and they are not fond of a gas station, and he was looking to see if there is anything he can go to the residents and give them something to entice them to say sure to a gas station.

Alderwoman Gazal asked what other retailers they had spoken to already. Jeremy commented that they are working on a project in Romeoville where they are working with Starbucks, KFC, a hotel, and he has engaged in conversation regarding this, but it is very hard to ask a retailer when we do not have a contract yet. He also commented that it

is easier to go to the retailers and let them know it is graded, has curb cuts and utilities in place, to make it an easier sale.

Mayor Soliman asked if the gas canopies would be closer to Plainfield Road or the backside of Knapp Road. Charlie commented that it would be closer to Plainfield Road and shielded from Knapp Road. Mayor Soliman asked if all the lighting is attached underneath the canopies and pointed straight down and that would be the main source of lighting. Jeremy commented that all the lighting is mounted to the canopy and recessed so it just shines down on the gas dispenser with no light pollution towards Knapp Road.

Alderman Dyke commented that he thinks it would be a plus for the city and add development.

Mike Wesley approached the podium and stated that GW Properties has great developments throughout the Chicagoland area, and they are good quality developers.

Mayor Soliman commented that he has been watching the one going up in Romeoville and he feels it is fast, but he has seen other ones, and they all seem like they are first class looking buildings.

Alderman Albert asked what was not quick about the Romeoville Project. Jeremy commented that he made the very first offer on the property in 2020 and there were retention issues, wetland issues, and restrictions from Walmart they had to work through with the twenty-acre property.

Alderman Cipiti asked for more detail regarding the convenient store portion. Charlie commented that the store would offer standard snacks, canned drinks, coffee options, and a kitchen that serves breakfast, lunch, and custom options. Alderman Cipiti asked if there will be video gambling or packaged liquor sales. Charlie commented that that would be something they would want to explore.

Interim Director Mentzer commented that he has worked with GW Properties and QuikTrip in the past and they are both Class A operations and work collaboratively with the municipalities and surrounding property owners to try and mitigate any negative impacts and maximize the positive benefits for the community.

**TOPIC: Resolution approving an Agreement for Facility Condition Assessment Survey and Asset Condition Assessment Report for Wells 1,4,8,9,10,11,12, and East Wastewater Treatment Plant by and Between the City of Crest Hill, Will County, Illinois and Willett Hofman & Associates Inc., Ltd. for an amount of \$99,600.00**

City Engineer Ron Wiedeman commented that they are looking to hire a professional engineering firm to perform an evaluation of all the city wells and the east sewer treatment plant. The facility condition survey and condition assessment report are being requested for consideration by the Council to provide a better understanding of the condition of the city's infrastructure as it relates to the wells and East Treatment Plant. With the City going to Lake Michigan water supply, currently scheduled by 2030, the city wells will still need to be functionable now and into the future. After the Lake Michigan water supply is established, the city's wells will be run on a monthly basis per IEPA requirements and will need to be ready in case of an emergency situation.

This facility condition survey and condition assessment report will be a tool that both the Engineering and Public Works Department will use to evaluate what work will be required and when the best time either preform repairs, replace pumps or generators, or perform maintenance to the existing structures.

Willett Hofmann & Associates has the professional staff and experience to perform a study like this. Staff would like to use a firm which is new to the city so that a fair and unbiased assessment of your facilities can be performed.

Dan from Willett Hofmann & Associates representative is in the audience and here to answer any questions.

Dan Malinowski approached the podium, introduced himself, and stated he is the Business Development Director for the engineering and architecture firm. The company has been around since 1995. This will be an important project as we look forward to maintaining and planning the budget for your assets and will analyze our equipment and maintain and see what kind of life span, we have left and how to replace or maintain the equipment.

Aldersperson Oberlin commented that after reading over the services not included, she wondered who would be doing all of that. Engineer Wiedeman commented that it is not required for this type of evaluation and that we are just looking at what is out there now. If we get to a point where we have to put a plan together after the study is done, then that is when we would negotiate those items. At this point, the scope is staying at a study level only to evaluate the conditions of the pumps, buildings, controls, generators, doors, and brick work.

Engineer Wiedeman commented that he is wanting a consensus vote and see if we can get this on the next agenda.

Mayor Soliman asked for an informal vote for a Resolution Approving an Agreement for Facility Condition Assessment Survey and Asset Condition Assessment Report for Wells 1,4,8,9,10,11 and 12 and the East Wastewater Treatment Plant by and Between the City of Crest Hill and Willett Hofmann & Associates.

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

NAYES: None.

ABSENT: None.

Mayor Soliman commented that this will be on May 20, 2024 agenda.

Mayor Soliman asked to deviate to item seven (7) on the agenda.

**TOPIC: Council approval or direction on rendering presented east and west receiving station and water storage tanks**

City Engineer Ron Wiedeman commented that Chris from Strand & Associates is in attendance and is going to do a presentation on rendering of the East and West Receiving Stations and water storage tanks.

Chris Ulm from Strand & Associates approached the podium and commented that last August the Council approved a preliminary design agreement for Strand & Associates to move forward for the receiving facilities for the Lake Michigan Water. Now, this will be for authorization to move forward to the final design phase.

Well #10 is proposed to be the main receiving facility which would include a storage tank and a pumping station. On the west side closer to Gaylord will be a smaller receiving station in the residential area.

Lake Michigan water will enter from the Grand Prairie Water Commission (GPWC) and be metered before it goes to the storage tank and then pumped into both zones.

Chris gave a presentation with pictures of the design plan of the East Receiving Station from Caton Farm Road looking different directions and then explained each slide and how it will look. Chris explained there would be wrought iron fencing.

Chris commented that early on we had multiple tanks and multiple pumping stations and the cost was \$16 million for the construction of the facilities, then we found some savings and the ability to reduce the infrastructure has kept the cost for Lake Michigan Water the same, and we are looking at \$14.5 million dollars for the construction costs and adding the engineering fees, design services bring the total cost to \$16.3 million dollars, which remains the same.

Chris commented that we are ahead of everyone else in the commission with the anticipated schedule. Chris also commented that advertising in July of 2025, award in August of 2025, and then tank construction beginning in September of 2025 but will go on through 2026.

Engineer Wiedeman commented that the schedule outlined and discussed at the meeting meets the requirement of the Commission lines when they are coming through, and we will be ready to receive the water and connect when they come through.

Engineer Wiedeman commented that what he has heard is to remove the logo off the east building.

Alderwoman Gazal asked when the loan will kick in. Chris commented that you have the ability to repay the loan and you get scored based on different criteria that gives you more points. He also commented that in June they will send out a preliminary draft intended use plan, and each listed out who all is getting money. He commented that he anticipates that City of Crest Hill will rank highly and then July is when the money comes available, and you will know where you rank. He explained this is done each July and there are bypass funds if you are not ready. Engineer Wiedeman commented that you must be in a position ready to go when they tell you that you have the loan. Otherwise, you will fall into bypass funding.

Mayor Soliman asked for an informal vote to approve the buildings as they look during the presentation with the modification of removing the logo off the eastern building.

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

NAYES: None.

ABSENT: Ald. Albert.

**TOPIC: Resolution approving an Agreement for design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC) delivery points by and Between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for a not to exceed amount of \$533,500.00**

City Engineer Ron Wiedeman commented that this is the agreement for Phase II which is for the design that was approved last July of 2023 and now they are completed. Engineer Wiedeman commented that they are ready to start the final design and he is looking for approval for the agreement with Strand & Associates for the design and related services for the East and West Receiving Stations at the sites for the Grand Prairie Water Commission (GPWC) delivering points for a not to exceed amount of \$533,500.00. This is in the 2025 Budget.

Mayor Soliman asked for an informal vote for the resolution for the amount not to exceed \$533,500.00.

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

NAYES: None.

ABSENT: Ald. Albert.

Mayor Soliman commented that this will be on the May 20, 2024 agenda.

Mayor Soliman asked to deviate to item number eight on the agenda.

**TOPIC: MIF 8.8 Acres Advantage Drive**

Interim Community Development Director Ron Mentzer commented that MIF is the developer of the 577,000 square foot warehouse distribution facility in the Crest Hill Industrial Park. They also have the adjacent 8.8 acres to the west under contract and they are looking to move through the City's entitlement processes for a 150,000 square foot speculative warehouse distribution facility that is similar in design to what is currently under construction to the east. As part of the proposal, they will need a number of special approvals from the City, specifically if the property is larger than five acres in size, which would require a Planned Unit Development approval from the City. With the shallow depth of this type of property, they are seeking a special zoning variations or exceptions to the City's spec regulations to reduce the front yard setback and the rear setback to allow them to pave right up to the south property line which is adjacent to a detention facility. They are also seeking a development agreement that would allow them a reduction in the sewer tap-on fees by 50% and with the reduction they are willing to make a \$125,000.00 contribution to the City's funding to plan and construct the new roadway connections from the Industrial Park out to Weber Road.

Steve Gulden, a consultant, approached the podium and thanked the Council for having them tonight. This building broke ground back in October-November of 2023 and is almost done with construction. This building is 552,000 square feet located in Crest

Hill's Business Park. This proposed project is a \$20 million dollar investment in Crest Hill with over \$180,000.00 in tax revenue coming to the community.

Steve Gulden commented that some highlights are:

- \$180,000.00 tax revenue
- Create between 75-100 construction jobs
- The size of the building will limit the number of trucks that utilize the building
- Because of the building size it will be very flexible, that could allow manufacturing, which would reduce the number of trucks as well and would give more job opportunities.
- There is a \$125,000.00 contribution to Crest Hill's extension to Weber Road connection.
- There will also be tap-on fees and building permit fees.

Patrick Swicz approached the podium and introduced himself and Mike Anders, a partner with Midwest Industrial. They have done over one hundred developments in the Chicagoland area. He commented that last year this time, they were here for approval of the 577,000 square foot development and now they are here to develop the exact same Class A Spec development but on a much smaller scale but the same design. He explained the difficulties with this project and the reason it has been undeveloped is because of the lot which is long and narrow and with the intrusion of the cul-de-sac it makes it challenging to develop, which is why they are seeking variances. He also commented that without these variances the site is undevelopable which is why it has been vacant since the creation of the business park.

They are looking forward to the proposed development and working with the City of Crest Hill.

Alderman Albert asked if the truck stalls could be on the north side of the building. Patrick commented that from an engineering standpoint this is where it needs to be because the natural drainage of the site is from north to south. He also commented that with the railroad tracks sitting at a higher elevation that would screen this naturally for the residence nearby.

Alderwoman Gazal asked how much traffic this would bring. Engineer Wiedeman commented that the numbers in the traffic study that he reviewed stated forty-eight trucks, and about ninety-eight passenger vehicles in a twenty-four-hour period.

Alderman Jefferson asked if this would be a twenty-four-hour operation. Patrick commented that it would more likely be a twenty-four-hour operation depending on the business that goes in there.

Alderwoman Gazal commented that she likes the fact that the City has worked with them in the past and we know the type of businesspeople they are and no matter what we will always have traffic issues since it is a business park, and it must be developed.

Interim Director Mentzer commented that there are two categories of request, one being the zoning and the other being the reduction in tap-on fees. He explained that there will need to be approvals for a Planned Unit Development and a setback variance that will

allow the parking pavement to extend up to the property line instead of a five-foot setback. The other variance is a building variance in which they are proposing to reduce the setback from a thirty-foot setback to a fifteen-foot setback. The other category is seeking a reduction in the tap-on fees from \$40,000 to \$20,000 which is a 50% reduction. This is a similar reduction percentage wise that was granted for the 577,000 square foot building.

Mayor Soliman asked if there were any objections from the Council for the Planned Unit Development Special Use Permit or the Setback Variance for the front yard, or the rear yard setback, and a reduction in tap-on fees of 50%. There were no objections from the Council.

Alderman Albert asked how much the plan would change if they have the TLC easement. Patrick commented that nothing would change but eliminating a curb cut and going onto TLCs private drive and the TLC drive would be converted into one drive.

Mayor Soliman asked for an informal vote for the special use PUD, front and rear setback variations, and a reduction in tap-on fees of 50% and a \$125,000.00 contribution.

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

NAYES: None.

ABSENT: None.

Mayor Soliman commented that this will be on the May 20, 2024 agenda.

Mayor Soliman asked to deviate to item number nine on the agenda.

**TOPIC: Potential Annexation of Vacant Property Lot Located at NW Corner of Caton Farm Road and Plum Street – Prado Family**

Interim Community Development Director Ron Mentzer commented that the Prado Family owns the vacant property at the northwest corner of Caton Farm Road and Plum Street. They have been working with an architect to build their new family home to raise their children. This property is unincorporated and is adjacent to the City of Crest Hill and is eligible to be annexed into the community and they are interested in annexing into the City of Crest Hill and connect to the municipal sewer/water improvements. With that said, there will need to be special approval granted by the City Council before finalizing the design drawings. Before spending all the money, they would like to get some feedback from the City Council on whether the Council is even interested in annexing this property. This would annex the City's most restricted zoning classification if it were brought into the city without any rezoning. The most restricted zoning classification requires minimum 20,000 square feet lot size and this piece of property is only 17,000 square feet in area and as part of the annexation process, they would be seeking a rezoning of the property to the second most restricted zoning classification which is R-1B which would allow 10,000 square foot lot size.

He also commented that based on the existing subdivision plat that was recorded for the area years ago, there was a twenty-foot front yard setback created along Caton Farm Road. Once the property is annexed and zoned R-1B the property would need to comply with the City's underlying setback requirements and this lot would require a thirty-foot

setback along Caton Farm Road and they would not be allowed to build the house they want on that lot.

Interim Director Mentzer commented that looking at the aerial photos of the houses along that block have setbacks that are less than thirty feet. They are prepared to pay the tap-on fees and other fees associated with building their home. They are excited to start building their home.

Mayor Soliman commented that a couple of weeks ago Interim Administrator Tony Graff and himself received an email from the Lockport Township Fire Chief, John O'Connor, and he stated that in the 1990's, Ordinance #360 stated that any new annexations in the City of Crest Hill had to be part of the Lockport Township Fire Protection. Interim Director Mentzer commented that they would have to disconnect from the Plainfield Fire Protection and apply to the Lockport Township Fire District and the Prado Family understands.

Rafael, Gabriella Prado, and Felipe Rodriguez, the architect approached the podium and introduced themselves. Rafael explained that they were married a year ago and have family in the area and want to make a footprint in the City of Crest Hill and build their dream home, raise their children, and live the American dream here.

Alderman Cipiti asked how many square feet the house will be. Felipe commented that the house will be approximately 3,400 square feet.

Interim Director Mentzer reviewed the variations, which would be to allow a reduction in the setback from thirty feet to twenty feet at the front yard of Caton Farm Road, which is really a side wall of the home. The other request would be to rezone the property from R-1A, which requires a minimum of 20,000 square feet, to R-1B zoning, which is a minimum of 10,000 square feet.

Mayor Soliman asked if any of the Council have an objection to the variation and rezoning requests from the Prado Family. There were no objections.

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

NAYES: None.

ABSENT: None.

Interim Director Mentzer commented that the next step will be a Public Hearing for Plan Commission and pursue the process that would bring this into the city.

#### **TOPIC: Emergency Purchase of two (2) Raw Sewage Pumps – WTP**

Interim Public Works Director Mike Eulitz commented that the West Sewage Treatment Plant currently has four (4) raw sewage pumps being used daily. It is believed that the recent lightening storm has knocked out one of the raw sewage pumps and the other pump has seized up and is not operational. Obviously, with the two pumps down, it is extremely important that we replace them as soon as possible. There is a proposal for the purchase of two (2) raw sewage pumps from our distributor Xylem Water Solutions USA, Inc. in the amount of \$42,381.48 for an emergency shipment. The funding should come from the Sewage Treatment Plant budget for maintenance and repair.

Mayor Soliman asked for any questions or comments. There were none.

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

NAYES: None.

ABSENT: None.

**TOPIC: City of Crest Hill Gun/Shooting Range Regulations**

Interim Community Development Director Ron Mentzer commented that this stems from a work session meeting where the Fire District came and presented their development plans for their multiuse complex and Alderman Cipiti asked that there be another discussion regarding what specific regulations the City has in place that addresses the gun shooting range proposed. He also commented that after researching there are no specific regulations that would allow or prohibit gun ranges. He went on to explain the structure of the zoning ordinance not listing gun ranges or shooting ranges in any zoning district, which has a catch-all stating that if it is not listed, it is automatically prohibited by zoning ordinance. Interim Director Mentzer commented in order to allow the gun range under the structure of the City's Ordinance they would have to do a Public Hearing where the City Council will find and approve a Special Use permit where they would find a gun range similar to something else that is already in the zoning ordinance but there is nothing in the Ordinance that you will find similar as a gun range. The only other option accommodating a gun range would be for the applicant to ask for a Text Amendment to the Zoning Regulations that would add some type of gun range listing as a possible permitted use in that particular zoning range, which is M-1, and this would still require a Plan Commission Public Hearing.

Interim Director Mentzer commented that in his opinion as the zoning administrator for the community, he feels the best course of action is to do nothing since the ordinance does not accommodate this and if the Fire District wants to do it at some point in time and make their formal application and they will need to ask for an amendment to the Text of the Zoning Ordinance.

Alderwoman Gazal commented that basically if they do not come for approval, they cannot build a gun range. Interim Director Mentzer commented that that would be his interpretation. Attorney Mike Stiff commented that he concurs with everything Interim Director Mentzer stated, and he thinks that the Text Amendment would go through the entire process of a Public Hearing and residents will come in and speak about it and you will receive a recommendation from the Plan Commission and ultimately it is the City Council's decision.

Alderperson Oberlin commented that once again the cart was put before the horse, and they did not have their facts and Council did not learn about it until after the fact.

Alderwoman Gazal commented that the fact our State Representative Natalie Manley is reaching out to some of us to convince us, tells us how much they want it.

**TOPIC: Approve the Mayor to sign and send the attached letter to the Will County Division of Transportation requesting the relocation of the existing traffic signals from Weber Road at Ryan Drive to Weber Road at McGilvray with the conditions stated in the letter**

City Engineer Ron Wiedeman commented that he has been collaborating with Will County to receive their approval to move the existing traffic signals from Weber Road at Ryan Drive to Weber at McGilvray. He commented that currently we do meet traffic signal warrants at McGilvray, but we do not meet traffic signal warrants for an SAR Route, which is Weber Road. Will County is willing to sign a variance which would allow the moving of the traffic signals from Ryan to McGilvray with the conditions outlined below:

- The signal at Ryan Dr must be removed and the existing full access must be restricted to a right-in/right-out access to Weber Rd. This will be done by extending the landscape barrier median of Weber Rd through the intersection or Ryan Dr.
- The city will not request new access points along the east side of Weber Rd for the commercial lots between Renwick and Ryan.
- Ryan Dr will remain restricted access (right-in/right-out) and no full access will be requested at this location in the future.
- The new traffic signal at McGilvray must follow all traffic signal standards from the MUTCD, IDOT, and WCDOT. It must also be interconnected and work with the WCDOT's ITS system
- The variance approval will also be dependent on approval of the plans by WCDOT and issuance of a WCDOT permit to perform this work.

Engineer Wiedeman commented that he has done a twelve-hour traffic count at both intersections. If heading southbound on Weber Road to make a left turn on Ryan Drive there was 314 vehicles that made that movement in a twelve-hour span and during the peak hours, which is between 3:30pm until 4:30pm there was thirty-six vehicles making that left hand turn.

He then commented that if your westbound on Ryan and make a left turn to go southbound on Weber Road there was 133 vehicles making that movement in a twelve-hour span and the peak hour of 3:30pm until 4:30pm there was twenty-one vehicles making that left hand turn.

Then looking at McGilvray, heading southbound on Weber Road making a left turn onto McGilvray there was 312 in a twelve-hour span and the peak hour of 3:30pm until 4:30pm there were fifty-two vehicles making that left hand turn onto McGilvray. He commented that there is a lot more traffic during the peak hour at McGilvray than at Ryan Drive.

If you are going westbound on McGilvray to go southbound on Weber Road were 238 vehicles making that movement and during the peak hour of 3:30pm until 4:30pm there were twenty-four vehicles.

Engineer Wiedeman commented that there is more traffic generated at McGilvray than there is at Ryan Drive.

Engineer Wiedeman commented that Will County is willing to give us the variance with the conditions mentioned and he is asking the Council to allow the mayor to send a letter on the City's behalf with these restrictions to get the variance to move the traffic signal from Ryan Drive to McGilvray.

Alderwoman Gazal thanked Engineer Wiedeman for doing this since she has been asking for this for years.

Mayor Soliman asked for an informal vote for the relocation of the existing traffic signal from Weber Road at Ryan Drive to Weber Road and McGilvray.

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

NAYES: None.

ABSENT: None.

Mayor Soliman commented that this will be on the May 20, 2024 agenda.

**TOPIC: Approving an Intergovernmental Agreement between the City of Crest Hill and Lockport Township Park District for cost-sharing regarding the design, construction, annual maintenance, and annual events at the City of Crest Hill City Center and Park**

City Engineer Ron Wiedeman commented that when he met with the Council last time there were items recommended to change on the Intergovernmental agreement and those changes have been made. These changes made were:

- The removal of all dates has been removed and replaced with the wording of Phase 1 and 2. (Eliminated out of Recitals and Section 2.5)
- Updated Section 2.5 to include additional language on city approvals and permits.
- Updated Section 2.18 from 30 days to Sixty Days.
- With the project to be constructed in phases with no anticipated dates and band shell not included in the phase 1 scope of the project the agreement has been revised per the suggestion of the Park District to say "The Park District will organize, plan, hold and insure , at its own cost and expense, a minimum of one (1) annual concert beginning in the calendar year after final completion of Phase Two. The date and time for said event will be mutually determined by the PARTIES."

City Attorney Mike Stiff commented that he is fine with the revisions as they are as long as the Council is fine with them.

Engineer Wiedeman commented that if the Council is fine with the agreement with the corrections, it will go back to the city attorney and then to the park district to be approved and signed and then the agreement will come back to the Council for final approval.

Mayor Soliman asked for an informal vote to approve the intergovernmental agreement for the City Center Park.

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

NAYES: None.

ABSENT: None.

**PUBLIC COMMENT:**

There were no Public Comments.

**MAYOR UPDATES:**

There were no Mayor Updates.

**COMMITTEE/LIAISON UPDATES:**

There were no committee/liaison updates.

**CITY ADMINISTRATOR UPDATES:**

Interim Administrator Tony Graff had no updates.

Interim Community Development Director Ron Mentzer informed the Council that the Plan Commission unanimously recommended the approval of an amendment of the existing PUD approval that applies to the Gas N Wash project that would allow the temporary driveway improvements to turn into semi-permanent improvements. This is normally something we would bring to a work session but because of the upcoming holiday and the schedule it would push the City Council's approval of this amendment in mid-June and with some of the flooding that is happening there it would be in everyone's best interest in bringing this to the City Council at the next Council meeting. He commented that he will bring an approval ordinance to the City Council on Monday, May 20, 2024 to give the Council the opportunity to approve this.

Interim Director Mentzer commented that after you receive your information packet and have questions prior to the meeting he would be available.

Alderman Albert asked if this is changing the plans they already agreed upon because they promised the City a right hand turn onto Division Street and that should be done.

City Engineer Wiedeman commented that when they restricted that intersection that meant all the work at the intersection did not have to be done until the balance of the property was done. Gas N Wash does not have to do any work at the intersection adding the right hand or dual lefts. When that was put on the balance of the remaining property and Heidner was paying for the intersection improvements and none of this was on the PUD that was approved by the Council for Gas N Wash.

Alderman Albert commented that the paperwork is laying on his desk and he knows the final plan the Council voted on had a right turn onto Division Street. Engineer Wiedeman commented that they are doing a right hand turn onto Weber Road. Alderman Albert commented that that is what he is talking about. Engineer Wiedeman commented that they are still doing that, and the widening of the intersection and they will still have to

move the traffic signal to the northwest corner. To answer Alderman Alberts question that right hand turn is still happening.

Alderman Cipiti asked how the flooding issue will be addressed and Engineer Wiedeman responded that it has already been addressed and it is dry as a bone.

Alderwoman Gazal asked if there is an update on when they will finish the Division Street entrance. Engineer Wiedeman commented that they are waiting for approval from the Council. Interim Director Mentzer commented that they need the Council to act on the Plan Commissions recommendation and if that is approved, they will move forward as quickly as possible to finalize the improvement.

Alderwoman Gazal asked why they are making changes and not doing the work. Engineer Wiedeman commented that the changes are being made because of the location of the pipeline.

Alderman Cipiti asked what if we said no since this is their error and not ours. Engineer Wiedeman commented that he guesses they would have to go back and spend another million dollars and build other driveways. Interim Director Mentzer commented that if the City Council wasn't receptive to this then they would have to go back to their original plan and remove the temporary driveway and do whatever is necessary but there is benefits to the community by having the driveway where it is at since it can be a full access driveway.

Mayor Soliman asked for a motion to go into executive session on 5 ILCS 120/2(c)(6).

(#1) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to go into an executive session on 5 ILCS 120/2(c)(6).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Executive Session 9:37 p.m.

(#2) Motion by Alderperson Oberlin seconded by Alderman Dyke to reconvene from the executive session on 5 ILCS 120/2(c)(6).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Reconvened at 10:36 p.m.

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

The meeting was adjourned at 10:36 pm.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

As presented \_\_\_\_\_

As amended \_\_\_\_\_

\_\_\_\_\_  
CHRISTINE VERSHAY-HALL, CITY CLERK

\_\_\_\_\_  
RAYMOND R. SOLIMAN, MAYOR

DRAFT

MINUTES OF THE SPECIAL WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 14, 2024

The May 14, 2024 City Council work session was called to order by Mayor Raymond R. Soliman at 6:00 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, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin (6:59pm), Alderman Mark Cipiti.

Absent Council Members: Alderman Nate Albert, Alderman Joe Kubal.

Also Present were: Interim Human Resource Manager Dave Strahl.

Absent were: City Treasurer Glen Conklin, Interim Administrator Tony Graff, Police Chief Ed Clark, City Engineer Ron Wiedeman, Interim Public Works Director Mike Eulitz, Interim Finance Director Carron Johnson, Interim Community Development Director Ron Mentzer, Building Commissioner Don Seeman, Interim City Planner Maura Rigoni, City Attorney Mike Stiff.

Mayor Soliman commented that he received a phone call from Alderman Kubal, and he is unable to attend the meeting.

**TOPIC: EXECUTIVE SESSION 5 ILCS 120/2 (c)(1)**

(#1) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to go into an executive session on Personnel 5 ILCS 120/2(c)(1).

On roll call, the vote was:

AYES: Ald. Dyke, Jefferson, Gazal, Cipiti.

NAYES: None.

ABSENT: Ald. Oberlin, Albert, Kubal.

There being four (4) affirmative votes, the MOTION CARRIED.

Executive Session 6:01 p.m.

(#2) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to reconvene from the executive session on Personnel 5 ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert, Kubal.

There being five (5) affirmative votes, the MOTION CARRIED.

Reconvened 10:11 p.m.

**PUBLIC COMMENT:**

There were no public comments.

The meeting was adjourned at 10:12 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

As presented \_\_\_\_\_

As amended \_\_\_\_\_

\_\_\_\_\_  
CHRISTINE VERSHAY-HALL, CITY CLERK

\_\_\_\_\_  
RAYMOND R. SOLIMAN, MAYOR

DRAFT



## Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Michael C. Eulitz
<b>Department:</b>	Public Works Department
<b>Agenda Item:</b>	Wells 9 & 12 Iron Filter Emergency Repair Work

### Summary:

The Iron Filter vessel at Well No. 12 located at 21215 Division Street is leaking to such a degree that we believe there are several leaks and failures in the vessel. The observations are very similar to what was happening at Well no. 11 before repairs are currently being made. The Scope of this emergency work will include removal of the filter media, inspection of the filter floor and repairs as needed. This scope will also include all labor and materials involved in replacing the filter floor and legs if needed. If upon a thorough inspection after the filter media is removed, the vessel floor does not need a full replacement but rather spot replacements and welding, then the City will have a deduction in the contract in that amount. If nothing is done at this time to the Iron filter vessel, additional deterioration will occur which will negatively impact the water quality for the residents' serviced by wells no. 9 and 12. In addition, the City would fail EPA inspections and face extensive fines. This emergency repair work is necessary to bring this filter back in compliance and to eliminate the risk of receiving fines from the IEPA.

No funding has been allocated in the 2024-25 fiscal year budget and an amendment in the amount not to exceed \$386,386.00. (Revised 5/13/2024)

### Recommended Council Action:

Approve the agreement with USG Water in an amount not to exceed \$386,386.00.

### Financial Impact:

**Funding Source:** 12-00-7610

**Amended Budgeted Amount:** \$386,386.00

**Cost:** Not to exceed \$386,386.00

### Attachments:

Change Order

Pictures of Well 11 Iron Filter

**AN ORDINANCE SUPPLEMENTING THE BUDGET OFFICER ORDINANCE FOR  
THE FISCAL YEAR BEGINNING MAY 1, 2024 AND ENDING APRIL 30, 2025 FOR  
THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS**

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**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**, on April 15, 2024 the City Council passed ordinance No. 1981 entitled "An Ordinance Adopting the Budget of the City of Crest Hill for the Fiscal Year Commencing May 1, 2024 and ending April 30, 2025" (hereinafter referred to as the "Fiscal Year 2024-2025 Budget System Ordinance"); and

**WHEREAS**, there were additional fund balances available to the City when the Fiscal Year 2024-2025 Budget System Ordinance was adopted but which were not appropriated at that time; and

**WHEREAS**, PURSUANT TO Section 8-2-9 of the Illinois Municipal Code (65 ILCS 5/8-2-9) the corporate authorities are authorized to adopt a supplemental Budget System Ordinance to create supplemental appropriations in an amount not excess of the aggregate of any additional revenue available to the City, or estimated to be received by the City after the adoption of the annual Budget System Ordinance for that fiscal year, or from fund balances available when the annual Budget System Ordinance was adopted but that were not appropriated at the at time; and

**WHEREAS**, THE City Council desires to amend the Fiscal Year 2024-2025 Budget System Ordinance and adopt the supplemental appropriation for the unbudgeted City expenditures as set forth in this Ordinance; and

**WHEREAS**, the City Council has determined that it is necessary, expedient and in the best interests of the City and its citizens to amend the Fiscal Year 2024-2025 Budget System Ordinance and adopt the supplemental Budget System appropriation as set forth in this Ordinance.

**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:** That the Budget System Ordinance listed below in the Ordinance Making Appropriations for All Corporate Purposes for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025, for the City of Crest Hill, Will County, Illinois, commonly known as City of Crest Hill Ordinance No. 1981, are hereby amended to correspond with the new amounts appropriated for the Iron Filter Repair at well numbers 9 and 12 in an amount not to exceed \$386,386.00. This represents a total amendment of \$386,386 from Fund Balance to be transferred to the Water and Sewer Capitol Fund for Well Maintenance (Budget code: 12-00-7610).

**SECTION 3:** Any unexpended balance of any item of any appropriation made by this Ordinance may be expended in making up any insufficiency in any item of appropriation made by the Ordinance, as may be directed by the City Council, by appropriate action.

**SECTION 4:** That all other provisions of City of Crest Hill Ordinance No.1981 as amended, except for the supplemental Budget System appropriation as described above, shall remain in full force and effect without change.

**SECTION 5:** In the event that any provision or provisions, portion of 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 of provisions, portion or portions, or clause or clauses.

**SECTION 6:** 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 7:** That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 8:** That this Ordinance shall be in full force and effect from and after the end of the current fiscal year as provided by law.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Raymond R. Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk



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**Agenda Memo****Crest Hill, IL**

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**Meeting Date:** May 13, 2024  
**Submitter:** Michael C. Eulitz  
**Department:** Public Works Department  
**Agenda Item:** Emergency Purchase of two (2) Raw Sewage Pumps - WTP

**Summary:**

The West Sewage Treatment Plant currently has four (4) raw sewage pumps being used daily. The recent lightening storm has knocked out one of the raw sewage pumps and one other pump has seized up and not operational. It is extremely important for the operation of sewage treatment to have these pumps in service. The Department of Public Works has a proposal for the purchase of two (2) raw sewage pumps from our distributor Xylem Water Solutions USA, Inc. in the amount of \$42,381.48 for an emergency shipment. Funding should come from Sewage Treatment Plant budget for maintenance and repair.

**Recommended Council Action:**

Approve the emergency purchase of two (2) raw sewage pumps in the amount of \$42,381.48.

**Financial Impact:**

**Funding Source:** 07-08-5365

**Budgeted Amount:** \$65,000.00

**Cost:** \$42,381.48

**Attachments:**

Proposal



**Xylem Water Solutions USA, Inc.  
Flygt Products**

May 10, 2024

9661 194th Street  
Mokena, IL 60448  
Tel (708) 342-0484  
Fax (708) 342-0491

CITY OF CREST HILL  
1610 PLAINFIELD RD  
CREST HILL IL 60403-1991

Quote # 2024-CHI-0334  
Project Name: Crest Hill Replacement 3153  
Job Name:

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

**3153 replacement. Lead time 5 weeks air**

Qty	Description
2	Flygt Model NT-3153.185 6" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 20 HP 1750 RPM motor, 435 Impeller, 1 x 50 Ft. length of SUBCAB 4G16+S(2x0.5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve

**Total Price \$ 40,232.48**

**Freight Charge \$ 2,149.00**

**Total Price \$ 42,381.48**

**Terms & Conditions**

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

**Purchase Orders:** Please make purchase orders out to: Xylem Water Solutions USA, Inc.

**Freight Terms:** 3 DAP - Delivered At Place DB - Jobsite (per Incoterms 2020)

See Freight Payment (Delivery Terms) below.

**Taxes:** State, local and other applicable taxes are not included in this quotation.

**Back Charges:** Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.

**Shortages:** Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report



damages or shortages so that replacement items can be shipped and the appropriate claims made.

**Terms of Delivery:** PP/Add Order Position

**Terms of Payment:** 100% N30 after invoice date.

Xylem's payment shall not be dependent upon Purchaser being paid by any third party unless Owner denies payment due to reasons solely attributable to items related to the equipment being provided by FLYGT.

**Schedule:** Please consult your local Flygt Branch Office to get fabrication and delivery lead times.

**Validity:** This Quote is valid for (30) days.

**Other:** Seller's payment shall not be dependent upon Buyer being paid by any third party unless Owner denies payment due to reasons solely attributable to items related to the equipment being provided by Seller.

**Customer Acceptance:**

A signed facsimile copy of this quote is acceptable as a binding contract.

**Signature:** \_\_\_\_\_ **Company/Utility:** \_\_\_\_\_

**Name :** \_\_\_\_\_ **Address:** \_\_\_\_\_  
(PLEASE PRINT)

**Email:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Phone** \_\_\_\_\_

**PO#:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**COVID 19:** The, as of today, lead-time for equipment delivery is as indicated above, however due to the continuing disruptions of COVID-19, including extended production timeframes from our suppliers as a result of raw materials shortages, related labor constraints, and transportation and logistics-related delays due to a shortage of both truckers and containers, we can at this time only state what our current lead-time is expected to be. We will work closely with you to meet your needs as best possible in this uncertain time.

Sincerely,

*Chris Tink*



Chris Tuinstra  
Direct Sales Representative  
Phone: 708-781-0177  
Cell: 708-990-4919  
christopher.tuinstra@xylem.com  
Fax: 708-342-0491





## Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Michael C. Eulitz
<b>Department:</b>	Public Works Department
<b>Agenda Item:</b>	Well's 9 & 12 Iron Filter Emergency Repair Work

### Summary:

The Iron Filter vessel at Well No. 12 located at 21215 Division Street is leaking to such a degree that we believe there are several leaks and failures in the vessel. The observations are very similar to what was happening at Well no. 11 before repairs are currently being made. The Scope of this emergency work will include removal of the filter media, inspection of the filter floor and repairs as needed. This scope will also include all labor and materials involved in replacing the filter floor and legs if needed. If upon a thorough inspection after the filter media is removed, the vessel floor does not need a full replacement but rather spot replacements and welding, then the City will have a deduction in the contract in that amount. If nothing is done at this time to the Iron filter vessel, additional deterioration will occur which will negatively impact the water quality for the residents' serviced by wells no. 9 and 12. In addition, the City would fail EPA inspections and face extensive fines. This emergency repair work is necessary to bring this filter back in compliance and to eliminate the risk of receiving fines from the IEPA.

No funding has been allocated in the 2024-25 fiscal year budget and an amendment in the amount not to exceed \$386,386.00.

### Recommended Council Action:

Approve the agreement with USG Water in an amount not to exceed \$386,386.00

### Financial Impact:

**Funding Source:** 12-00-7610

**Amended Budgeted Amount:** \$386,386.00

**Cost:** Not to exceed \$386,386.00

**Attachments:**

Pricing Scorecard

SCOPE OF WORK NO. 2  
TO THE MASTER SERVICES AGREEMENT BETWEEN  
UTILITY SERVICE CO., INC.  
AND  
CITY OF CREST HILL, IL

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**CPPS NS – FILTER SERVICES – 13'D x 12'H – WELL 12 FILTER**

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1. **Effective Date.** The Effective Date for this Scope of Work No. 2 ("SOW2") shall be \_\_\_\_\_, 20\_\_\_\_.
2. **Term.** The Owner agrees to engage the Company to provide the professional service needed to service its **Well 12 Filter** located at **16830 IL-53, Crest Hill, IL 60403** (hereinafter "asset"). This SOW2 shall commence on the Effective Date and shall continue in full force and effect until completion of the specified work as listed below.
3. **Company's Responsibilities & Scope of Work.** This SOW2 outlines the Company's responsibility for the renovation of the above described asset to include the specified work as detailed in **Appendix A**.
4. **Contract Price.** The Asset shall receive the renovation work specified **in the above SOW** and the contract price shall be **\$386,386.00**.
5. **Payment Terms.** Thirty percent (30%) of the contract price shall be due and payable upon Company's mobilization to the project site. The remaining seventy percent (70%) of the contract price shall be paid to Company in monthly progress payments for all work completed to the reasonable satisfaction of the owner during each calendar month, and the calculation of each monthly progress payment shall be based upon the percentage of the completed SOW during the applicable calendar month. The Company shall invoice the owner for the mobilization charge and the monthly progress payments, and each undisputed invoice shall be due and payable by the owner within thirty (30) days of receipt of the invoice. The Company's failure to submit an invoice pursuant to the schedule outlined in this section shall NOT serve as a waiver of Company's right and entitlement to submit an invoice at a later date for any amount(s) that are properly due and payable.
6. **Structure of Asset.** The Company is accepting this Asset under program based upon its existing structure and components. ***Any modifications to the Asset, including antenna installations, shall be approved by Utility Service Co., Inc., prior to installation and may warrant an increase in the annual fee.***
7. **Environmental, Health, Safety, or Labor Requirements.** The Owner hereby agrees that future mandated environmental, health, safety, or labor requirements as well as changes in site conditions at the Asset site which cause an increase in the cost of Asset maintenance will be just cause for modification of this SOW2. Said modification of this SOW2 will reasonably reflect the increased cost of the service with a newly negotiated annual fee.

8. **Excluded Items.** This Contract does NOT include the cost for and/or liability on the part of the Company for: (1) containment or lead abatement of the Asset at any time; (2) disposal of any hazardous waste materials; (3) any services necessary for the Asset or Asset site that arise from or are caused by cold weather, physical conditions of the ground or Asset site (e.g., erosion), or physical conditions below the ground (e.g., sinkholes and settling of the ground); (4) repair of the Asset's structure for any reason; (5) negligent acts of Owner's employees, agents or contractors; (6) damages, whether foreseen or unforeseen, caused by the Owner's use of pressure relief valves; (7) repairs to the foundation of the Asset; (8) any repairs or improvements necessary for the Asset or Asset site that arise from or are caused by voids in concrete; (9) environmental controls including dehumidification and auxiliary heating are not included; (10) performance or payment bonds; or (11) other conditions which are beyond the Owner's and Company's control, including, but not limited to: acts of God and acts of terrorism. Acts of terrorism include, but are not limited to, any damage to the Asset or Asset site which results from unauthorized entry of any kind to the Asset site or Asset.
  
9. **Visual Inspection Disclaimer.** This SOW2 is based upon a visual inspection of the Asset. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Asset for all patent defects. If latent defects are identified once the Asset has been drained for repairs, the Owner agrees and acknowledges that the Company shall not be responsible to repair the latent defects unless the Owner and the Company renegotiate the annual fees. The definition of a "latent defect" shall be any defect of the Asset which is not easily discovered (e.g., corrosion of the floor plates, corrosion in areas not accessible to maintain, damage to the roof of the Asset which is not clearly visible during the visual inspection, etc.).
  
10. **Warranty:** The Company warrants to Owner ("Warranty"), for a period of one (1) year ("Warranty Period") following the Date of Substantial Completion of the services performed on the applicable asset, that the services: (i) will be performed in accordance with the approved design, plan, and/or specifications, and (ii) will be free from material defects in workmanship under normal and proper use within the Warranty Period ("Covered Defect"). Covered Defects do not include defects caused by fire, war, earthquake, or other earth movement, acts of God, negligence, abuse, the approved design, plan, and/or specifications, alteration, or the presence of gasses or chemicals not typically found in assets of a like-kind. If a defect in workmanship is identified by Owner during the Warranty Period, then Owner shall promptly notify Company of the nature of the defect in writing. Following the receipt of such notice, Company shall inspect the work product to determine if a Covered Defect exists to the reasonable satisfaction of Company. The Company's inspection shall be performed on a date that is mutually agreeable to the Owner, and Company, and the Owner agrees to provide entry to the site and satisfy any other reasonable requests of Company so that it can carry out its inspection. If a Covered Defect exists, Company's sole liability shall be discharged by the Company providing the labor and materials to repair or re-work any part or parts of the work product which prove to be defective. COMPANY MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES AND ALL OTHER WARRANTIES ARE SPECIFICALLY EXCLUDED, INCLUDING ANY WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR PARTICULAR OR SPECIAL PURPOSES. However, notwithstanding the foregoing, Company's warranty does NOT cover the cost of, liability for, or the performance of any repairs or replacements to the Owner's equipment which is required as a result of a coatings failure or any warranty work required under this Proposal. Owner acknowledges and agrees that the limited remedies provided for in this section of the Proposal shall constitute the entire warranty provided by the Company. For purposes of this Warranty, "the Date of Substantial Completion" shall be defined as the date when construction of all the work prescribed by this Proposal is

sufficiently complete on the subject tank so that the Owner can utilize the tank for its intended use.

The SOW2 is executed and effective as of the date last signed by the parties below.

OWNER

City of Crest Hill

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

COMPANY

Utility Service Co., Inc.

By: \_\_\_\_\_  


Name: Jonathan Cato

Title: Chief Operating Officer

Date: April 26, 2024

## Appendix A

### **Asset:**

- WELL 12 FILTER is approximately 13'D x 12'H divided into four interior cells.
- Filter media replacement and interior and exterior surface prep and coatings are included.
- Inspection of underdrain components is included. Replacement of underdrain components are not included. Lead times for components (if needed) may exceed several weeks.

### **Filter Media Replacement:**

- Work to be performed on one (1) mobilization. Vacuum remove original filter media and dump on site.
- After false bottom floor has been removed, vacuum remove loose muck/media/debris from false bottom floor.
- Pressure wash clean floor.
- Vacuum.
- Welders to install new floor

### **Surface Prep and Coating: Floor:**

- Sand blast interior cell new floor surfaces SSPC-SP10 Near White. Vacuum remove sandblast media.
- Apply an epoxy coating on floor and 4 inches up the wall. Our goal is to protect the floor and weld seam where the floor meets the wall.
- Full Coat SW Duraplate 6000 at 20-40 Mils DFT.
- Coating and generator rental for plural component pump included.
- Welders to install all the false bottom flooring back in all 4 cells.

### **Surface Prep and Coating: Interior:**

- Sand blast interior cell surfaces SSPC-SP10 Near White.
- Prime coat with SW Corathane Galvapak 1k Zinc at 3-5 mils DFT.
- Stripe coat weld seams with SW Macropoxy 5500lt at 2-8 mils DFT.
- Full coat SW Duraplate 6000 at 20-40 mils DFT

### **Surface Prep and Coating: Exterior:**

- 4000 psi pressure wash cleaning entire exterior surface.
- SSPC-SP10 Near White blasted failed weld area with small #4 nozzle. Not to exceed 20sqft and not to damage surrounding areas including spray foam ceiling insulation.
- SSPC-SP3 power tool smaller failed areas. Not to exceed 20sqft.
- Spot prime coat blasted and power tooled areas with Macropoxy 646 at 2-8 mils DFT.
- Full prime coat entire vessel exterior with Macropoxy 646 at 2-8 mils DFT.
- Full top coat vessel with Acrolon 218 HS at 3-6 mils DFT. Owner to choose color.

**Notes/Exclusions:**

- Owner shall isolate, and drain the Asset prior to renovation operations.
- Owner shall provide that no moisture or water is entering the Asset during renovation operations.
- Interior disinfection of Asset walls, floor and ceiling in accordance with AWWA C652/C653 (Contact Spray Method) is not included. Owner shall perform any testing and return of Asset back to service.
- Water and power must be available within 150' of Asset.
- Exterior piping surface prep and coating work is not included.
- Electrical work is not included.
- Valve and gasket work/replacement is not included.
- Underdrains, strainer, and nozzle work is not included.
- Airwash header/lateral work or replacement is not included.
- Interior surface prep and coating above 4 cells is not included.
- Bonds are not included.
- Local Wage Rates are included.
- Lead and / or Asbestos abatement of any kind is not included.
- Equipment protection and/or Containment of any kind is not included.



## Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Ronald J Wiedeman
<b>Department:</b>	Engineering
<b>Agenda Item:</b>	<p>Award the contract to Austin Tyler Construction, Inc. in the amount of \$1,582,230.63 for the Circle and Green Street Water Main Replacement and Road Reconstruction Improvement.</p> <p>Resolution approving an Agreement for Circle and Green Street Water Main Replacement and Road Reconstruction Improvement by and Between the City of Crest Hill, Will County, Illinois and V3 Companies of Illinois, Ltd. for an amount of \$118,207.00.</p>

**Summary:** Bids were advertised and solicited for qualified contractors to provide unit price costs for the Circle and Green Street Water Main Replacement and Road Reconstruction Improvement.

The city solicited bids through IDOT's construction bulletin looking for qualified contractors. A total of ten (10) 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 25, 2024. Bids were opened and read aloud on Thursday, April 25, 2024, at 10:00 AM in the Council Chambers. The following is a list of the bids received:

### Results

1. Austin Tyler Construction Co.	\$1,582,230.63
2. Conely Excavating	\$1,589,120.69
3. H. Linden & Sons Sewer and Water.	\$1,738,904.27
4. P.T. Ferro Construction	\$1,868,953.09
5. Len Cox & Sons Excavating	\$2,051,833.00

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

V3 Companies of Illinois, Ltd. will be performing construction inspection on this project. Some of the items they will be doing will be documenting the work is being completed according to the plans, reviewing shop drawing, pay requests review, attending field meetings and performing preliminary layout of the lighting equipment, inspection for bid document compliance and material testing through Seeco, Inc.

**Recommended Council Action:** Award the contract to Austin Tyler Construction, Inc. in the amount of \$1,582,230.63 for the Circle and Green Street Water Main Replacement and Road Reconstruction Improvement

Resolution approving an Agreement for Circle and Green Street Water Main Replacement and Road Reconstruction Improvement by and Between the City of Crest Hill, Will County, Illinois and V3 Companies of Illinois, Ltd. for an amount of \$118,207.00.

**Financial Impact:**

**Funding Source:** Water Fund

**Budgeted Amount:** \$2,600,000.00

**Cost:** 1,700,437.63

**Attachments:**

L230652-Ron W-Award Recommendation Letter-20240501.pdf

Bid Tab

Resolution-CE Services Green & Circle

V3 RE services for Circle and Green-05152024.pdf



May 1, 2024

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

**RE: Circle Street and Green Street Water Main Improvement Project  
Crest Hill, IL**

Dear Mr. Wiedeman:

We have evaluated the bids received and read aloud on April 25, 2024 for the Circle Street and Green Street 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:

- Len Cox & Sons Excavating (\$2,051,833.00)
- P.T. Ferro Construction (\$1,868,453.09)
- Conley Excavating, Inc. (\$1,589,120.69)
- Austin Tyler Construction Inc (\$1,582,230.63)
- H. Linden & Sons (\$1,738,904.27)

The engineer's estimate was \$2,308,197.00. The apparent low bid was submitted Austin Tyler Construction Inc \$1,582,230.63. Austin Tyler Construction Inc's bid was reviewed and no arithmetic errors were found.

We recommend the award of the contract for construction of the Circle Street and Green Street Water Main Improvement Project to Austin Tyler Construction Inc in the amount of \$1,582,230.63. If you have any questions or require further information, please contact me at 630.254.1522 or by email at [jholly@v3co.com](mailto:jholly@v3co.com)

Sincerely,  
V3 Companies of Illinois, Ltd.

Jason Holy, P.E.  
Senior Project Manager

CREST HILL WATERMAIN IMPROVEMENTS  
City of Crest Hill, Illinois  
Will County

Bid Tab

	Return With Bid							Len Cox & Sons Excavating		Austin Tyler Construction		P.T. Ferro Construction Co.		Conley Excavating, Inc.		H. Linden & Sons	
	SP	PAY ITEM	DESCRIPTION	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
Design_PR_Paven		20101200	TREE ROOT PRUNING	EACH	14	\$ 250.00	\$ 3,500.00	\$ 1,255.00	\$ 17,500.00	\$ 75.00	\$ 1,050.00	\$ 0.01	\$ 0.14	\$ 300.00	\$ 4,200.00	\$ 1,800.00	\$ 2,520.00
		20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	526	\$ 55.00	\$ 28,930.00	\$ 75.00	\$ 39,450.00	\$ 20.00	\$ 10,520.00	\$ 0.01	\$ 5.26	\$ 50.00	\$ 26,300.00	\$ 55.00	\$ 28,930.00
Design_PR_Paven		21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	1,577	\$ 2.50	\$ 3,942.50	\$ 4.00	\$ 6,308.00	\$ 275.00	\$ 4,336.75	\$ 3.00	\$ 4,731.00	\$ 3.00	\$ 4,731.00	\$ 3.00	\$ 4,731.00
Erosion Control_Te		28000510	INLET FILTERS	EACH	35	\$ 200.00	\$ 7,000.00	\$ 300.00	\$ 10,500.00	\$ 75.00	\$ 2,625.00	\$ 0.01	\$ 0.35	\$ 250.00	\$ 8,750.00	\$ 180.00	\$ 6,300.00
Design_PR_Paven	*	30103000	SHAPING AND GRADING ROADWAY	SQ YD	1,858	\$ 10.00	\$ 18,580.00	\$ 5.00	\$ 9,290.00	\$ 1.75	\$ 3,251.50	\$ 5.00	\$ 9,290.00	\$ 5.00	\$ 9,290.00	\$ 4.00	\$ 7,432.00
		30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	526	\$ 45.00	\$ 23,670.00	\$ 45.00	\$ 23,670.00	\$ 38.00	\$ 19,988.00	\$ 0.01	\$ 5.26	\$ 33.00	\$ 17,358.00	\$ 48.00	\$ 25,248.00
Design_PR_Paven		35102200	AGGREGATE BASE COURSE, TYPE B 10"	SQ YD	1,188	\$ 15.00	\$ 17,820.00	\$ 45.00	\$ 53,460.00	\$ 20.00	\$ 23,760.00	\$ 12.00	\$ 14,256.00	\$ 20.00	\$ 23,760.00	\$ 15.00	\$ 17,820.00
		40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	6,851	\$ 1.00	\$ 6,851.00	\$ 1.00	\$ 6,851.00	\$ 0.01	\$ 68.51	\$ 0.01	\$ 68.51	\$ 0.01	\$ 68.51	\$ 0.01	\$ 68.51
Design_PR_Paven		40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	4,276	\$ 1.00	\$ 4,276.00	\$ 1.00	\$ 4,276.00	\$ 0.01	\$ 42.76	\$ 0.01	\$ 42.76	\$ 0.01	\$ 42.76	\$ 0.01	\$ 42.76
Design_PR_Paven		40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	142	\$ 15.00	\$ 2,130.00	\$ 1.00	\$ 142.00	\$ 15.00	\$ 2,130.00	\$ 0.01	\$ 1.42	\$ 0.01	\$ 1.42	\$ 15.00	\$ 2,130.00
		40602978	HOT-MIX ASPHALT BINDER COURSE, IL- 9.5, N50	TON	364	\$ 95.00	\$ 34,580.00	\$ 110.00	\$ 40,040.00	\$ 84.00	\$ 30,576.00	\$ 95.00	\$ 34,580.00	\$ 93.50	\$ 34,034.00	\$ 100.00	\$ 36,400.00
Design_PR_Paven		40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	338	\$ 115.00	\$ 38,870.00	\$ 135.00	\$ 45,630.00	\$ 117.00	\$ 39,546.00	\$ 125.00	\$ 42,250.00	\$ 121.00	\$ 40,898.00	\$ 100.00	\$ 33,800.00
Design_PR_Paven		40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	663	\$ 110.00	\$ 72,930.00	\$ 110.00	\$ 72,930.00	\$ 91.00	\$ 60,313.00	\$ 95.00	\$ 62,985.00	\$ 93.50	\$ 61,990.50	\$ 120.00	\$ 79,560.00
Removal_Bitumino	*	44000100	PAVEMENT REMOVAL	SQ YD	3,047	\$ 13.00	\$ 39,611.00	\$ 15.00	\$ 45,705.00	\$ 6.00	\$ 18,282.00	\$ 12.00	\$ 36,564.00	\$ 12.25	\$ 37,325.75	\$ 10.00	\$ 30,470.00
Topo_PMK Symbol		44000159	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/2"	SQ YD	4,691	\$ 5.00	\$ 23,455.00	\$ 6.00	\$ 28,146.00	\$ 4.00	\$ 18,764.00	\$ 3.50	\$ 16,418.50	\$ 3.25	\$ 15,245.75	\$ 6.00	\$ 28,146.00
		44201711	CLASS D PATCHES, TYPE IV, 5 INCH	SQ YD	1,188	\$ 50.00	\$ 59,400.00	\$ 75.00	\$ 89,100.00	\$ 72.00	\$ 85,536.00	\$ 65.00	\$ 77,220.00	\$ 60.50	\$ 71,874.00	\$ 70.00	\$ 83,160.00
Topo_PMK Symbol	*	50100100	STRUCTURES TO BE REMOVED	EACH	3	\$ 2,500.00	\$ 7,500.00	\$ 750.00	\$ 2,250.00	\$ 625.00	\$ 1,875.00	\$ 400.00	\$ 1,200.00	\$ 800.00	\$ 2,400.00	\$ 300.00	\$ 900.00
XSC_Exist Undergr	*	56103000	DUCTILE IRON WATER MAIN, 6"	FOOT	142	\$ 135.00	\$ 19,170.00	\$ 132.00	\$ 18,744.00	\$ 115.00	\$ 16,330.00	\$ 240.00	\$ 34,080.00	\$ 146.50	\$ 20,803.00	\$ 130.00	\$ 18,460.00
Utlities_PR_Underg	*	56103100	DUCTILE IRON WATER MAIN, 8"	FOOT	2,048	\$ 150.00	\$ 307,200.00	\$ 145.00	\$ 296,960.00	\$ 119.00	\$ 243,712.00	\$ 245.00	\$ 501,760.00	\$ 136.00	\$ 278,528.00	\$ 140.00	\$ 286,720.00
Topo_Water Featu	*	56105000	WATER VALVES, 8"	EACH	13	\$ 4,500.00	\$ 58,500.00	\$ 4,000.00	\$ 52,000.00	\$ 2,600.00	\$ 33,800.00	\$ 3,500.00	\$ 45,500.00	\$ 2,670.00	\$ 34,710.00	\$ 3,000.00	\$ 39,000.00
Drainage_EX_Hydr	*	56400500	FIRE HYDRANT TO BE REMOVED	EACH	6	\$ 1,600.00	\$ 9,600.00	\$ 2,000.00	\$ 12,000.00	\$ 600.00	\$ 3,600.00	\$ 2,000.00	\$ 12,000.00	\$ 1,000.00	\$ 6,000.00	\$ 750.00	\$ 4,500.00
Utlities_PR_Above	*	56400820	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	8	\$ 9,500.00	\$ 76,000.00	\$ 10,300.00	\$ 82,400.00	\$ 8,800.00	\$ 70,400.00	\$ 8,500.00	\$ 68,000.00	\$ 7,600.00	\$ 60,800.00	\$ 9,000.00	\$ 72,000.00
Topo_Building	*	56500800	DOMESTIC WATER SERVICE BOX	EACH	32	\$ 1,250.00	\$ 40,000.00	\$ 850.00	\$ 27,200.00	\$ 250.00	\$ 8,000.00	\$ 450.00	\$ 14,400.00	\$ 390.00	\$ 12,480.00	\$ 300.00	\$ 9,600.00
Drainage_PR	*	60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	2	\$ 8,500.00	\$ 17,000.00	\$ 2,750.00	\$ 5,500.00	\$ 3,250.00	\$ 6,500.00	\$ 3,500.00	\$ 7,000.00	\$ 2,890.00	\$ 5,780.00	\$ 4,000.00	\$ 8,000.00
Drain_Struc	*	60206905	CATCH BASINS, TYPE C, TYPE 1 FRAME, OPEN LID	EACH	5	\$ 3,500.00	\$ 17,500.00	\$ 1,500.00	\$ 7,500.00	\$ 2,000.00	\$ 10,000.00	\$ 2,100.00	\$ 10,500.00	\$ 1,750.00	\$ 8,750.00	\$ 4,000.00	\$ 20,000.00
z - Construction		60218300	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	1	\$ 6,500.00	\$ 6,500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,450.00	\$ 3,450.00	\$ 4,500.00	\$ 4,500.00	\$ 4,870.00	\$ 4,870.00	\$ 4,000.00	\$ 4,000.00
		60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3	\$ 6,500.00	\$ 19,500.00	\$ 3,000.00	\$ 9,000.00	\$ 3,450.00	\$ 10,350.00	\$ 4,500.00	\$ 13,500.00	\$ 3,450.00	\$ 10,350.00	\$ 4,000.00	\$ 12,000.00
Topo_Water Featu	*	60248900	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	13	\$ 5,000.00	\$ 65,000.00	\$ 4,000.00	\$ 52,000.00	\$ 4,400.00	\$ 57,200.00	\$ 6,000.00	\$ 78,000.00	\$ 3,570.00	\$ 46,410.00	\$ 4,000.00	\$ 52,000.00
Design_PR_PMK S		78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	40	\$ 15.00	\$ 600.00	\$ 20.00	\$ 800.00	\$ 5.00	\$ 200.00	\$ 5.63	\$ 225.20	\$ 38.50	\$ 1,540.00	\$ 21.00	\$ 840.00
		78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	108	\$ 20.00	\$ 2,160.00	\$ 45.00	\$ 4,860.00	\$ 28.00	\$ 3,024.00	\$ 33.78	\$ 3,648.24	\$ 55.00	\$ 5,940.00	\$ 25.00	\$ 2,700.00
Drainage_PR_Stor	*	550A2520	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 12"	FOOT	481	\$ 125.00	\$ 60,125.00	\$ 45.00	\$ 21,645.00	\$ 113.00	\$ 54,353.00	\$ 85.00	\$ 40,885.00	\$ 84.00	\$ 40,404.00	\$ 120.00	\$ 57,720.00
Design_CC_Const	*	550A2540	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 18"	FOOT	149	\$ 200.00	\$ 29,800.00	\$ 55.00	\$ 8,195.00	\$ 131.00	\$ 16,519.00	\$ 140.00	\$ 20,860.00	\$ 113.50	\$ 16,911.50	\$ 200.00	\$ 29,800.00
Topo_Mailbox	*	550A2570	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 27"	FOOT	35	\$ 300.00	\$ 10,500.00	\$ 135.00	\$ 4,725.00	\$ 184.00	\$ 6,440.00	\$ 270.00	\$ 9,450.00	\$ 271.50	\$ 9,502.50	\$ 300.00	\$ 10,500.00
	*	X0324878	SANITARY SEWER SERVICE ADJUSTMENT	FOOT	125	\$ 1,000.00	\$ 125,000.00	\$ 150.00	\$ 18,750.00	\$ 80.00	\$ 10,000.00	\$ 100.00	\$ 12,500.00	\$ 100.00	\$ 12,500.00	\$ 65.00	\$ 8,125.00
Topo_Mailbox	*	X0327301	RELOCATE EXISTING MAILBOX	EACH	5	\$ 250.00	\$ 1,250.00	\$ 500.00	\$ 2,500.00	\$ 300.00	\$ 1,500.00	\$ 1.00	\$ 5.00	\$ 300.00	\$ 1,500.00	\$ 200.00	\$ 1,000.00
	*	X1200221	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	8	\$ 10,000.00	\$ 80,000.00	\$ 3,500.00	\$ 28,000.00	\$ 2,500.00	\$ 20,000.00	\$ 5,000.00	\$ 40,000.00	\$ 2,765.00	\$ 22,120.00	\$ 3,000.00	\$ 24,000.00
Topo_Mailbox	*	X2080250	TRENCH BACKFILL, SPECIAL	CU YD	3,050	\$ 45.00	\$ 137,250.00	\$ 55.00	\$ 167,750.00	\$ 55.00	\$ 167,750.00	\$ 0.01	\$ 30.50	\$ 40.50	\$ 123,525.00	\$ 44.00	\$ 134,200.00
	*	X2130010	EXPLORATION TRENCH, SPECIAL	FOOT	800	\$ 150.00	\$ 120,000.00	\$ 40.00	\$ 32,000.00	\$ 20.00	\$ 16,000.00	\$ 15.00	\$ 12,000.00	\$ 3.00	\$ 2,400.00	\$ 10.00	\$ 8,000.00
Topo_Mail																	

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A CONSTRUCTION ENGINEERING AGREEMENT  
FOR CIRCLE AND GREEN STREET WATER MAIN REPLACEMENT AND ROAD  
RECONSTRUCTION IMPROVEMENT BY AND BETWEEN THE CITY OF CREST  
HILL, WILL COUNTY, ILLINOIS AND V3 COMPANIES OF ILLINOIS, LTD**

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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

WHEREASECS V3 Companies of Illinois, Ltd. (the "COMPANY"), is an entity that is in the business of providing Professional Services, for the Green and Circle Street Water Main Replacement and Road Reconstruction Improvement (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 Green and Circle Street Water Main Replacement and Road Reconstruction Improvement (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 statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all of the recitals contained in the parable 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 \$118,207.00 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 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]*

PASSED THIS 20TH DAY MAY, 2024.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	<hr/>	<hr/>	<hr/>	<hr/>
Alderwoman Claudia Gazal	<hr/>	<hr/>	<hr/>	<hr/>
Alderman Darrell Jefferson	<hr/>	<hr/>	<hr/>	<hr/>
Alderperson Tina Oberlin	<hr/>	<hr/>	<hr/>	<hr/>
Alderman Mark Cipiti	<hr/>	<hr/>	<hr/>	<hr/>
Alderman Nate Albert	<hr/>	<hr/>	<hr/>	<hr/>
Alderman Joe Kubal	<hr/>	<hr/>	<hr/>	<hr/>
Mayor Raymond R. Soliman	<hr/>	<hr/>	<hr/>	<hr/>

APPROVED THIS 20th DAY OF MAY 2024.

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Raymond R. Soliman, Mayor

ATTEST:

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Christine Vershay-Hall, City Clerk

# EXHIBIT A



## EXHIBIT A

May 9, 2024

Mr. Ron Wiedeman  
City Engineer  
City of Crest Hill  
2090 Oakland Ave  
Crest Hill, Illinois 60403

Re: Resident Engineering Services for Watermain Replacement for Circle St and Green St

Dear Mr. Wiedeman

On behalf of V3 Companies, we are pleased to submit this agreement for Resident Engineering service for the plan designed by V3's Municipal engineering group for the watermain replacement and pavement rehabilitation, curb repair and driveway apron replacement along Circle St and Green St. If you find this proposal to be acceptable, the executed copies of this letter, together with the General Terms and Conditions attached hereto which set forth the contractual elements of this agreement, will constitute an agreement between City of Crest Hill and V3 Companies (V3) for services on this project.

### Project Understanding

It is our understanding that the City of Crest Hill is requesting Resident Engineering service for plans previously developed by V3 Municipal Group for the watermain replacement, pavement rehabilitation, curb replacement and driveway apron replacement on Circle St from County Farm Rd to Grandview Ave and on Green St from County Farm Rd to Grandview Ave. The scope of work has been attached as well as the CECS forms spelling out the work that will be included within this contract. An additional direct expense has been included for vehicle usage as well on the CECS forms.

### Compensation

V3 shall be paid the following fees for services rendered:

#### Service

#### Fee

#### **I. Resident Engineering Services**

**\$118,207** (Not to exceed)

#### **Total Project Cost**

**\$118,207** (Not to Exceed)



We appreciate the opportunity to present this proposal and look forward to working with the City of Crest Hill on this project.

Sincerely,  
V3 COMPANIES

A handwritten signature in blue ink that reads "Vince DelMedico".

Vince DelMedico, P.E.  
Director of Transportation and  
Municipal Engineering

Accepted for:  
CITY OF CREST HILL

BY:

TITLE:

DATE:

## PHASE III CONSTRUCTION ENGINEERING

To ensure that the City's expectations are met during construction we have broken down our approach to project management into two phases and the anticipated scope of work within each phase:

### CONSTRUCTION PHASE

Once construction has begun, we will provide, at a minimum, the following services:

- Review and process shop drawings / submittal.
- Provide full time Resident Engineering services to perform on-site inspections and ensure completion of the work in accordance with contract documents.
- Measure and document all quantities per IDOT/FHWA requirements.
- Maintain the project diary, quantity book, inspector daily reports and weekly reports throughout construction.
- Provide digital construction progress photos documenting the progress of constructed work.
- Prepare and submit pay estimates, bi-monthly.
- Coordinate and conduct weekly progress status meetings with all interested parties.
- Prepare and distribute meeting minutes to all attending parties.
- Monitor and update material certifications.
- Perform, through a subconsultant, material testing for concrete, asphalt, subgrade compaction and aggregates.
- Monitor quality control and quality assurance material testing results.
- Perform inspections of erosion and sediment control measures and document in accordance with NPDES guidelines.
- Provide communication on behalf of the city to any residents regarding the scope or schedule of construction related activities. Provide follow up discussions with notified parties to ensure proper resolution was achieved.
- Be the point of contact with IDOT during the construction.

### FINAL CLOSE-OUT PHASE

We will provide, at a minimum, the following services during the final close-out phase:

- Make final measurements of all pay items.
- Provide final calculations of all pay items.
- Obtain backup documentation required for final payment.
- Continually prepare and monitor the completion of the punch list.
- Prepare and submit the final pay request.
- Conduct final inspection of the contractor's work.

## FINAL CONTRACT DOCUMENTS & AS-BUILT DRAWINGS

Upon completion of the project, V3 will prepare and monitor the completion of the final punch list. A final inspection of the contractor's work will be made. Final measurements and calculations of all pay items will be completed. The required back-up documentation will be obtained and a final payment request will be prepared and submitted. We recognize the importance of closing out the contract quickly and will strive to complete closeout within six weeks of contract completion.



EXHIBIT E  
COST ESTIMATE OF CONSULTANT SERVICES WORKSHEET  
FIXED RAISE

Local Public Agency	County	Section Number
City of Crest Hill	Will	
Consultant (Firm) Name	Prepared By	Date
V3 Companies, Ltd.	JDH	5/9/2024

PAYROLL ESCALATION TABLE

CONTRACT TERM	4	MONTHS	OVERHEAD RATE	159.00%
START DATE	5/31/2024		COMPLEXITY FACTOR	0
RAISE DATE	6/1/2024		% OF RAISE	2.00%
END DATE	9/29/2024			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/31/2024	6/1/2024	0	0.00%
1	6/2/2024	10/1/2024	4	102.00%

The total escalation = 2.00%

Local Public Agency	County	Section Number
City of Crest Hill	Will	

MAXIMUM PAYROLL RATE	
ESCALATION FACTOR	2.00%

## PAYROLL RATES

## Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

[illegible]

City of Crest Hill

Will
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City of Crest Hill

Will

*Item 9.*

## Exhibit E Cost Estimate of Consultants Services Worksheet Fixed Raise

**SHEET** 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			CONSTRUCTION PHASE			FINAL CLOSE-OUT PHASE			AS-BUILTS								
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Administration	26.42	20.0	1.98%	0.52	10	1.14%	0.30				10	25.00%	6.60						
Senoir Project Manager	76.12	15.0	1.49%	1.13	5	0.57%	0.43	5	5.26%	4.01	5	12.50%	9.52						
Senior Consturction Technician	49.39	50.0	4.95%	2.44	35	4.00%	1.98	10	10.53%	5.20	5	12.50%	6.17						
Resident Construction Manager I	38.18	925.0	91.58%	34.97	825	94.29%	36.00	80	84.21%	32.15	20	50.00%	19.09						
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TOTALS		1010.0	100%	\$39.06	875.0	100.00%	\$38.71	95.0	100%	\$41.36	40.0	100%	\$41.38	0.0	0%	\$0.00	0.0	0%	\$0.00

## V3 COMPANIES GENERAL TERMS AND CONDITIONS

### 1. CLIENT'S RESPONSIBILITIES

CLIENT shall do the following in a timely manner so as not to delay the services of CONSULTANT.

- a. Provide all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints, borings, probings and subsurface explorations, hydrographic surveys, laboratory tests, environmental assessment and impact statements, property, boundary, easement, right-of-way, topographic and utility surveys, property and legal descriptions, zoning, deed and other land use restrictions; all of which CONSULTANT may use and rely upon in performing services under this Agreement.
- b. Arrange for access to and make all provisions for CONSULTANT to enter upon public and private property as required for CONSULTANT to perform services under this Agreement.
- c. Give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of CONSULTANT's services, or any defect or non-conformance in the work of any Contractor.

### 2. CONSULTANT'S RESPONSIBILITIES

CONSULTANT will render engineering and/or other Professional Services in accordance with generally accepted and currently recognized practices and principles and in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality. CONSULTANT makes no warranty, either expressed or implied, with respect to its services.

- a. 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 CONSULTANT 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, other than its own activities or own subcontractors in the performance of the work described in this agreement. Nor shall the CONSULTANT 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 CONSULTANT.
- b. CLIENT reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and CONSULTANT and CLIENT shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes.
- c. The CONSULTANT will be responsible for correctly laying out the design data shown on the contract documents where construction staking services are a part of this Agreement. The CONSULTANT is not responsible for, and CLIENT agrees herewith to hold CONSULTANT harmless from any and all errors which may be contained within the Contract Documents. It is expressly understood that the uncovering of errors in the plans and specifications is not the responsibility of the CONSULTANT and any and all costs associated with such errors shall be borne by others.

### 3. TERMS OF PAYMENT

CONSULTANT shall submit monthly statements for Basic and Additional Services rendered and for Reimbursable Expenses incurred, based upon CONSULTANT's estimate of the proportion of the total services actually completed at the time of billing or based upon actual hours expended during the billing period. CLIENT shall make prompt monthly payments in response to CONSULTANT's monthly statements.

If CLIENT fails to make any payment due CONSULTANT for services and expenses within thirty (30) days after receipt of CONSULTANT's statement therefore, the past amounts due CONSULTANT will be increased at the rate of 1.5% per month from said thirtieth day. CONSULTANT may after giving seven days written notice to CLIENT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses and charges including all costs of collection (including reasonable attorneys' fees). CONSULTANT shall have no liability whatsoever to CLIENT for any costs or damages as a result of such suspension.

### 4. SUSPENSION OF SERVICES

CLIENT may, at any time, by written order to CONSULTANT require CONSULTANT to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order CONSULTANT shall immediately comply with its terms and take all reasonable steps to minimize the occurrence of costs allocable to the services covered by the order. CLIENT, however, shall pay all costs associated with the suspension. If the project resumes after being suspended 30 days or more, the contract fee may be re-negotiated to reflect costs of delay, start-up, and other costs.

### 5. TERMINATION

This Agreement may be terminated by either party upon fourteen (14) 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 CONSULTANT either before or after the termination date shall be reimbursed by CLIENT.

### 6. ATTORNEY'S FEES

In the event of any dispute that leads to litigation arising from or related to the services provided under this agreement, the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees and other related expenses. Prevailing party is the party who recovers at least 75% of its total claims in the action or who is required to pay no more than 25% of the other party's total claims in the action when considered in the totality of claims and counterclaims, if any. In claims for money damages, the total amount of recoverable attorney's fees and costs shall not exceed the net monetary award of the prevailing party.

### 7. REUSE OF DOCUMENTS

All documents including but not limited to Reports, Drawings and Specifications prepared or furnished by CONSULTANT (and CONSULTANT's independent professional associates and consultants) pursuant to this Agreement are instruments of service in respect of the Project and CONSULTANT shall retain an ownership and property interest therein whether or not the Project is completed. Upon payment to CONSULTANT for services performed, CLIENT may make and retain copies for information and reference in connection with the use and occupancy of the Project by CLIENT and others; however, such documents are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by CONSULTANT for the specific purpose intended will be at CLIENT's sole risk and without liability or legal exposure to CONSULTANT, or to CONSULTANT's independent professional associates or consultants, and CLIENT shall indemnify, defend, and hold harmless CONSULTANT and CONSULTANT's independent professional associates and consultants from all claims, damages, losses and expenses including reasonable attorney's fees and costs of defense arising out of or resulting therefrom. Any such verification or adaptation will entitle CONSULTANT to further compensation at rates to be agreed upon by CLIENT and CONSULTANT.

**8. INSURANCE**

Upon CLIENT request the CONSULTANT shall provide the CLIENT with certificates of insurance evidencing all coverages held by the CONSULTANT.

In order that the CLIENT and the CONSULTANT may be fully protected against claims, the CLIENT agrees to secure from all CONTRACTORS and SUBCONTRACTORS working directly or indirectly on the project, prior to the commencement of work of any kind, a separate policy of insurance covering public liability, death and property damage naming the CLIENT and the CONSULTANT and their officers, employees and agents as additional insureds, and that said CONTRACTOR and SUBCONTRACTORS shall maintain such insurance in effect and bear all costs for the same until completion or acceptance of the work. Certificates of said insurance shall be delivered to the CLIENT and to the CONSULTANT as evidence of compliance with this provision. However, the lack of acknowledgment and follow-up by CONSULTANT regarding the receipt of said certificates does not waive CLIENT's and CONTRACTOR's obligation to provide said certificates.

**9. DIGITAL TRANSMISSIONS.**

The parties agree that each may rely, without investigation, upon the genuineness and authenticity of any document, including any signature or purported signature, transmitted digitally, without reviewing or requiring receipt of the original document. Each document or signature so transmitted shall be deemed an enforceable original. Upon request, the transmitting party agrees to provide the receiving party with the original document transmitted digitally; however, the parties agree that the failure of either party to comply with such a request shall in no way affect the genuineness, authenticity or enforceability of the document. Each party waives and relinquishes as a defense to the formation or enforceability of any contract between the parties, or provision thereof the fact that a digital transmission was used.

**10. CERTIFICATIONS, GUARANTEES AND WARRANTIES**

CONSULTANT shall not be required to sign any documents, no matter by whom requested, that would result in the CONSULTANT having to certify, guarantee or warrant the existence of conditions whose existence the CONSULTANT cannot ascertain. CLIENT also agrees not to make resolution of any dispute with CONSULTANT or payment of any amount due to the CONSULTANT in any way contingent upon the CONSULTANT signing any such certification.

**11. INDEMNIFICATION**

CONSULTANT agrees to the fullest extent permitted by law, to indemnify and hold CLIENT harmless from loss, cost (including reasonable attorney's fees and costs of defense) or expense for property damage and bodily injury, including death, caused by CONSULTANT's, or its employees' negligent acts, errors or omissions in the performance of professional services under this Agreement.

CLIENT agrees to the fullest extent permitted by law, to indemnify and hold CONSULTANT harmless from any loss, cost (including reasonable attorney's fees and costs of defense) or expense for property damage and bodily injury, including death, caused solely by CLIENT's, its agents or employees, negligent acts, errors or omissions in the performance of professional services under this Agreement

If the negligence or willful misconduct of both the CONSULTANT and CLIENT (or a person identified above for whom each is liable) is a cause of such damage or injury, the loss, cost, or expense shall be shared between CONSULTANT and CLIENT in proportion to their relative degrees of negligence acts, errors or omissions and the right of indemnity shall apply for such proportion.

**12. 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.

**13. LIMITATION OF LIABILITY**

CLIENT and CONSULTANT have discussed the risks, rewards, and benefits of the project and the CONSULTANT's total fee for services. Risks have been allocated such that the CLIENT agrees that, to the fullest extent permitted by law, the CONSULTANT's total liability to the CLIENT for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes shall not exceed \$100,000. Such causes include but are not limited to the CONSULTANT's negligence, errors, omissions, strict liability, or breach of contract.

**14. HAZARDOUS MATERIALS**

The Consultant, its principals, employees, agents or consultants shall perform no services relating to the investigation, detection, abatement, replacement, discharge, or removal of any toxic or hazardous contaminants or materials on this project. The Owner acknowledges that, with regard to this Agreement, the CONSULTANT has no professional liability (errors and omissions) or other insurance for claims arising out of the performance or failure to perform professional services related to the investigation, detection, abatement, replacement, discharge or removal of products, materials or processes containing asbestos or any other toxic or hazardous contaminants or materials ("Hazardous Materials"). Those services are not included in the scope of this Agreement.

**15. CONTROLLING LAW**

This Agreement is to be governed by the law of the State of Illinois.



## Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Ronald J Wiedeman
<b>Department:</b>	Engineering
<b>Agenda Item:</b>	Resolution approving an Agreement for Facility Condition Assessment Survey and Asset Condition Assessment Report for Wells 1,4,8,9,10,11,12 and East Wastewater Treatment Plant by and Between the City of Crest Hill, Will County, Illinois and Willett Hofmann & Associates Inc., Ltd. for an amount of \$99,600.00.

### Summary:

The Engineering and Public Works Departments are looking to hire a professional engineering firm to perform an evaluation of all of the city wells and the east sewer treatment plant. The facility condition survey and condition assessment report is being requested for consideration by the council to provide a better understanding of the condition of the city's infrastructure as it relates to the wells and East Treatment Plant. With the city going to a Lake Michigan water supply, currently scheduled by 2030, the city wells will still need to be functional now and into the future. After the Lake Michigan water supply is established, the city's wells will be run on a monthly basis per IEPA requirements and will need to be ready in case of an emergency situation.

This facility condition survey and condition assessment report will be a tool that both the Engineering and Public Works Department will use to evaluate what work will be required and when the best time either preform repairs, replace pumps or generators or perform maintenance to the existing structures.

Willett Hofmann & Associates has the professional staff and experience to perform a study like this. Staff would like to use a firm which is new to the city so that a fair and unbiased assessment of your facilities can be performed.

Attached is an agreement from Willett Hofmann & Associates, Inc. located in Joliet to provide these professional assessment and reporting services.

These services will include the following:

- Review city as built drawing and staff to gather relevant information on the condition of each capital asset being assessed.

- Based on information collected and inspections performed, prepare a Water System Conditions Report and a Wastewater System Condition Report.
- Inspect all wells and discuss with water operators past performance and well pump maintenance. During this inspection well pumps will not be taken out of service or removed for visual inspection.
- Inspect the east treatment sewer plant and discuss with sewer operators the treatment process.
- Each Well location will include the following visual inspections of the building structure, filters, high service pumps, chemical feed systems, HVAC system, electrical motor control center and SCADA system. All wells will stay in service during the inspection.
- East Plant Treatment plant will include visual inspections of the building structure, pumps, HVAC system, electrical motor control center and SCADA system. The plant will stay in service during the inspection.
- Collect information on the overall usage, age and breakage history of each specific well location and the east treatment plant.
- Prepare Preliminary cost estimates for recommended improvements.
- Prepare an anticipated asset improvement schedule to allow staff to have a better schedule and plan for recommended improvements.

**Recommended Council Action:** Resolution approving an Agreement for Facility Condition Assessment Survey and Asset Condition Assessment Report for Wells 1,4,8,9,10,11,12 and East Wastewater Treatment Plant by and Between the City of Crest Hill, Will County, Illinois and Willett Hofmann & Associates Inc., Ltd. for an amount of \$99,600.00.

**Financial Impact:**

**Funding Source:** Water Fund

**Budgeted Amount:** \$110,000 (Fiscal Yr. 2025)

**Cost:** \$99,600.00

**Attachments:**

Resolution-Facility Condition Assessment Survey

20240313 WHA Crest Hill.pdf

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AN AGREEMENT FOR FACILITY CONDITION  
ASSESSMENT SURVEY AND ASSET CONDITION ASSESEMENT REPORT FOR  
WELLS 1,4,8,9,10,11,12 AND THE EAST SEWER TREATEMENT PLANT BY AND  
BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS AND WILLETT  
HOFMANN & ASSOCIATES**

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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

WHEREASECS Willett Hofmann & Associates. (the "COMPANY"), is an entity that is in the business of providing Professional Services, for the Facility condition asset survey condition assessment report for wells 1,4,8,9,10,11,12 and the East Sewer Treatment Plant (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 Facility condition asset survey condition assessment report for wells 1,4,8,9,10,11,12 and the East Sewer Treatment Plant (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 statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all of the recitals contained in the parable 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 \$99,600.00 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 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]*

PASSED THIS 20TH DAY MAY, 2024.

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

APPROVED THIS 20TH DAY OF MAY 2024.

\_\_\_\_\_  
Raymond R. Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

# EXHIBIT A



May 16, 2024

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

Attn: Mr. Ron Wiedeman, City Engineer

Re: Water Treatment Facilities and Wastewater Treatment Plant  
Asset Condition Assessment  
Professional Engineering Services Proposal

Dear Mr. Wiedeman:

Willett Hofmann Associates, Inc. is pleased to offer this Professional Engineering Services proposal to the City of Crest Hill. We propose to perform a facility condition assessment survey and develop an Asset Condition Assessment Report identifying the City Water and Wastewater assets in multiple buildings across the City of Crest Hill at Well 1, Well 4, Well 8, Wells 9 & 12 (Division St), Well 10, Well 11 (Stateville) and the East Wastewater Treatment Plant.

We have discussed the project details with you and have developed a scope of work based on our meetings and discussions. We are submitting the following proposal for Professional Engineering Services for your review and consideration. The scope of services described herein is based on our present understanding of the needs of the project.

**PROJECT UNDERSTANDING:**

- The City needs an evaluation of the Water System facilities and Wastewater System facilities so they can budget for future capital improvements for both systems.

**SCOPE OF PROFESSIONAL SERVICES:**

- Willett, Hofmann & Associates, Inc. proposes to provide the Professional Services as outlined on the attached Exhibit 1 – Scope of Professional Services.

City of Crest Hill  
Mr. Ron Wiedeman, City Engineer  
May 16, 2024

**FEE FOR PROFESSIONAL SERVICES:**

- Willett, Hofmann & Associates, Inc. proposes to provide the Professional Services described in Exhibit 1 on an hourly basis, at a cost not to exceed \$98,900.00, to be billed monthly. Project related reimbursable expenses will be billed in accordance with the standard pricing and payment terms for an estimated budget of \$700.00. The total Professional Engineering Services Fee will not exceed \$99,600.00. Included in the total fee will be our subconsultant fees. WHA will be using our subconsultant, Design Group Facility Solutions, Inc., Illinois Design Firm Registration No. 184.004312, to assist us in the electrical, HVAC, and SCADA control evaluation.

**SCHEDULE OF WORK TO BE DONE:**

- We will complete the Professional Services detailed on the attached Exhibit 1 in (16) weeks after the approval of our agreement.

**DELIVERABLES:**

- Provide the City with ten (10) copies of the condition report and a pdf of the report.

**TERMS & CONDITIONS:**

- The attached Terms and Conditions are made a part of this Agreement. Additional Services requested beyond those described herein shall be provided and performed as outlined on the attached Terms and Conditions.

This proposal is valid for thirty (30) calendar days from the date of this proposal.

The proposed **scope of services** described above are negotiable, however if the proposed services and terms meet with your approval, please sign this letter agreement, and return one copy to our office.

City of Crest Hill  
Mr. Ron Wiedeman, City Engineer  
May 16, 2024

**PROPOSAL ACCEPTED:**

I hereby authorize this work to proceed as outlined above and have read and accept the attached Terms and Conditions.

By\_\_\_\_\_

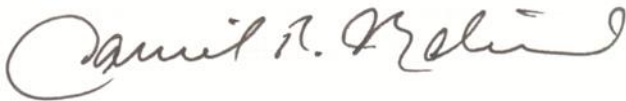
Name/Title\_\_\_\_\_

Date\_\_\_\_\_

Thank you for your interest in working on this important project with Willett, Hofmann & Associates, Inc. We are enthusiastic to have this opportunity to be of service to the City of Crest Hill. If you have any questions, please do not hesitate to call.

Sincerely,

WILLETT, HOFMANN & ASSOCIATES, INC.



BY \_\_\_\_\_

Daniel R. Malinowski, P.E.  
Business Development Manager

DRM:dt

Encl.

cc: **File**

City of Crest Hill  
Mr. Ron Wiedeman, City Engineer  
May 16, 2024

## EXHIBIT 1 - SCOPE OF PROFESSIONAL SERVICES

PROJECT: City of Crest Hill  
Water Treatment Facilities and Wastewater Treatment Plant  
Asset Condition Assessment  
DATE: May 16, 2024

### **SCOPE OF PROFESSIONAL SERVICES:**

Willett, Hofmann & Associates, Inc., Illinois Design Firm Registration No. 184.000918, proposes to provide the following engineering services:

#### **Water System Facilities**

1. Meeting with City to review the existing and/or as-built plans for the facilities listed in paragraph 2.
2. Prepare a Water System Facilities Condition Report for the following Water System facilities:
  - Well 1, Well 4, Well 8, Wells 9 & 12 (Division St), Well 10, Well 11 (Stateville)
  - Elevated Water Storage Tanks at: Well 1, Well 8, Wells 9 and 12
3. Well inspection will include discussion with Water Operator on past well performance and well pump maintenance. The well pumps will not be pulled or taken out of service for the inspection process.
4. Water treatment plant inspection will include a visual inspection of the building external structure, the water treatment plant filter, high service pumps, chemical feed equipment, HVAC system, the main electrical motor control center, a total of six (6) emergency generators and controllers, and SCADA system. The water treatment plants will remain in-service during the inspection.
5. WHA will contact the City vendor that has provided elevated water storage tank inspections to obtain their inspection information on each elevated water storage tank. The Asset Condition Assessment report will provide a summary of previous inspections completed for the City; however, our scope of work will not include new inspections of the existing elevated water storage tanks. We will include the elevated water storage tanks in the asset inventory.
6. Prepare preliminary cost estimates for recommended improvements.

City of Crest Hill  
Mr. Ron Wiedeman, City Engineer  
May 16, 2024

7. Prepare an anticipated asset improvement schedule to allow the planning of recommended improvements.
8. Meeting with City to review the final report.

#### Wastewater System Facilities

1. Meeting with City to review the existing and/or as-built plans for the facilities listed in paragraph 2.
2. Prepare a Wastewater System Condition Report for the following wastewater facilities:
  - East Wastewater Treatment Plant
3. Make a visual inspection of all the treatment process and buildings at the East Wastewater Treatment Plant. None of the wastewater treatment plant process will be taken out of service for the inspection.
4. The building inspections will include building external structure, HVAC system, main electrical motor control center, one (1) emergency generator and controller, and SCADA panels.
5. The wastewater treatment plant equipment and pumps will be visually inspected if possible and we will discuss the history of the equipment and pumps with the Wastewater Plant Operator.
6. WHA will comment on the West Wastewater Treatment Plant in the report, but no visual inspection will be performed because that plant is currently under construction.
7. WHA will discuss the City's sanitary sewer collection system and with the Wastewater Plant Operator to understand the overall age of the sanitary sewer system, infiltration/inflow issues, and root issues.
8. Prepare preliminary cost estimates for any recommended improvements.
9. Prepare an anticipated asset improvement schedule to allow the planning of recommended improvements.
10. Meeting with City to review the final report.

City of Crest Hill  
 Mr. Ron Wiedeman, City Engineer  
 May 16, 2024

**SERVICES NOT INCLUDED:**

The following services have not been included in the scope of work. Willett, Hofmann & Associates can provide these services should they be desired either by separate proposal or on an hourly basis.

- Our Professional Engineering Services exclude surveys, test borings, materials testing, telephone/computer wiring inspections, environmental studies, sound studies, traffic studies, sprinkler/fire protection testing.
- As-built plans. We will not document the existing conditions by preparing as-built plans of the existing facilities or buildings.
- Documenting existing conditions. Our documentation of existing conditions will consist of general visual inspection and/or photographing of the equipment exterior and interior components, where openly visible, or visual access is given by City on-site electricians opening panels and control cabinets.
- During the site visits of the facility, we will be permitted to take digital photographs of the existing building elements and new construction for use in the documentation of the project.
- Any Client or Owner dictated standard facility inspection criteria or requirement that apply to this project must be provided at the outset of the work for our review and incorporation into project.
- Survey and Project Site Information. We will not inspect/report on geotechnical, hazardous materials, environmental studies, surveys, and assessments.
- Existing Facility Information. Client will provide design and/or as-built (record) documents, data, plans, diagrams, layouts, and specifications relevant to such facility, as required to complete the assessment.
- We will not perform destructive testing, investigate concealed or unknown conditions, or field verify any conditions.
- We will not contact the City Water Operator to obtain the overall age of the water supply distribution system and the water main break history in the water distribution system. The water distribution system condition report is being prepared under a separate engineering contract. We will not provide reports in the water mains, valves, hydrants, and services in our Asset Condition Assessment or Asset Inventory.
- Sufficiency of Information. We are entitled to rely upon the accuracy and completeness of all information provided by the Client under this Proposal, including (without limitation) all Survey and Project Information and Existing Facility Plan Information.

City of Crest Hill  
 Mr. Ron Wiedeman, City Engineer  
 May 16, 2024

**ATTACHMENT "A"**  
**Hourly Billing Rates**  
**Crest Hill, IL**  
**Professional Engineering Services**

CLASSIFICATION OF EMPLOYEE	REGULAR HOURLY RATE		OVERTIME RATE
	From	To	
Principal Engineering Manager	\$151.00	\$275.00	Regular Rate
Engineering Manager	\$133.00	\$202.00	Regular Rate
Civil Engineer IV	\$117.00	\$180.00	Regular Rate
Civil Engineer III	\$105.00	\$165.00	Regular Rate
Civil Engineering Intern II	\$93.00	\$143.00	Regular Rate
Civil Engineering Intern I	\$77.00	\$121.00	Regular Rate
Field Engineer	\$130.00	\$199.00	Regular Rate
Architect IV	\$114.00	\$177.00	Regular Rate
Architect III	\$105.00	\$162.00	Regular Rate
Architectural Intern II	\$89.00	\$140.00	Regular Rate
Architectural Intern I	\$77.00	\$118.00	Regular Rate
Prof. Land Surveyor Manager	\$102.00	\$159.00	Regular Rate
Prof. Land Surveyor IV	\$89.00	\$137.00	Regular Rate
Prof. Land Surveyor III	\$80.00	\$128.00	Regular Rate
Prof. Land Surveyor (SIT) II	\$71.00	\$112.00	Regular Rate
Prof. Land Surveyor (SIT) I	\$65.00	\$103.00	Regular Rate
Technician IV	\$74.00	\$118.00	1.3 x Regular Rate
Technician III	\$69.00	\$109.00	1.3 x Regular Rate
Technician II	\$62.00	\$97.00	1.3 x Regular Rate
Technician I	\$55.00	\$87.00	1.3 x Regular Rate
Survey Worker Foreman	\$77.00	\$121.00	1.3 x Regular Rate
Survey Worker	\$77.00	\$118.00	1.3 x Regular Rate
Administrative Assistant	\$46.00	\$93.00	1.3 x Regular Rate
Expenses and Materials	At Cost		

The above hourly rates shall be applicable for a period of one year from the date hereon, after which time they shall be subject to adjustments to reflect payroll cost.

City of Crest Hill  
 Mr. Ron Wiedeman, City Engineer  
 May 16, 2024

## ATTACHMENT "B"

### Terms and Conditions

### Crest Hill, IL

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**Standard of Care:** Services provided by Willett, Hofmann & Associates, Inc., hereinafter referred to as "the Engineer," under this Agreement will be performed in a manner consistent with the human degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

**Additional Services:** When Additional Services beyond the defined scope are requested, an amendment will be prepared for approval by the Client prior to commencing work. Additional Services shall be performed on a time and material basis at Standard Hourly Rates in effect at the time the services are performed, or for a negotiated fee.

**Billing / Payment:** The Client agrees to pay for all services performed and all costs incurred by the Engineer. Invoices for services shall be submitted either upon completion of such services or on a monthly or otherwise regular or logical basis. Invoices shall be due and payable within 30 days of invoice date. Client shall notify the Engineer of any objections to the invoice within five (5) working days of receipt. Payment of any invoice indicates Client's acceptance of this Agreement and satisfaction with the services provided. Payment of invoices is in no case subject to unilateral discounting, back charges, or set offs by the Client, and payment is due regardless of suspension or termination of this Agreement by either party. Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge on the unpaid balance. In the event that any portion of an account remains unpaid after 120 days after the invoice date, the Engineer may institute collection action and the Client shall pay all costs of collection, including reasonable attorney's fees.

**Termination, Suspension or Abandonment:** In the event of termination, suspension or abandonment of the project, the Engineer shall be equitably compensated for services performed. Either the Client or the Engineer may terminate this Agreement after giving no less than seven (7) days' written notice if the other party substantially fails to perform in accordance with the terms of the Agreement.

**Indemnification:** The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Engineer, its officers, directors, employees, agents and consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of the Engineer.

**Certification, Guarantees and Warranties:** The Engineer shall not be required to execute any document that would result certifying, guaranteeing, or warranting the existence of any conditions.

**Dispute Resolution:** Any claims or disputes between the Client and the Engineer arising out of the services provided by the Engineer or out of this Agreement shall be submitted to non-binding mediation. The Client and the Engineer agree to include a similar mediation agreement with all contractors, subconsultants, subcontractors, suppliers, and fabricators, providing for mediation as the primary method of dispute resolution among all parties. The laws of the State of Illinois will govern the validity of this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the courts of that State.

**Construction Observation:** When the Engineer does not provide construction observation services, it is agreed that the professional services of the Engineer do not extend to or include the review or site observation of the Contractor's work, performance, or pay request approval. In this situation, during construction, the Client assumes the role of the engineer and will hold harmless the Engineer for the failure of the Contractor's work to conform to the design intent and the contract documents.

**Adjustments, Changes or Additions:** It is understood that adjustments, changes, or additions may be necessary during construction. The Client will maintain a contingency fund until construction is completed to pay for field changes, adjustments, or increased scope items. All change order amounts requested by Contractors constructing Engineer designed items shall be submitted to the Engineer for review prior to being approved by contract holder. The Engineer will not approve amounts requested that are above a normal bid amount for the work involved. In no case will costs be assessed to the Engineer at the discretion of the Contractor, the Client, or the Owner without prior agreement and approval of the Engineer. The Engineer shall not be responsible for any cost or expense that provides betterment or upgrades or enhances value of the Project.

City of Crest Hill  
Mr. Ron Wiedeman, City Engineer  
May 16, 2024

## ATTACHMENT "B" Terms and Conditions Crest Hill, IL

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**Project Signs:** Project signs displayed at the construction site shall include "Willett, Hofmann & Associates, Inc. – Consulting Engineers" as the project engineer for the applicable discipline. Articles for publication regarding this project shall acknowledge "Willett, Hofmann & Associates, Inc. – Consulting Engineers" as the project engineer for the applicable discipline.

**Electronic Files:** The Client hereby grants permission for the Engineer to use information and data provided by the Client, including electronic background information produced or provided by the Client in the completion of the project. The Client also grants permission to the Engineer to release Engineer's documents (including their backgrounds) electronically to Consultants, Contractors, and Vendors as required in the execution of the project. Before release, the Engineer will require an executed waiver of liability for the use of any electronic documents and may charge a fee for this information.

**Limitation of Liability:** It is agreed that the Engineer's liability for this project for negligent acts, errors, or omissions, and all claims, losses, costs, damages, cost of defense, expenses from any cause, including Client, Contractors, and Attorney fees, is limited to the total amounts of liability or other insurance coverage available to CONSULTANT. Such causes include but are not limited to the CONSULTANT's negligence, errors, omissions, strict liability, or breach of contract.

**Use of Documents:** Documents prepared by the Engineer are instruments of service for use solely with respect to the project. The Engineer shall retain all common law, statutory and other reserved rights, including the copyright. The Client shall not reuse or permit the reuse of the Engineer's documents except by mutual agreement in writing.



## Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Ronald J Wiedeman
<b>Department:</b>	Engineering
<b>Agenda Item:</b>	Resolution approving an Agreement for design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC) delivery points by and Between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for a not to exceed amount of \$533,500.00.

**Summary:** Attached is a proposal that was presented to council last July for design and related professional services for the Eastern and Western Receiving Sites at Grand Prairie Water Commission (GPWC) Delivery Points. Last year only preliminary design services for a cost of \$112,000 was approved. Strand has completed all work related to this scope of services and is now ready to begin the remaining scope of work for these Improvements. These items are as follows:

- Prepare and present to Council rendering of each station and ground water tank for comments on the aesthetics of these structures.
- Complete the design and prepare bid documents for the construction of the eastern and western receiving station, diversion structure, ground tank and all other collateral work.
- Provide assistance to the city to go out for bid for the construction of these items and address bid related questions.

The current schedule to have this work completed for the east and west receiving station, diversion structure and new ground storage tank is July 2025.

Construction is currently scheduled to begin in Fall of 2025 and continue for the next couple of years. The construction schedule is based on the Grand Prairie schedule for the installation of the finish water line from the City of Chicago.

The engineering and construction of these two delivery structures and ground tank is to be funded through an IEPA loan which the City has applied for.

**Recommended Council Action:** Resolution approving an Agreement for design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC) delivery points by and Between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for a not to exceed amount of \$533,500.00.

.

**Financial Impact:**

**Funding Source:** Water

**Budgeted Amount:** \$545,300

**Cost:** 533,500.00

**Attachments:**

Resolution Delivery Structure and Ground Tank.pdf

Amendment 1to east and west sites.pdf

Signed Agreement \$112k.pdf

Council Memo Design-\$112k Only.pdf (FYI)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING DESIGN AND RELATED SERVICES FOR THE  
EASTERN AND WESTERN RECEIVING SITES AT GRAND PRAIRIE WATER  
COMMISSION (GPWC) DELIVERY POINTS BY AND BETWEEN THE CITY OF  
CREST HILL, WILL COUNTY, ILLINOIS AND STRAND ASSOCIATES, INC.**

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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

WHEREASECS . Strand Associates, Inc.(the "COMPANY"), is an entity that is in the business of providing design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC) delivery points (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 design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC) delivery points (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 statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all of the recitals contained in the parable 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 \$533,500.00 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 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]*

PASSED THIS 20TH DAY MAY, 2024.

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

APPROVED THIS 20TH DAY OF MAY 2024.

\_\_\_\_\_  
Raymond R. Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

# EXHIBIT A

## EXHIBIT A

March 25, 2024

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

Attention: Honorable Raymond Soliman, Mayor

Re: Amendment No. 1 to the July 7, 2023, Agreement for Design and Bidding-Related Services  
Eastern and Western Receiving Sites at Grand Prairie Water Commission (GPWC) Delivery Points

This is Amendment No. 1 to the referenced Agreement.

Under **Scope of Services**, ADD the following:

“Architectural Renderings Services

1. Meet with OWNER to review renderings desired.
2. Produce 3D models of the proposed building shown on two site locations using Autodesk Revit. Prepare a proposed building and site model to a 350 Level of Development as defined in the American Institute of Architects Document G202-2013. Existing buildings elements, including existing buildings, will be modeled to a 100 Level of Development.
3. Provide up to four high-quality rendering image files for each site location using Enscape software. Adjust the renderings once, as appropriate, based on OWNER’s comments.
4. Meet with OWNER to review renderings.
5. Prepare a presentation to OWNER’s Board using the revised renderings and attend one board meeting.

Diversion Structure Design and Easement Services

1. Request a utility locate and conduct a topographic survey of the corridor between the diversion structure and OWNER’s property at the southwest corner of Caton Farm Road and Oakland Avenue.
2. Prepare exhibits to delineate access and public utility easements, and temporary construction easements for up to two parcels.
3. Assist OWNER with amending the existing sewer utility easement to allow electrical access to the easement.

March 25, 2024

4. Design updated electrical power and controls components for existing motor-operated gates and incorporate these items into the Eastern Receiving Station Bidding Documents.”

Under **Compensation**, CHANGE \$512,000 to “\$533,500” in the first paragraph, and REPLACE the table in its entirety with the following:

Scope Item	Compensation	Estimated FY
Preliminary Design Services	\$112,000	2024
Architectural Renderings Services	\$ 10,000	2024
Diversion Structure and Easement	\$ 11,500	2025
Eastern Reservoir Design Services (If Authorized)	\$132,000	2025
Eastern and Western Receiving and Pumping Station Design Services (If Authorized)	\$330,000	2025
Bidding-Related Services for the Eastern Reservoir (If Authorized)	\$ 27,000	2026
Bidding-Related Services for the Eastern and Western Receiving and Pumping Stations (If Authorized)	\$ 23,000	2026
Total	<u>\$645,500</u>	

Total amount approved = \$645,500-\$112,000.00 = \$533,500.00

IN WITNESS WHEREOF the parties hereto have made and executed this Amendment.

ENGINEER:

STRAND ASSOCIATES, INC.®

Joseph M. Bunker  
Corporate Secretary

Raymond R. Soliman  
Mayor



**Strand Associates,** Item 11.  
 1170 South Houbolt Road  
 Joliet, IL 60431  
 (P) 815.744.4200  
 www.strand.com

## Transmittal Letter

DATE: August 16, 2023 PROJECT NO. 3894.010

COMPANY NAME: City of Crest Hill  
 ATTENTION: Mr. Mark Siefert  
 ADDRESS: 1610 Plainfield Road  
 CITY/STATE/ZIP: Crest Hill, IL 60403  
 RE: Eastern and Western Receiving Sites at GPWC Delivery Points

**WE ARE SENDING YOU:**

- |   |                                   |                                   |                                  |   |
|---|-----------------------------------|-----------------------------------|----------------------------------|---|
| <input checked="" type="checkbox"/> Agreement | <input type="checkbox"/> Contract | <input type="checkbox"/> Letter   | <input type="checkbox"/> Report  | <input type="checkbox"/> Shop Drawings  |
| <input type="checkbox"/> Change Order         | <input type="checkbox"/> Drawings | <input type="checkbox"/> Pay Apps | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Other _____          |                                   |                                   |                                  |   |

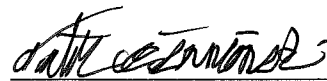
Copies	Date	No.	Description
1	8/11/23		Agreement for Design and Bidding-Related Services

**ITEMS TRANSMITTED AS SHOWN:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For approval            | <input type="checkbox"/> Approved as submitted      | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted          | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Approved as noted-Resubmit | <input type="checkbox"/> Additional Information Required      |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> Not Approved               | <input type="checkbox"/> For signature                        |
| <input type="checkbox"/> Other _____             |   |   |

**REMARKS:**

Enclosed is one fully-executed original Agreement for your records. If you have any questions, please call me at (815) 744-4200.

Signed   
 Nathan J. Wisnionski

Copy to: File



Strand Associates, Item 11.  
1170 South Houbolt Road  
Joliet, IL 60431  
(P) 815.744.4200  
www.strand.com

July 7, 2023

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

Attention: Honorable Raymond Soliman, Mayor

Re: Agreement for Design and Bidding-Related Services  
Eastern and Western Receiving Sites at Grand Prairie Water Commission (GPWC) Delivery Points

This is an Agreement between the City of Crest Hill, Illinois, hereinafter referred to as OWNER, and Strand Associates, Inc.<sup>®</sup>, hereinafter referred to as ENGINEER, to provide Design and Bidding-Related Services (Services) for the Eastern and Western Receiving Sites project. This Agreement shall be in accordance with the following elements.

#### Scope of Services

ENGINEER will provide the following Services to OWNER.

#### Preliminary Design Services

1. Participate in a project kickoff meeting with OWNER to discuss design criteria and project schedule.
2. Gather details of the lake water supply with GPWC pertaining to final water delivery pressures from OWNER.
3. Retain the services of a subconsultant to provide a topographical survey using NAD83 and Illinois State Plane coordinates of the Eastern and Western Receiving Sites in property to be acquired by OWNER on Parcel Numbers 11 04 32 200-003-0000, 11-04-31-105-004-0000, and 11-04-31-105-005-0000.
4. Retain the services of a subconsultant to perform geotechnical services for soil borings at the Eastern Delivery and Pumping Station (four 25-foot borings), Eastern Receiving Site GPWC Meter Station (two 25-foot borings), Western Receiving Site Station (three 25-foot borings), Western Receiving Site GPWC Meter Station (two 25-foot borings), and the center of the Eastern Receiving Site Reservoir (one soil boring to a depth of 100 feet or ten feet into auger refusal), and a minimum of three additional soil borings to a depth of 35 feet equally spaced around the perimeter of the tank. Include Illinois Environmental Protection Agency (IEPA) Clean Construction and Demolition Debris requirements and certification.
5. Prepare 30 percent drawings including: Site plan, wall sections, wall details, roof plank plan, roof plan, foundation plan, exterior elevations, fire protection plan, one-line diagrams,

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City of Crest Hill  
Page 2  
July 7, 2023

supervisory control and data acquisition (SCADA) riser diagrams, and motor control center elevations in accordance with OWNER's 2022 Alternative Water Supply Implementation Plan, previously prepared by ENGINEER, for both the Eastern and Western Receiving Sites. This will include a 2.0 million gallon above-ground prestressed concrete reservoir and a Lake Michigan Receiving and Pumping Station at the Eastern Receiving Site and a Lake Michigan Receiving Station at the Western Receiving Site.

6. Prepare 30 percent design level drawings for the Eastern Receiving and Pumping Station that include floor plans, sections, and elevations. Facility will include booster pumping equipment; standby diesel power generator; chemical feed equipment; bathroom; heating, ventilation, and air conditioning (HVAC) equipment; and electrical equipment.
7. Prepare 30 percent design level drawings for the Western Receiving site including floor plan, sections, and elevations. Facility will include pressure reducing valve and associated equipment, uninterruptible power supply and portable generator receptacle, chemical feed equipment, bathroom, HVAC equipment, and electrical equipment.
8. Discuss reservoir volume and construction materials with OWNER. Finalize design criteria including exterior appearance. Design of a 2,000,000-gallon above-ground prestressed concrete reservoir is anticipated.
9. Meet with OWNER to discuss 30 percent drawings. Obtain OWNER acceptance and approval for prefinal design.

Eastern Reservoir Design Services (If Authorized)

1. Prepare 90 percent design level reservoir drawings.
2. Prepare 90 percent elevation views and 3D renderings using MicroStation for a presentation to OWNER or at public information meetings.
3. Prepare an opinion of probable construction cost and submit to OWNER.
4. Meet with OWNER to discuss 90 percent design level drawings for OWNER acceptance and approval of final design and bidding services.
5. Prepare Bidding Documents for the reservoir using Engineers Joint Contract Documents Committee C-700 Standard General Conditions of the Construction Contract, 2018 edition, technical specifications, and engineering drawings and IEPA's Certification of Plans/Specifications Compliance with Public Water Supply Loan Program (PWSLP) Rules.
6. Submit Bidding Documents to OWNER for review and comment.
7. Review the draft Bidding Documents with OWNER; incorporate review comments as appropriate; and submit two copies of the final Bidding Documents to OWNER.

City of Crest Hill  
Page 3  
July 7, 2023

8. Prepare and submit two copies of the IEPA Application for Construction Permit with two copies of the Bidding Documents for approval.
9. Meet with OWNER to review IEPA comments.

Eastern and Western Receiving/Pump Stations Design Services (If Authorized)

1. Prepare 90 percent design level Eastern and Western Receiving/Pump Stations drawings.
2. Prepare 90 percent elevation views and 3D renderings using MicroStation for a presentation to OWNER or at public information meetings.
3. Prepare an opinion of probable construction cost and submit to OWNER.
4. Meet with OWNER to discuss 90 percent design level drawings for OWNER acceptance and approval for final design and bidding services.
5. Design supervisory control and data acquisition (SCADA) system for the potential improvements. Items to be monitored and controlled by the SCADA system include incoming water flow from GPWC, reservoir water levels, booster pump output status and flow, support systems status, intrusion alarms, and existing Elevated Tank No. 9 levels.
6. Prepare one set of Bidding Documents for the Eastern and Western Receiving/Pump Stations and associated site work using Engineers Joint Contract Documents Committee C-700 Standard General Conditions of the Construction Contract, 2018 edition, technical specifications, and engineering drawings and IEPA's Certification of Plans/Specifications Compliance with PWSLP Rules.
7. Submit Bidding Documents to OWNER for review and comment.
8. Review draft Bidding Documents with OWNER; incorporate review comments as appropriate; and submit two copies of the final Bidding Documents to OWNER.
9. Prepare and submit two copies of the IEPA Application for Construction Permit with two copies of the Bidding Documents for approval.
10. Meet with OWNER to review IEPA comments.

Bidding-Related Services for the Eastern Reservoir (If Authorized)

1. Distribute Bidding Documents electronically through QuestCDN, available at [www.strand.com](http://www.strand.com) and [www.questcdn.com](http://www.questcdn.com). Submit Advertisement to Bid to OWNER for publishing.
2. Prepare addenda and answer questions during bidding.
3. Attend bid opening and tabulate and analyze bid results.

City of Crest Hill  
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4. Assist OWNER in award of the Construction Contract in accordance with the IEPA PWSLP Bidding Review Certification and Checklists for Construction Contracts.
5. Prepare four sets of Contract Documents for signature for the Eastern Reservoir.

Bidding-Related Services for the Eastern and Western Receiving/Pump Stations (If Authorized)

1. Distribute one set of Bidding Documents that includes both sites electronically through QuestCDN, available at [www.strand.com](http://www.strand.com) and [www.questcdn.com](http://www.questcdn.com). Submit Advertisement to Bid to OWNER for publishing.
2. Prepare addenda and answer questions during bidding.
3. Attend bid opening and tabulate and analyze bid results.
4. Assist OWNER in award of the construction contract in accordance with the IEPA PWSLP Bidding Review Certification and Checklists for Construction Contracts.
5. Prepare four sets of Contract Documents for signature for the Eastern Pumping and Receiving Site and the Western Receiving Site.

**Service Elements Not Included**

The following services are not included in this Agreement. If such services are required, they will be provided through an amendment to this Agreement or through a separate agreement.

1. Additional Site Visits and/or Meetings: Additional OWNER-required site visits or meetings.
2. Archaeological or Botanical Investigations: ENGINEER will assist OWNER in engaging the services of an archaeologist or botanist, if required, to perform the field investigations necessary for agency review.
3. Construction-Related Services: Any services involved in performing construction-related services.
4. Preparation for and/or Appearance in Litigation on Behalf of OWNER: Any services related to litigation.
5. Revising Designs, Drawings, Specifications, and Documents: Any services required after these items have been previously approved by state or federal regulatory agencies, because of a change in project scope or where such revisions are necessary to comply with changed state and federal regulations that are put in force after Services have been partially completed.
6. Services Furnished During Readvertisement for Bids, if Ordered by OWNER: If a Contract is not awarded pursuant to the original bids.
7. Services Related to Buried Wastes and Contamination: Should buried solid, liquid, or potentially hazardous wastes or subsurface or soil contamination be uncovered at the site, follow-up

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July 7, 2023

investigations may be required to identify the nature and extent of such wastes or subsurface soil or groundwater contamination and to determine appropriate methods for managing of such wastes or contamination and for follow-up monitoring.

### Compensation

OWNER shall compensate ENGINEER for Preliminary Design Services under this Agreement a lump sum of \$112,000, estimated to occur during OWNER's 2024 fiscal year (FY). OWNER shall compensate ENGINEER for If-Authorized Services under this Agreement a lump sum of \$512,000, estimated to occur during OWNER's 2025 and 2026 FYs. ENGINEER will only proceed with "If-Authorized" Services upon written notification from OWNER.

Scope Item	Compensation	Estimated FY	
Preliminary Design Services	\$112,000	2024	5/23-4/24
Eastern Reservoir Design Services (If Authorized)	\$132,000	2025	5/24-4/25
Eastern and Western Receiving and Pumping Station Design Services (If Authorized)	\$330,000	2025	5/24-4/25
Bidding-Related Services for the Eastern Reservoir (If Authorized)	\$ 27,000	2026	5/25-4/26
Bidding-Related Services for the Eastern and Western Receiving and Pumping Stations (If Authorized)	\$ 23,000	2026	5/25-4/26
Total	\$624,000		

Only sales taxes or other taxes on Services that are in effect at the time this Agreement is executed are included in the Compensation. If the tax laws are subsequently changed by legislation during the life of this Agreement, this Agreement will be adjusted to reflect the net change.

The lump sum for the Services is based on wage scale/hourly billing rates, adjusted annually on July 1, that anticipates the Services will be completed as indicated. Should the completion time be extended, it may be cause for an adjustment in the lump sum that reflects any wage scale adjustments made.

The lump sum will not be exceeded without prior notice to and agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the Scope of Services. Any adjustments will be negotiated based on ENGINEER's increase or decrease in costs caused by delays, extensions, amendments, or changes.

### Schedule

Services will begin upon execution of this Agreement, which is anticipated the week of August 1, 2023. Services are scheduled for completion on April 30, 2025.

### Audit, Access to Records

In accordance with 35 ILLINOIS ADMINISTRATIVE CODE CH.II.SEC.365.630, SUBTITLE C, books, records, documents, and other evidence directly pertinent to performance of Agency loan work under this Agreement shall be maintained consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards

City of Crest Hill  
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(666 Fifth Avenue, New York, New York 10019; June 1, 1987). The Agency or any of its duly authorized representatives shall have access to such books, records, documents, and other evidence for the purpose of inspection, audit, and copying. Facilities for such access and inspection shall be provided.

Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards.

Disclosure of all information and reports resulting from access to records shall be provided to the Agency. The auditing agency will afford ENGINEER an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.

Records shall be maintained and made available during performance of Services under this Agreement and until three years after the final loan closing. In addition, those records which relate to any "dispute" appeal under an Agency loan agreement, or litigation, or the settlement of claims arising out of such performance, or costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation, claim, or exception.

#### **Covenant Against Contingent Fees**

In accordance with 35 ILLINOIS ADMINISTRATIVE CODE CH.II.SEC.365.630, SUBTITLE C, ENGINEER warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this Agreement without liability or in its discretion to deduct from the contract price or consideration or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

#### **Utilization of Women and Minority Businesses**

ENGINEER agrees to take affirmative steps to assure that disadvantaged business enterprises are utilized when possible as sources of supplies, equipment, construction, and services in accordance with the Water Pollution Control Loan Program rules. As required by the award conditions of United States Environmental Protection Agency's Assistance Agreement with the IEPA, ENGINEER acknowledges that the fair share percentages are five percent for Minority Business Enterprises and 12 percent for Women's Business Enterprises.

ENGINEER shall not discriminate on the basis of race, color, national origin, or sex in the performance of this Agreement. ENGINEER shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under Environmental Protection Agency financial assistance agreements. Failure by ENGINEER to carry out these requirements is a material breach of this Task Order, which may result in the termination of this Agreement or other legally available remedies.

#### **Standard of Care**

The Standard of Care for all Services performed or furnished by ENGINEER under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's Services.

City of Crest Hill  
Page 7  
July 7, 2023

### OWNER's Responsibilities

1. Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to this project including previous reports, previous drawings and specifications, and any other data relative to the scope of this project.
2. Furnish to ENGINEER, as required by ENGINEER for performance of Services as part of this Agreement, data prepared by or services of others obtained or prepared by OWNER relative to the scope of this project, such as soil borings, probings and subsurface explorations, and laboratory tests and inspections of samples, all of which ENGINEER may rely upon in performing Services under this Agreement.
3. Provide access to and make all provisions for ENGINEER to enter upon public and private lands as required for ENGINEER to perform Services under this Agreement.
4. Examine all reports, sketches, estimates, special provisions, drawings, and other documents presented by ENGINEER and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay the performance of ENGINEER.
5. Provide all legal services as may be required for the development of this project.
6. Pay all permit and plan review fees payable to regulatory agencies.
7. Acquire and record all easements and parcels.

### Opinion of Probable Cost

Any opinions of probable cost prepared by ENGINEER are supplied for general guidance of OWNER only. ENGINEER has no control over competitive bidding or market conditions and cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to OWNER.

### Changes

1. OWNER may make changes within the general scope of this Agreement in the Services to be performed. If such changes cause an increase or decrease in ENGINEER's cost or time required for performance of any Services under this Agreement, an equitable adjustment will be made and this Agreement will be modified in writing accordingly.
2. No services for which additional compensation will be charged by ENGINEER will be furnished without the written authorization of OWNER. The fee established herein will not be exceeded without agreement by OWNER but may be adjusted for time delays, time extensions, amendments, or changes in the Scope of Services.
3. If there is a modification of Agency requirements relating to the Services to be performed under this Agreement subsequent to the date of execution of this Agreement, the increased or decreased cost of performance of the Services provided for in this Agreement will be reflected in an appropriate modification of this Agreement.

City of Crest Hill  
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July 7, 2023

### **Extension of Services**

This Agreement may be extended for additional Services upon OWNER's authorization. Extension of Services will be provided for a lump sum or an hourly rate plus expenses.

### **Payment**

OWNER shall make monthly payments to ENGINEER for Services performed in the preceding month based upon monthly invoices. Nonpayment 30 days after the date of receipt of invoice may, at ENGINEER's option, result in assessment of a 1 percent per month carrying charge on the unpaid balance.

Nonpayment 45 days after the date of receipt of invoice may, at ENGINEER's option, result in suspension of Services upon five calendar days' notice to OWNER. ENGINEER will have no liability to OWNER, and OWNER agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by OWNER. Upon receipt of payment in full of all outstanding sums due from OWNER, or curing of such other breach which caused ENGINEER to suspend Services, ENGINEER will resume Services and there will be an equitable adjustment to the remaining project schedule and compensation as a result of the suspension.

Failure to make payments to ENGINEER is cause for termination upon two-week notice to OWNER.

### **Termination**

This Agreement may be terminated with cause in whole or in part in writing by either party subject to a two-week notice and the right of the party being terminated to meet and discuss the termination before the termination takes place. ENGINEER will be paid for all completed or obligated Services up to the date of termination.

### **Data Provided by Others**

ENGINEER is not responsible for the quality or accuracy of data nor for the methods used in the acquisition or development of any such data where such data is provided by or through OWNER, contractor, or others to ENGINEER and where ENGINEER's Services are to be based upon such data. Such data includes, but is not limited to, soil borings, groundwater data, chemical analyses, geotechnical testing, reports, calculations, designs, drawings, specifications, record drawings, contractor's marked-up drawings, and topographical surveys.

### **Third-Party Beneficiaries**

Nothing contained in this Agreement creates a contractual relationship with or a cause of action in favor of a third party against either OWNER or ENGINEER. ENGINEER's Services under this Agreement are being performed solely for OWNER's benefit, and no other party or entity shall have any claim against ENGINEER because of this Agreement or the performance or nonperformance of Services hereunder. OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors, and other entities involved in this project to carry out the intent of this provision.

City of Crest Hill  
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July 7, 2023

### Dispute Resolution

Except as may be otherwise provided in this Agreement, all claims, counterclaims, disputes, and other matters in question between OWNER and ENGINEER arising out of or relating to this Agreement or the breach thereof will be decided first by mediation, if the parties mutually agree, or with a bench trial in a court of competent jurisdiction within the State of Illinois.

### Remedies

Neither ENGINEER nor OWNER shall be liable to the other for special, indirect, punitive, or consequential damages for claims, disputes, or other matters in question arising out of this or relating to this Agreement. This mutual waiver is applicable, without limitation, due to either party's termination of this Agreement.

### Terms and Conditions

The terms and conditions of this Agreement will apply to the Services defined in the **Scope of Services** and represent the entire Agreement and supersede any prior proposals, Requests for Qualifications, or Agreements. OWNER-supplied purchase order is for processing payment only; terms and conditions on the purchase order shall not apply to these Services.

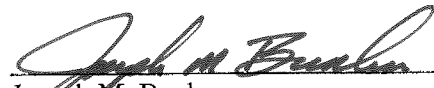
IN WITNESS WHEREOF the parties hereto have made and executed this Agreement.

ENGINEER:

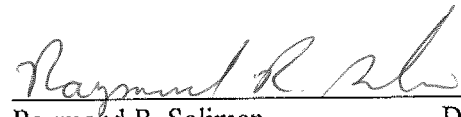
OWNER:

STRAND ASSOCIATES, INC.®

CITY OF CREST HILL

  
Joseph M. Bunker  
Corporate Secretary

8/11/23  
Date

  
Raymond R. Soliman  
Mayor

Date



---

**City Council Agenda Memo****Crest Hill, IL**

---

<b>Meeting Date:</b>	July 17, 2023
<b>Submitter:</b>	Blaine Kline, Assistant Director of Public Works
<b>Department:</b>	Public Works Department
<b>Agenda Item:</b>	Approval of agreement for Design and Bidding services for Grand Prairie Water Commission delivery points with Strand Associates

**Summary:**

At the work session last week Chris Ulm from Strand Associates presented the agreement for design and bidding services for the Grand Prairie Water Commission delivery points, outlining the need to begin these services as we move forward with our future water supply change.

**Recommended Council Action:**

To approve the agreement with Strand Associates for the Design and Bidding related services for Eastern and Western receiving sites at Grand Prairie Water Commission delivery points.

**Financial Impact:**

**Funding Source:** Water 07-06-5332

**Budgeted Amount:**

**Cost:** \$112,000 FY 24

**Attachments:**

Strand Associates Agreement Proposal



## Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Ronald J Wiedeman
<b>Department:</b>	Engineering
<b>Agenda Item:</b>	Resolution Approving the Mayor to execute correspondence to the Will County Department of Transportation requesting the relocation of existing traffic signals on Weber Rd at Ryan Dr. to Weber Rd. at McGilvray Dr., and approval of the conditions of a variance for the relocation.

**Summary:** The city has received a response from the Will County Transportation Department about the city's request to relocate the existing traffic signals from Weber Rd at Ryan Dr. to Weber Rd at McGilvray.

In order for this request to be officially approved by the county a variance will need to be processed and the county has agreed to process this variance if the city agrees to the following conditions.

- The signal at Ryan Dr must be removed and the existing full access must be restricted to a right-in/right-out access to Weber Rd. This will be done by extending the landscape barrier median of Weber Rd through the intersection of Ryan Dr.
- The City will not request new access points along the east side of Weber Rd for the commercial lots between Renwick and Ryan.
- Ryan Dr will remain restricted access (right-in/right-out) and no full access will be requested at this location in the future.
- The new traffic signal at McGilvray must follow all traffic signal standards from the MUTCD, IDOT, and WCDOT. It must also be interconnected and work with the WCDOT's ITS system (
- The variance approval will also be dependent on approval of the plans by WCDOT and issuance of a WCDOT permit to perform this work.

**Recommended Council Action:** Resolution Approving the Mayor to execute correspondence to the Will County Department of Transportation requesting the relocation of existing traffic signals on Weber Rd at Ryan Dr. to Weber Rd. at McGilvray Dr., and approval of the conditions of a variance for the relocation.

**Financial Impact:**

**Funding Source:** n/a

**Budgeted Amount:** n/a

**Cost:** n/a

**Attachments:**

Resolution Approving the Mayor to execute correspondence to the Will County Department of Transportation requesting the relocation of existing traffic signals on Weber Rd at Ryan Dr. to Weber Rd. at McGilvray Dr., and approval of the conditions of a variance for the relocation.

Weber at McGilvray Variance Chap 6.2.1

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE CORRESPONDENCE  
TO THE WILL COUNTY DEPARTMENT OF TRANSPORTATION REQUESTING  
THE RELOCATION OF EXISTING TRAFFIC SIGNALS ON WEBER ROAD AT  
RYAN DRIVE TO WEBER ROAD AND MCGILVRAY DRIVE, AND APPROVAL OF  
THE CONDITIONS OF A VARIANCE FOR THE RELOCATION**

---

**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 Corporate Authorities of the City of Crest Hill have determined that the due to public safety concerns, the existing traffic signals on Weber Road at Ryan Drive should be removed and relocated to the intersection of Weber Road and McGilvray Drive; and

**WHEREAS**, Weber Road at Ryan Drive and McGilvray Drive is controlled by the Will County Transportation Department; and

**WHEREAS**, the Will County Transportation Department has advised the City of Crest Hill that in order for the formal request to relocate the aforementioned traffic signals to be processed and approved, a variance must first be granted upon certain conditions which must be agreed to by the City of Crest Hill; and

**WHEREAS**, the City's Staff has communicated with the Will County Department of Transportation regarding the required variance and conditions required, and has drafted, for the Mayor's signature, the City of Crest Hill's official request for the relocation of the aforementioned traffic signals and the City's Agreement with the required conditions, which correspondence is attached hereto as Exhibit "A" and incorporated herein by reference; and

**WHEREAS**, the Corporate Authorities have reviewed the recommendations of City Staff and Exhibit A, and find the conditions contained therein, and the content of the correspondence to be acceptable to the City of Crest Hill and in the best interests of its citizens.

**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 of the recitals contained in the preamble to this Resolution are true, correct and complete and are hereby incorporated by reference thereto and made a part hereof.

**SECTION 2: CORRESPONDENCE APPROVED.** The City Council hereby finds the terms, language, and proposed agreement to conditions, as outlined in Exhibit "A" to be acceptable to the City of Crest Hill in form and substance, and the Mayor is hereby authorized and directed to execute Exhibit "A" and transmit it to the Will County Department of Transportation.

**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 20<sup>TH</sup> DAY OF MAY, 2024.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderdwoman 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 20<sup>TH</sup> DAY OF MAY, 2024.

\_\_\_\_\_  
Raymond R. Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

# **EXHIBIT A**

## Exhibit A



Raymond R. Soliman  
Mayor

Christine Vershay-Hall  
Clerk

Glen Conklin  
Treasurer

May 20, 2024

**Ward 1**  
Scott Dyke  
John Vershay

Jeff L. Ronaldson, P.E.  
Director of Transportation, County Engineer  
Will County Division of Transportation  
16841 W. Laraway Road  
Joliet, IL 60433

**Ward 2**  
Claudia Gazal  
Darrell Jefferson

Subject: Weber Road at McGilvray  
Request Variance Chapter 6.2.1 of  
Will County Technical Manual

**Ward 3**  
Tina Oberlin  
Mark Cipiti

Dear Mr. Ronaldson;

**Ward 4**  
Nate Albert  
Joe Kubal

The city of Crest Hill is officially requesting the city owned traffic signals located at Weber Road and Ryan Dr. be relocated to the intersection of Weber Road and McGilvray. Although the SRA traffic signal warrants are not met, warrants 2 and 3B are met per the traffic analysis dated April 22, 2024. We understand that a variance to Chapter 6.2.1 is required for this relocation of existing traffic signals, and request Will County grant this request.

**TBD**  
City Administrator

To gain approval of the variance the city of Crest Hill agrees to the following:

- The signal at Ryan Dr must be removed and the existing full access must be restricted to a right-in/right-out access to Weber Rd. This will be done by extending the landscape barrier median of Weber Rd through the intersection or Ryan Dr.
- The City will not request new access points along the east side of Weber Rd for the commercial lots between Renwick and Ryan.
- Ryan Dr will remain restricted access (right-in/right-out) and no full access will be requested at this location in the future.
- The new traffic signal at McGilvray must follow all traffic signal standards from the MUTCD, IDOT, and WCDOT. It must also be interconnected and work with the WCDOT's ITS system (

**CITY OF CREST HILL**  
20600 City Center Blvd  
Crest Hill, IL 60403  
815-741-5100  
cityofcresthill.com



- The variance approval will also be dependent on approval of the plans by WCDOT and issuance of a WCDOT permit to perform this work.

Your consideration of this request is greatly appreciated.

If you have any questions, please feel free to contact me or Ronald J Wiedeman, City Engineer at 815-741-5122 or [rwiedeman@cityofcresthill.com](mailto:rwiedeman@cityofcresthill.com).

Sincerely,

Raymond Soliman  
Mayor



### **Questionnaire**

1. Do you have a basement? \_\_\_\_\_ (yes/no)

If yes, where does your basement sump pump outlet? \_\_\_\_\_

2. Are you familiar with the location of the private storm sewer anywhere on/near your property? \_\_\_\_\_ (yes/no)

If yes, please describe. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Are you aware of connections to the private storm sewer (gutters, yard/garage drains, etc.) that will need to be relocated before the storm sewer is abandoned? \_\_\_\_\_ (yes/no)

If yes, please describe. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



4. Will you grant temporary access to your property for investigation and/or construction work necessary for the City to abandon the private storm sewer? \_\_\_\_\_ (yes/no)



**City Council Agenda Memo**  
**May 20, 2024**  
**Crest Hill, IL**

<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Maura Rigoni, AICP, Interim Planner
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Gas N Wash and RR Crest Hill, LLC (Heidner)

**Summary:** At the May 9, 2024 meeting, the Plan Commission gave a favorable recommendation for a special use for Planned Unit Development and Major PUD Change for the northwest corner of Weber Road and Division Street, Crest Hill, Illinois to include the 0.84 Acres immediately adjacent to the west. The additional property to be utilized for permanent driveway improvements for the existing Gas N Wash project.

As outlined in the Plan Commission reports, the applicants have requested a modification to the original plan and the new entrance along Division Street to provide access to the Gas N Wash site, and future commercial lots. This modification to the plan is being proposed to do the complications and timing of constructing the original entrances over the existing gas pipeline.

At the Plan Commission the members did condition their approval on the following:

1. The PUD approval for the proposed interim access drive would be for an indefinite interim basis and in no way should be considered final with respect to its location, design, and configuration. The permanent/final location, design, and configuration for the driveway/street improvement at this location (the "permanent driveway/street improvements) shall be reviewed and approved as part of the PUD approval process for the development of the property located immediately adjacent to the north and west of the interim driveway improvements, known as "Adjacent Development Site". It shall be the sole responsibility of the property owner and/or developer of the "Adjacent Development Site" to reconfigure the interim driveway improvements, if necessary, to implement the PUD plans approved in the future for the Adjacent Development Site.
2. No private contracts, agreements, or covenants shall be entered into, executed, or recorded against the land on which the interim drive improvement is located by the current or future owner of that land which would prohibit or make it unreasonably difficult to remove or reconfigure the interim driveway and construct the permanent driveway/street improvements.
3. The green space between the interim drive and Division St. is not considered a buildable lot, and no building/development permit will be issued for that land area in its current configuration.
4. City staff review and approval of Final Engineering, landscaping and photometrics.
5. The Applicant and Property Owner shall execute a maintenance agreement for the interim driveway improvements in a form acceptable to City staff.
6. Recordation of Plat of Easement and Final Plat of PUD.

**Recommended Council Action:**

- If the Mayor and City Council are amenable Gas N Wash, RR Crest Hill LLC special use permit for a Planned Unit Development, and major PUD change, you way consider approving the special use Ordinance subject to the Findings of Fact and conditions provided in the Ordinance.

**Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Attachments:** Ordinance, PC report, minutes and plans

## **Exhibit A**

### Conditions outlined in the Ordinance

1. The maximum number of loading docks permitted for the speculative industrial warehouse/office building shall not exceed 112 and the maximum number of trailer parking stalls for the speculative industrial warehouse/office building shall not exceed 151 for the PUD. Any increase in the number of loading docks above 112 will require a new public hearing and a new approval for an amendment to the PUD.
2. Submission and approval of a Landscape Plan by the City: Evergreen trees shall be a minimum of 8' in height and deciduous shade trees shall be a minimum of 2.5" caliper at the time of planting. Additional landscaping and/or earth berming shall be provided on the southwest side of the property facing the residential properties for additional screening and buffering.
3. Finalization, approval, and execution of a cost sharing agreement between the applicant and the City.
4. Improvements to Lidice Parkway as indicated on the preliminary engineering plans, which will be finalized during final engineering review and approval.
5. Final approval of the PUD is subject to final civil engineering plan, photometric, landscape plan and plat of dedication approvals.
6. The building height shall not exceed that as permitted in the M-1 Zoning District.
7. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Code of Ordinances.
8. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director or his or her designee.
9. The Applicant may assign the approvals and the aforementioned cost-sharing agreement so long as the assignee shall agree in writing to carry out all of the foregoing conditions and to carry out and observe all of the Applicant's obligations and agreements contained in the cost-sharing agreement.
10. In the event that Midwest Industrial Funds, or its assignee, does not acquire the property or obtain a Building Permit for the Project, within one year of the execution of this Ordinance, there shall be no obligation to move forward with the Project and the obligations and agreements with respect to the Special Use Permit for the Planned Unit Development and the obligations to make the one-time contribution for roadway improvements and pay the reduced tap-on fee shall

City Council

May 20, 2024

Gas N Wash, RR Crest Hill, LLC

terminate. Upon the written request of Midwest Industrial Funds for an extension of the one-year time limitation imposed in this Section, the City Council, in its sole discretion, may extend the period in which to acquire the property or obtain a Building Permit.

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED WITHIN THE CORPORATE BOUNDARIES OF CREST HILL (APPLICATION OF GAS N WASH/RR CREST HILL, LLC)**

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-3.1.1 (the “Code”) authorizes the corporate authorities of any municipality to enact ordinances to provide for the classification of special uses, including, but not limited to, public and quasi-public uses affected with the public interest, uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and planned developments; and

WHEREAS, the Code states that a special use shall be permitted only upon evidence that such use meets standards established for such classification in the ordinances and the granting of permission may be subject to conditions reasonably necessary to meet such standards; and

WHEREAS, the City of Crest Hill (“City”) has enacted said Section 12.7 of the Crest Hill Zoning Ordinance, which specifies the procedure, requirements and standards for applications seeking special use permits; and

WHEREAS, Gas N Wash/RR Crest Hill, LLC (“Applicant”), has properly filed and presented to the Crest Hill Plan Commission an application seeking a special use permit for a B3- special use for a Planned Unit Development and a major Planned Unit Development change (the “Application”) for certain property within the city limits of the City of Crest Hill, Will County, Illinois. Said property is located at the northwest corner of Weber Road and Division Street, Crest Hill, Illinois, in the vicinity of 16664 Weber Road, and was previously part of PIN: 11-04-19-400-007 (the “Property”) and is legally described in Exhibit “A”. The Plan Commission meeting at which the Application was heard was conducted with proper notice; and

WHEREAS, said Property is zoned B-3 under the Crest Hill Zoning Ordinance and the Applicant has requested that the zoning be changed to a B-3 special use permit; and

WHEREAS, the Crest Hill Plan Commission, by formal vote taken May 9, 2024, recommended approval of the special use permit and approval of the major Planned Unit Development change sought in the Application after holding a properly noticed public hearing; and

WHEREAS, the City Council has examined the May 9, 2024, Findings and Decision of the Plan Commission hereto attached as Exhibit “B” 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 interest of the City that the Recommendation of the Plan Commission be accepted, and the Application be granted.

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 accepts, adopts, and ratifies the Findings and Decision of the Plan Commission, attached hereto as “Exhibit B” and incorporated by reference herein, as

the Findings and Decision of the City Council in relation to the Application for a special use permit and major Planned Unit Development change.

SECTION 3: That Gas N Wash/RR Crest Hill, LLC is hereby granted a B-3 special use permit for a Planned Unit Development and a major Planned Unit Development change. This request is to expand the existing commercial Planned Unit Development in place at the northwest corner of Weber Road and Division Street in Crest Hill, Illinois to include the 0.84 Acres immediately adjacent to the west and to allow the 0.84 Acres (the “additional property”) to be utilized for interim driveway improvements for the existing Gas N Wash project. Said interim driveway improvements shall include the pavement, concrete curb and gutter, storm sewer improvements, street lighting, grading and landscaping improvements reflected on Geometric Plan and Landscape Plan (the “Design Plans”) attached hereto as Exhibit “C”. The address of the property is in the vicinity of 16664 Weber Road and was previously part of PIN: 11-04-19-400-007 (the “Property”), as legally described in Exhibit “A”. Approval of said B-3 special use permit for a Planned Unit Development and a major Planned Unit Development change in general conformance with the Design Plans, the definitions of the zoning classifications currently in use in the Crest Hill Zoning Ordinance, and subject to the following conditions:

1. The PUD approval for the proposed interim driveway improvements for access to the Gas N Wash project is for an indefinite interim basis and shall not be construed or otherwise considered final or permanent with respect to its location, design, and configuration. The permanent/final location, design, and configuration for the driveway/street improvement at this location (the “permanent driveway/street improvements”) shall be reviewed and approved as part of the PUD approval process for the development of the property located immediately adjacent to the north and west of the interim driveway improvements, known as “Adjacent Development Site”. It shall be the sole responsibility of the property owner and/or developer of the “Adjacent Development Site” to reconfigure the interim driveway improvements, if necessary, to implement the PUD plans approved in the future for the Adjacent Development Site.
2. No private contracts, agreements, or covenants shall be entered into, executed, or recorded against the land on which the interim driveway improvements are located by the current or future owner of that land which would prohibit or make it unreasonably difficult to remove or reconfigure the interim driveway and construct the permanent driveway/street improvements.
3. The green space between the interim driveway improvements and Division Street shall not be considered a buildable lot and no building/development permit will be issued for that land area in its current configuration.
4. City staff review and approval of final engineering, landscaping, and photometric plans for the interim driveway improvements.
5. The Applicant and Property Owner shall execute a maintenance agreement for the interim driveway improvements in a form acceptable to City staff.
6. Recordation of Plat of Easement and Final Plat of PUD.

Territory Described. See attached legal description “Exhibit A.”

SECTION 4. This Ordinance shall become effective only upon the attachment of a fully executed Exhibit “D” within 60 days of the passage of this Ordinance. In the event that Exhibit “D” 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 Owner or Applicant.

SECTION 5: This Ordinance shall take effect upon its passage and publication according to law.

PASSED THIS 20<sup>th</sup> DAY OF May 2024.

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

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

APPROVED THIS 20<sup>th</sup> DAY OF May 2024.

\_\_\_\_\_  
Raymond R Soliman, Mayor

ATTEST:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

## “Exhibit A”

## LEGAL DESCRIPTION

PERMANENT INDEX NO: AS PREVIOUSLY BEING PART OF PIN: 11-04-19-400-007.

LEGAL DESCRIPTION: THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN HEIDNER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2023013588; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF DIVISION STREET PER DOCUMENT NUMBER 2003-031133, 161.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE 114.21 FEET; THENCE NORTH 28 DEGREES 56 MINUTES 7 SECONDS EAST 21.07 FEET; THENCE NORTH 1 DEGREES 9 MINUTES 05 SECONDS WEST 173.30 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 3 SECONDS EAST 263.49 FEET; THENCE NORTH 42 DEGREES 51 MINUTES 42 SECONDS EAST 73.94 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 03 SECONDS EAST 63.95 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 36 DEGREES 11 MINUTES 18 SECONDS WEST ALONG SAID WESTERLY LINE 151.01 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 35 SECONDS WEST 167.75 FEET; THENCE SOUTH 35 DEGREES 48 MINUTES 7 SECONDS WEST 63.99 FEET; THENCE SOUTH 18 DEGREES 56 MINUTES 14 SECONDS EAST 74.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES MORE OR LESS.

“Exhibit B”

BEFORE THE PLAN COMMISSION  
OF THE CITY OF CREST HILL, ILLINOIS

IN RE: )  
 )  
The application Gas N Wash/RR Crest Hill LLC.) No. PUD-24-1-5-1  
 )  
For a special use permit. )

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. PUD-24-1-5-1  
THE APPLICATION OF GAS N WASH/RR CREST HILL, LLC  
FOR A SPECIAL USE AT NORTHWEST CORNER OF WEBER ROAD AND DIVISION  
STREET**

THE APPLICATION, coming before the Crest Hill Plan Commission for decision, and the Plan Commission having heard the evidence in support of and opposition to the application at a regularly scheduled meeting held on May 9, 2024, being fully advised in the premises, THE COMMISSION HEREBY MAKES THE FOLLOWING FINDINGS:

A. That the Applicant, Gas N Wash/RR Crest Hill, LLC. is the owner and occupier of the real estate which is the subject of the application, upon approval of the PUD;

B. That the Application seeks a B-3 special use for a Planned Unit Development and a major Planned Unit Development change. This request is to expand the existing commercial Planned Unit Development in place at the northwest corner of Weber Road and Division Street in Crest Hill, Illinois to include the 0.84 Acres immediately adjacent to the west and to allow the 0.84 Acres (the “additional property”) to be utilized for interim driveway improvements for the existing Gas N Wash project. The address of the property is in the vicinity of 16664 Weber Road, and was previously part of PIN: 11-04-19-400-007 (the “Property”), as legally described in Exhibit “A”;

C. That the Property is currently zoned B-3;

D. That the Application seeks approval of a special use to allow a planned unit development on the property and a major Planned Unit Development change;

E. That the proposed use is not allowed on the property as currently zoned;

F. That the property described in the application is currently zoned as a commercial use, with commercial and residential adjacent thereto;

G. That the Application for the special use and major Planned Unit Development change was properly submitted and notices of the application and public hearing were properly published;

H. That no interested parties filed their appearances herein;

I. That the Public Hearing was called to order, the Applicant allowed to present its evidence and arguments in support of the Application, and any interested parties were allowed to offer evidence in support of or against the Application. The public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

J. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

K. That the proposed special use and major Planned Unit Development change, as considered under sections 10.0 and 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6); the Plan Commission noting that subsection 12.7-6(7) is inapplicable.

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 uses and Planned Unit Developments, as follows:

1. That the Application of Gas N Wash/RR Crest Hill, LLC seeks a B-3 special use for a Planned Unit Development and a major Planned Unit Development change. This request is to expand the existing commercial Planned Unit Development in place at the northwest corner of Weber Road and Division Street in Crest Hill, Illinois to include the 0.84 Acres immediately adjacent to the west and to allow the 0.84 Acres (the "additional property") to be utilized for interim driveway improvements for the existing Gas N Wash project. The address of the property is in the vicinity of 16664 Weber Road, and was previously part of PIN: 11-04-19-400-007 (the "Property"), as legally described in Exhibit "A". It is the determination of the Plan Commission that approval of the Application is supported by the evidence adduced, and the Plan Commission recommends approval of the Application subject to the following conditions:
  - The PUD approval for the proposed driveway improvements for access to the Gas N Wash project is for an indefinite interim basis and shall not be construed or otherwise considered final or permanent with respect to its location, design, and configuration. The permanent/final location, design, and configuration for the driveway/street improvement at this location (the "permanent driveway/street improvements") shall be reviewed and approved as part of the PUD approval process for the development of the property located immediately adjacent to the north and west of the interim driveway improvements, known as "Adjacent Development Site". It shall be the sole responsibility of the property owner and/or developer of the "Adjacent Development Site" to reconfigure the interim driveway improvements, if necessary, to implement the PUD plans approved in the future for the Adjacent Development Site.
  - No private contracts, agreements, or covenants shall be entered into, executed, or recorded against the land on which the interim driveway improvements are located by the current or future owner of that land which would prohibit or make it unreasonably difficult to remove or reconfigure the interim driveway and construct the permanent driveway/street improvements.

- The green space between the interim driveway improvements and Division Street shall not be considered a buildable lot and no building/development permit will be issued for that land area in its current configuration.
- Approval of Final Engineering, landscaping and photometrics.
- The Plan Commission shall condition any approval of finalization of maintenance responsibilities of the new drive.
- Recordation of Plat of Easement and Final Plat of PUD.

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special use and major Planned Unit Development change be approved by the City Council.

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 9<sup>th</sup> Day of May, 2024 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Ken Carroll	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Cheryl Slabozeski	<u>      </u>	<u>      </u>	<u>X</u>	<u>      </u>
Commissioner Angelo Deserio	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Jan Plettau	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner Jeff Peterson	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Commissioner John Stanton	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>

Approved:

\_\_\_\_\_  
Bill Thomas, Chairman

Attest:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

EXHIBIT “C”  
(Submitted and Reviewed Plans)

DRAFT

EXHIBIT “D”  
(Unconditional Agreement and Consent)

DRAFT

## Exhibit "D"

**UNCONDITIONAL AGREEMENT AND CONSENT**

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

**WHEREAS**, LENNY'S CREST HIL REAL ESTATE DEVELOPMENT, LLC (the "**Applicant**") is the authorized representative of RR CREST HILL, LLC (the "**Owner**") owner of that certain real property commonly known as 16664 Weber Road, Crest Hill and was previously part of PIN: 11-04-19-400-007 (the "Subject Property") for use in connection with a Planned Unit Development, specifically a Gas N Wash fuel station, car wash, and convenience store; and

**WHEREAS**, Ordinance No. \_\_\_\_, approved and passed by the Crest Hill City Council on May 6, 2024, ("the **Ordinance**"), approved a B-3 Special Use Permit and major Planned Unit Development change to permit certain interim driveway improvements on the 0.84 acres of property to the west of the Gas N Wash property; 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 the Applicant and Owner have executed, within 60 days following the passage of the Ordinance, this Exhibit "D", its Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

**NOW, THEREFORE**, the Applicant and Owner do hereby agree, and covenant as follows:

1. The Applicant and Owner hereby unconditionally agrees to, accept, consent to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant and 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 it will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the will provide the Applicant and Owner with written notice of the City's intent to Repeal or Revoke the Ordinance.

3. The Applicant and 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 and major Planned Unit Development change or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure the Applicant and Owner against damage or injury of any kind at any time.

4. The Applicant and 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.

5. The undersigned are authorized representatives of the Applicant and Owner duly authorized and empowered to execute this Unconditional Agreement and Consent on behalf of the Applicant and Owner.

*[Signature page to follow]*

**APPLICANT:** LENNY'S CREST HIL REAL ESTATE DEVELOPMENT, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

**OWNER:** RR CREST HILL, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

**SUBSCRIBED** and **SWORN** to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

## MINUTES OF THE CREST HILL PLAN COMMISSION

The May 9, 2024 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 Angelo Deserio, Commissioner Jeff Peterson, Commissioner Jan Plettau, Commissioner John Stanton.

Also present were: Interim Planner Maura Rigoni, City Attorney Mike Stiff, Administrative Clerk Samantha Tilley.

Absent were: Commissioner Cheryl Slabozeski, Interim Community Development Director Ron Mentzer.

APPROVAL OF MINUTES: Chairman Bill Thomas commented that there was an error on the minutes showing Commissioner Angelo Deserio and Commissioner John Stanton abstained on the approval of minutes for the April meeting when they should have been marked absent. This will be corrected to read they were absent for the approval of the minutes.

Chairman Thomas asked for a motion to approve the amended minutes from the regular meeting held on April 11, 2024 for Commission approval.

(#1) Motion by Commissioner Deserio seconded by Commissioner Peterson, to approve the amended minutes from the regular meeting held on April 11, 2024, as amended.

On roll call, the vote was:

AYES: Commissioner Deserio, Peterson, Carroll, Plettau, Chairman Thomas.

NAYES: None.

ABSTAIN: Ald. Stanton.

ABSENT: Commissioner Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented case number PUD-24-1-5-1, which is a request of Gas N Wash/RR Crest Hill, LLC seeking approval of a B-3 Special Use for a Planned Unit Development and a major Planned Unit Development change. This request is to expand the existing commercial Planned Unit Development currently in place at the northwest corner of Weber Road and Division Street, Crest Hill, Illinois to include the 0.84 Acres immediately adjacent to the west and allow the additional property to be utilized for permanent driveway improvements for the existing Gas N Wash project. The address of the property is in the vicinity of 16664 Weber Road. The necessary paperwork was in order.

Chairman Thomas asked for a motion to Open the Public Hearing on case number PUD-24-1-5-1.

(#2) Motion by Commissioner Plettau seconded by Commissioner Carroll, to open a public hearing on case number PUD-24-1-5-1.

On roll call, the vote was:

AYES: Commissioner Plettau, Carroll, Peterson, Stanton, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

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

Chairman Thomas asked the Interim City Planner Maura Rigoni to present the specifics of this case.

Interim City Planner Maura Rigoni commented that this is a special use request for a Planned Unit Development (PUD) expansion and a major Planned Unit Development (PUD) change for the property located at the northwest corner of Division Street and Weber Road. This is related to the construction of the Gas N Wash that is currently open.

In November of 2022, the City approved a special use for a Planned Unit Development (PUD) and special use for three drive-thru facilities for a commercial development at the northwest corner of Weber Road and Division Street. The approval at that time included a Gas N Wash, retail building, quick serve restaurant, and a future commercial site.

Interim Planner Rigoni commented that in the original approval there were two access points on Division Street. As construction began with final design, they indicated that there was some difficulty in terms of crossing the pipeline which resulted in a delay of construction and a need to determine the best way to coordinate with the pipeline. They have determined it will not be resolved in the immediate future and there was a concern about Gas N Wash not having access on Division Street.

In December of 2023, the City worked with Gas N Wash and Heidner Properties to provide this temporary access that is currently out there now because of that gas line. They have now come back and are requesting an interim permanent access drive that would be curbed and paved and to finish off the development. We use the term interim because we are not sure what the balance of the property is going to be since this is one of sixty-four acres and unsure where that final design might land and possibly change down the road with any future development, and this is why we are calling it an interim.

Some specifics of the proposal are:

- A 36' drive extends west from the current north/south access road, and loops south to intersect with Division Street which would connect into Randich Road.

- The proposed location of the new access drive does not interfere with the existing turn lane on Division Street.
- The design of this access drive will include:
  - o Asphalt and curb and gutter
  - o Lighting along the length of the drive
  - o Landscaping and seed to be provided on either side of the drive.
- It is noted at this time the City does not have a formal application for the development of the balance of the property, which is why we are calling it interim.
- Currently there is a temporary access easement since this property is not owned by Gas N Wash and is currently owned by Heidner who must grant them an easement which is why it is temporary, but the temporary will turn into a permanent easement once we begin permanent construction.
- The design of the access drive leaves a large green space adjacent to Division Street. This area is not large enough for commercial development; therefore, the Plan Commission may consider placing a condition acknowledging this area cannot be developed in its current configuration.
- The plans are currently under review by the City Engineer therefore the Plan Commission should consider conditioning any approval of final engineering. The initial review by the City's Engineer included the following comments:
  - o Traffic control measures and redesign of the intersection of the proposed access drive and the north/south drive are required. This design shall provide for a clear and safe path of travel.
  - o All temporary signage must be removed.
- There are also covenant restrictions on the property and we would look to have some type of expansion of the covenants restrictions or maintenance outlined in the easement to insure it is plowed and maintained so it does not become a nuisance.
- There is consideration in the final PUD and the final easement to make sure there is all cross-access easements and maintenance.

Interim Planner Rigoni mentioned that there are conditions outlined such as:

- The PUD approval for the proposed access drive would be for an indefinite interim basis and in no way should be considered final with respect to its location, design, and configuration. The permanent/final location, design, and configuration for the driveway/street improvement at this location (the "permanent driveway/street improvements") shall be reviewed and approved as part of the PUD approval process for the development of the property located immediately adjacent to the north and west of the interim driveway improvements, known as "Adjacent Development Site". It shall be the sole responsibility of the property owner and/or developer of the "Adjacent Development Site" to reconfigure the interim driveway improvements, if necessary, to

- implement the PUD plans approved in the future for the Adjacent Development Site. Which means right now if the development should come back for the rest of the balance of the property and that must be modified all parties are in agreement and understand that it can and would occur.
- No private contracts, agreements, or covenants shall be entered into, executed, or recorded against the land on which the interim drive improvement is located by the current or future owner of that land that would prohibit or make it unreasonably difficult to remove or reconfigure the interim driveway and construct the permanent driveway/street improvements.
  - The green space between the interim drive and Division St. is not considered a buildable lot, and no building/development permit will be issued for that land area in its current configuration.
  - Approval of Final Engineering, landscaping and photometrics.
  - The Plan Commission shall condition any approval of finalization of maintenance responsibilities of the new drive.
  - Recordation of Plat of Easement and Final Plat of PUD.

Chairman Thomas asked for the representative from Gas N Wash to approach the podium and be sworn in. Troy Paionk approached the podium and was sworn in. He explained he is the owner of Heidner Properties and is willing to answer any questions they may have.

Chairman Thomas asked Troy if he understands and agrees to all the conditions that were discussed. Troy commented that he understands and agrees with them.

Chairman Thomas asked if any Commissioners have any questions. There were none.

Chairman Thomas commented that he cannot wait until it is paved, and the potholes are fixed. He also asked what all the red flags are at the corner of Division Street. Troy commented that it is part of the Southbound turn lane from Weber Road onto Division Street and there are some changes and signalization work that needs to be done by Will County Department of Transportation.

Chairman Thomas commented how the first time he ever was at a Gas N Wash he thought this is beautiful and thought Crest Hill would benefit from this but now three years later there is so many issues.

Interim Planner Rigoni commented that there was a signage plan that was in the packet but that is not part of the request at this time. Any vote would not be considering the sign.

Chairman Thomas asked if anyone from the audience would like to make a comment.

Arthur Glogowski approached the podium and was sworn in. Arthur stated that he lives on McGilvray Drive and commented that he has been concerned with flooding since this project started. He stated the runoff is coming to the west onto his neighbor's property and now the flooding is going to his property and heading towards Weber Road. He asked if there is any type of thought process to get any of this fixed since the property is starting to get developed. He also

asked if there would be a fence with Gas N Wash to keep the lights down at night since he now sees them from his backyard. He also commented at the original meeting they talked about putting trees and berms in and now there has been no movement on the trees or berms.

Interim Planner Rigoni commented that the larger part of the development has not been developed or approved yet and that would have ponds but there is the balance of the property up to Randich Road. In terms of construction, the development has not been finalized and we are in this interim stage. She also gave her business card to the resident and said she would follow up with him since there are flooding issues and we must make sure we address those issues.

Chairman Thomas asked for a motion to close the public hearing on case number PUD-24-1-5-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Deserio, to close the public hearing on case number PUD-24-1-5-1.

On roll call, the vote was:

AYES: Commissioner Peterson, Deserio, Plettau, Stanton, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:20 p.m.

Chairman Thomas asked for a motion to recommend approval of the request for case number PUD-24-1-5-1, from Gas N Wash/RR Crest Hill, LLC for approval of a B-3 Special Use for a Planned Unit Development and a major Planned Unit Development change at the property located at 16664 Weber Road, Crest Hill, Illinois contingent on the six (6) conditions read by our Interim City Planner Maura Rigoni.

(#4) Motion by Commissioner Plettau seconded by Commissioner Stanton, to recommend approval of the request for case number PUD-24-1-5-1, of a B-3 Special Use for a Planned Unit Development change located at 16664 Weber Road, Crest Hill, Illinois contingent on the six (6) conditions.

On roll call, the vote was:

AYES: Commissioner Plettau, Stanton, Carroll, Peterson, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear the case on Monday, May 20, 2024.

PUBLIC COMMENTS: City Attorney Mike Stiff thanked Commissioner Jan Plettau for his years of service and wished him the best in retirement.

Chairman Bill Thomas recognized Commissioner Jan Plettau for his nine (9) years of service on the Plan Commission. Commissioner Jan Plettau was appointed in 2015 to the Plan Commission and during his tenure he was the Chairman of the Plan Commission for two (2) of those years. He had much professionalism and attention to detail that meant a great deal to Chairman Bill Thomas.

Commissioner Ken Carroll thanked Commissioner Jan Plettau and commented that it has been a pleasure working with him these last nine (9) years.

Commissioner Jeff Peterson congratulated Commissioner Jan Plettau on his retirement and said he was the person who brought him into the Plan Commission.

Commissioner John Stanton thanked Commissioner Jan Plettau and congratulated him on his retirement.

Commissioner Angelo Stanton wished Commissioner Jan Plettau good luck on his retirement.

Commissioner Jan Plettau thanked everyone and commented that it is bittersweet that he is leaving but he is moving on to a new chapter in life and excited to start it.

OTHER BUSINESS: There was no other business.

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

(#8) Motion by Commissioner Plettau seconded by Commissioner Carroll, to adjourn the May 9, 2024 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Plettau, Carroll, Peterson, Stanton, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

There being six (6) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 7:26 p.m.

As approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

As presented \_\_\_\_\_

As amended \_\_\_\_\_

\_\_\_\_\_  
BILL THOMAS, COMMISSION CHAIRMAN



**To:** City of Crest Hill – Plan Commission  
**From:** Maura A. Rigoni, AICP, Interim Planner  
**Date:** May 9, 2024  
**Re:** Gas N Wash-Heidner PUD Expansion and Major PUD Change

---

***Project Details***

Request	SU -PUD
Location	NWC Division and Weber

***Site Details***

Total Lot Size	+/- 1 Acre
Existing Zoning	B3

***Land Use Summary***

	Land Use	Comp Plan	Zoning
Subject Parcel	Vacant	Commercial	B3
North	SF Residential	SF Residential	County
South	Vacant	Commercial	County
East	Commercial	Commercial	B2
West	SF Residential	SF Residential	R1

***Attachments***

Aerials, Comprehensive Plan, and Zoning Map, Site Plan, Landscaping

**Project Summary**

In November of 2022 the City approved a special use for a Planned Unit Development (PUD) and special use for three drive-thru facilities for a commercial development at the northwest corner of Weber Road and Division Street. The approval at that time included a Gas N Wash, retail building, quick serve restaurant, and a future commercial site. The development also included the extension of Randich along with access to Division Street. Currently the Gas N Wash has been constructed and opened for operation. No other commercial buildings have been constructed at this time, however the extension of Randich to Weber Road has been constructed.

The original approval of the development included two access points onto Division Street. These drives traversed a pipeline which during construction proved to be difficult and extremely costly to cross. Discussions with the gas pipeline company lead to the determination that the issues in crossing the pipeline would not be

resolved in the immediate future. This caused concern by Gas N Wash as not having the drives to Division Street greatly impacts traffic flow and access.

In December of 2023, Gas N Wash worked with the City to develop a temporary access further west, which would avoid conflicts with the pipeline. The access drive is not on the property included in the original PUD but rather on the balance of the property immediately to the west which is under the ownership of Heidner (original developers of the PUD). The City placed restrictions on this temporary access, which included a timeline for when the original access points were to be constructed or the temporary access be paved, as it is currently gravel.

Since that time Gas N Wash has not made any progress with construction of the original access drives, therefore a proposal to convert the temporary access (in its current location) to a more permanent access has been requested.

Since the access drive is on the property to the west, and not part of the original PUD, consideration of special use for a PUD is required to include this additional property, along with consideration of a Major PUD change for the modifications to the original plan to eliminate the two access drives on Division Street.

### **Analysis**

In consideration of the request, the points of discussion and details are as follows:

- A 36' drive extends west from the current north/south access road, and loops south to intersect with Division Street. This proposed entrance/exit will replace the two access points of the original PUD (Exhibit B).
- The proposed location of the new access drive does not interfere with the existing turn lane on Division Street, therefore not impacting truck queuing at the intersection.
- The revision to the site will not impact internal site circulation of the Gas N Wash site as well as the other commercial sites.
- The design of this access drive will include:
  - Asphalt and curb and gutter
  - Lighting along the length of the drive
  - Landscaping and seed to be provided on either side of the drive.
- It is noted at this time the City does not have a formal application for the development of the balance of the property, therefore the City and developer do not have an understanding of how (or if) this new location will impact future development. Therefore this drive in its proposed location shall be considered interim, until such time the remaining property is developed.
- Currently there is a temporary access easement for the gravel drive that currently exists on the property. However with these changes, the City will require the temporary access easement be modified to a permanent access easement. To ensure that all parties understand this access drive may need to be modified to accommodate future development, the Plan Commission may consider placing a condition acknowledging the access is an interim condition and not permanent. Please see section "Conditions for Consideration" for language.
- The design of the access drive leaves a large green space adjacent to Division Street. This area is not large enough for a commercial development, therefore the Plan Commission may consider placing a condition acknowledging this area cannot be developed in its current configuration.

- The plans are currently under review by the City Engineer therefore the Plan Commission should consider conditioning any approval of final engineering. The initial review by the City's Engineer included the following comments:
  - Traffic control measures and redesign of the intersection of the proposed access drive and the north/south drive are required. This design shall provide for a clear and safe path of travel.
  - All temporary signage must be removed.
- Covenants, Conditions and Restriction (CC&Rs) are currently in place for the property within the original PUD. These CC&Rs outline maintenance responsibilities for the common access drive along the west property line. Documentation clarifying the maintenance responsibilities of this new drive will be required. The Plan Commission shall condition any approval of finalization of maintenance responsibilities of the new drive.
- A part of the special use consideration of the PUD is the requirement of a Final Plat of PUD. Therefore, it is recommended the PUD be conditioned upon submittal of a Final Plat, which shall be prepared and recorded upon finalization of engineering. A Plat of Easement is required, as well, to permit across access and utilities and drainage.
- For your reference, the original site plan for the Gas N Wash has been included (Exhibit B).

#### **Conditions for Consideration**

- Staff recommends the Plan Commission and City Council place the following conditions on the approval of this PUD amendment:
  - The PUD approval for the proposed access drive would be for an indefinite interim basis and in no way should be considered final with respect to its location, design, and configuration. The permanent/final location, design, and configuration for the driveway/street improvement at this location (the "permanent driveway/street improvements) shall be reviewed and approved as part of the PUD approval process for the development of the property located immediately adjacent to the north and west of the interim driveway improvements, known as "Adjacent Development Site". It shall be the sole responsibility of the property owner and/or developer of the "Adjacent Development Site" to reconfigure the interim driveway improvements, if necessary, to implement the PUD plans approved in the future for the Adjacent Development Site.
  - No private contracts, agreements, or covenants shall be entered into, executed, or recorded against the land on which the interim drive improvement is located by the current or future owner of that land that would prohibit or make it unreasonably difficult to remove or reconfigure the interim driveway and construct the permanent driveway/street improvements.
  - The green space between the interim drive and Division St. is not considered a buildable lot, and no building/development permit will be issued for that land area in its current configuration.
  - Approval of Final Engineering, landscaping and photometrics.
  - The Plan Commission shall condition any approval of finalization of maintenance responsibilities of the new drive. .
  - Recordation of Plat of Easement and Final Plat of PUD.

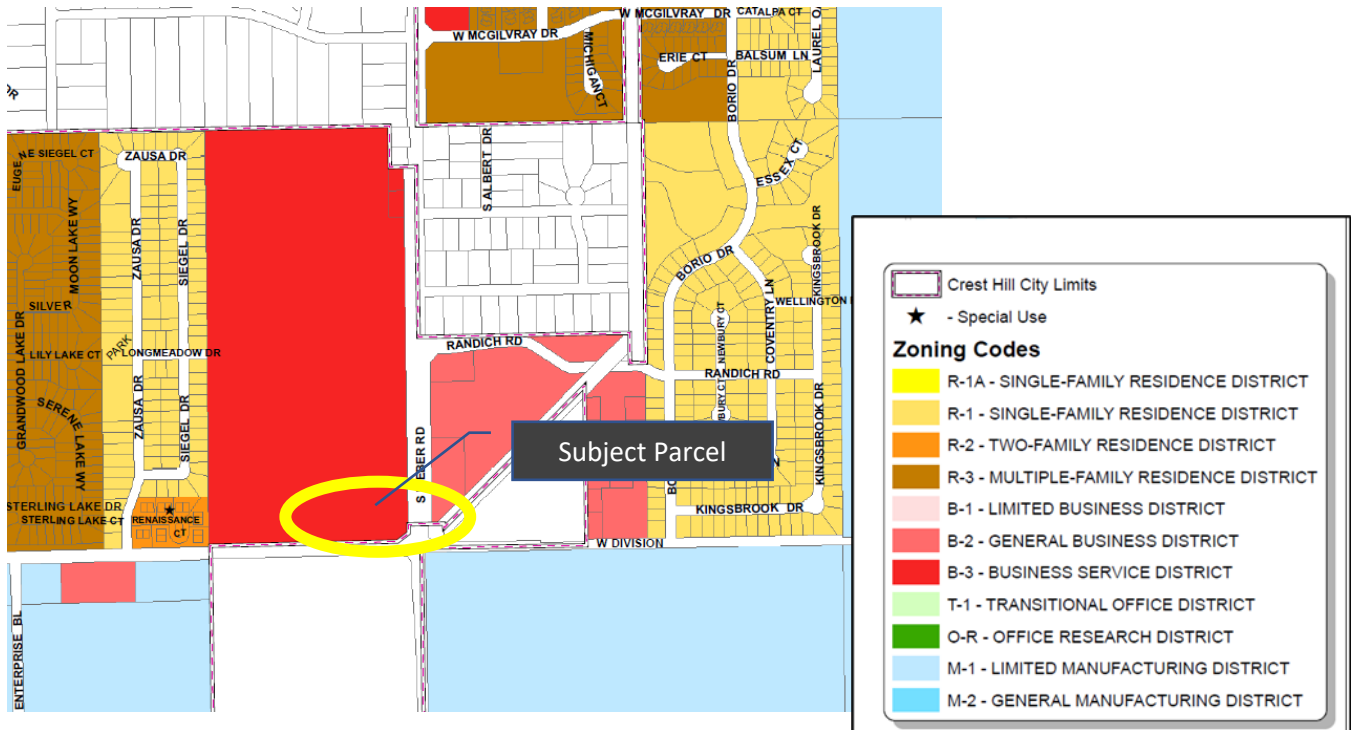
Section 12.7-6 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a special use only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

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.

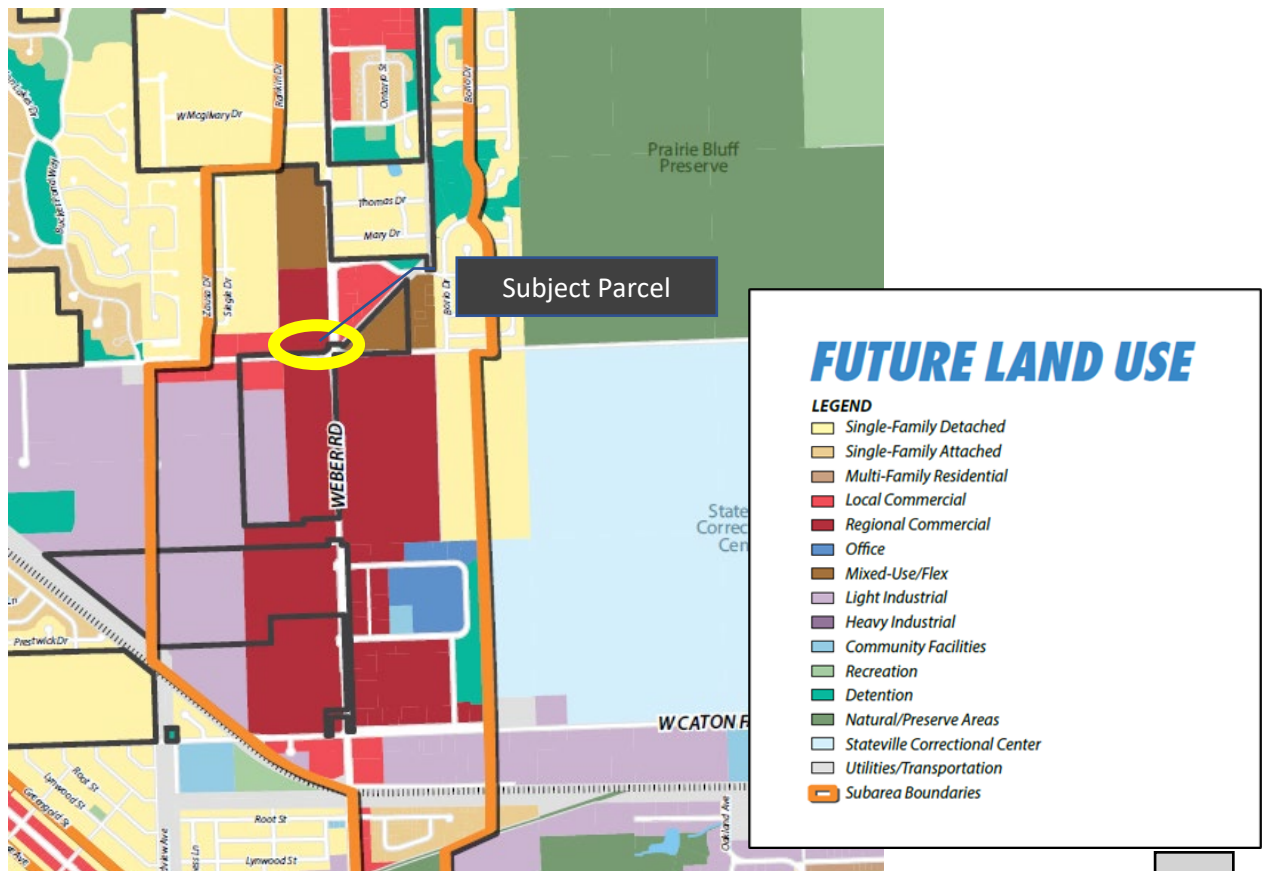
#### **Items for Discussion**

- Proposed Access Drive

## Zoning Map


















## Comprehensive Plan



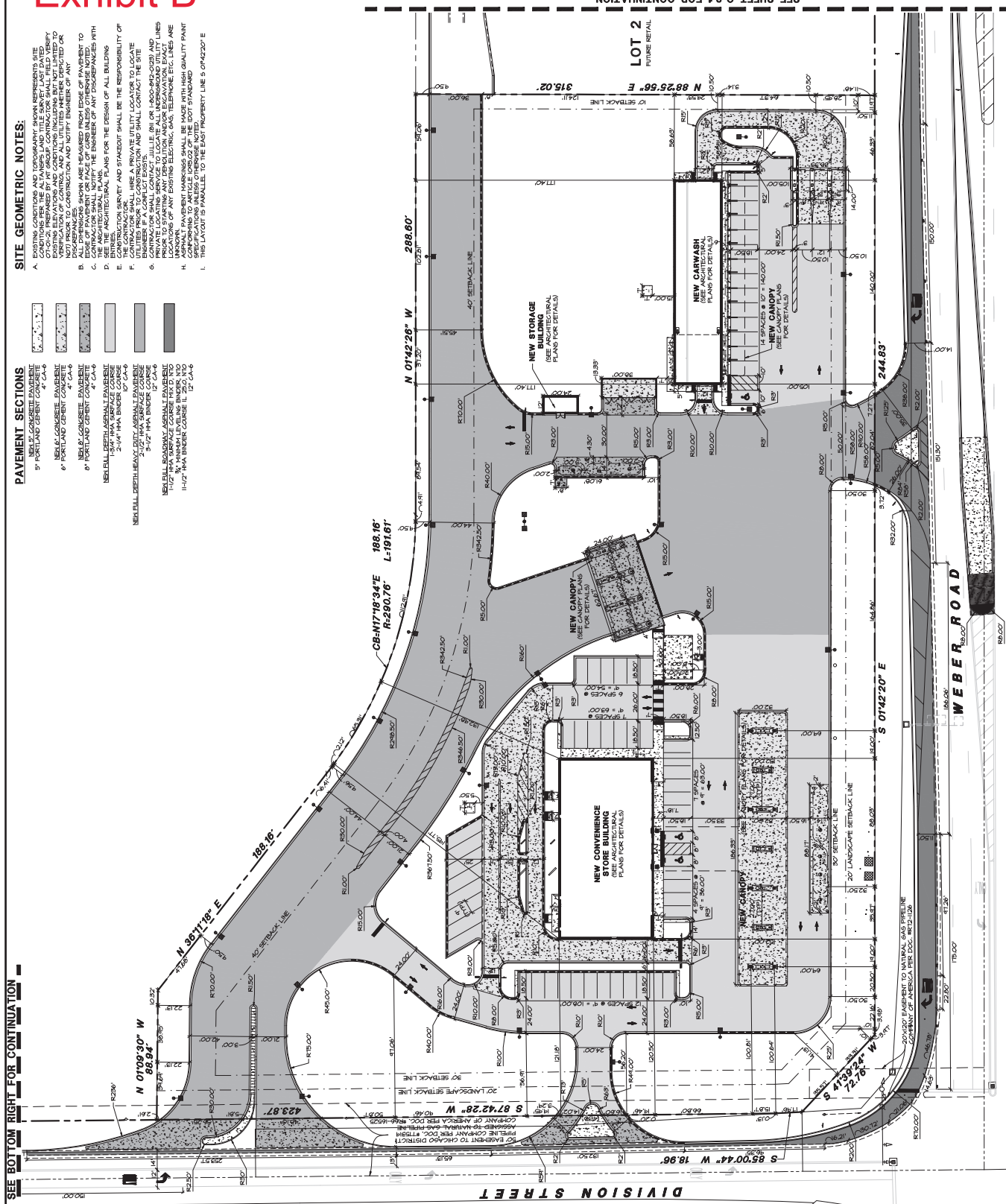
SEE SHEET C-2.1 FOR CONTINUATION

a	White (n)	Black (n)	Total (n)
0.00	15	0	15
0.15	15	15	30
0.30	15	45	60
0.60	15	90	105
1.20	15	105	120

SEE BOTTOM RIGHT FOR CONTINUATION -

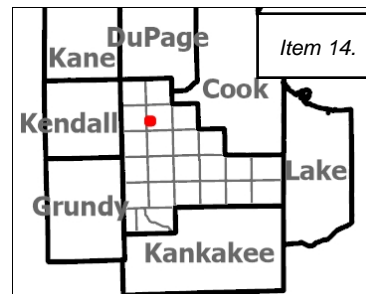
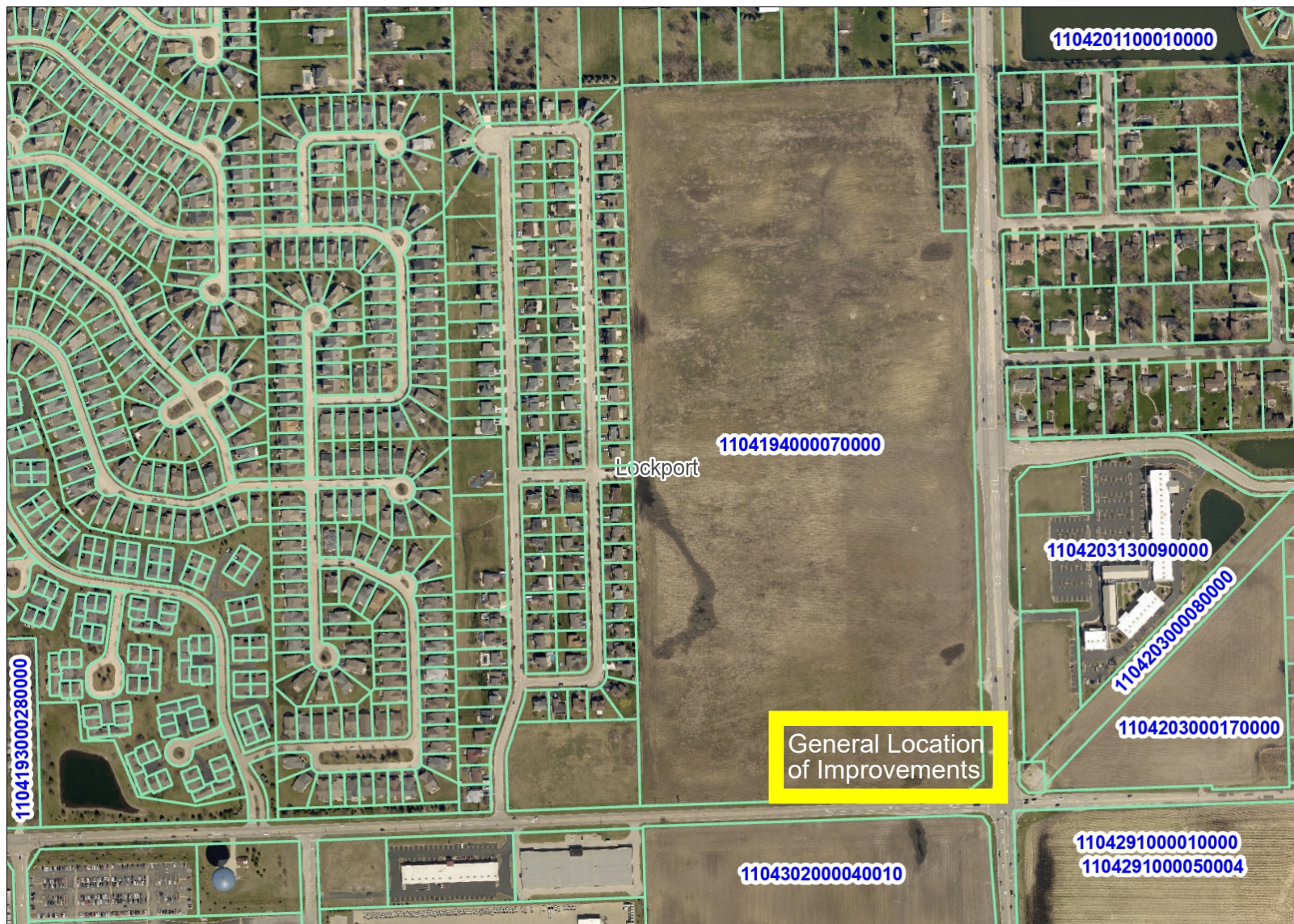
	NEW 5" CONCRETE PAVEMENT 5" PORTLAND CEMENT CONCRETE 12' C&G
	NEW 6" CONCRETE PAVEMENT 6" PORTLAND CEMENT CONCRETE 12' C&G
	NEW 8" CONCRETE PAVEMENT 8" PORTLAND CEMENT CONCRETE 12' C&G
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**SITE GEOMETRIC NOTES:**

[illegible]



# Gas N Wash-NWC Division Street and Weber Road



## Legend

- Parcels
- Townships

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

0 0.14 0.3 Miles

1:9,028



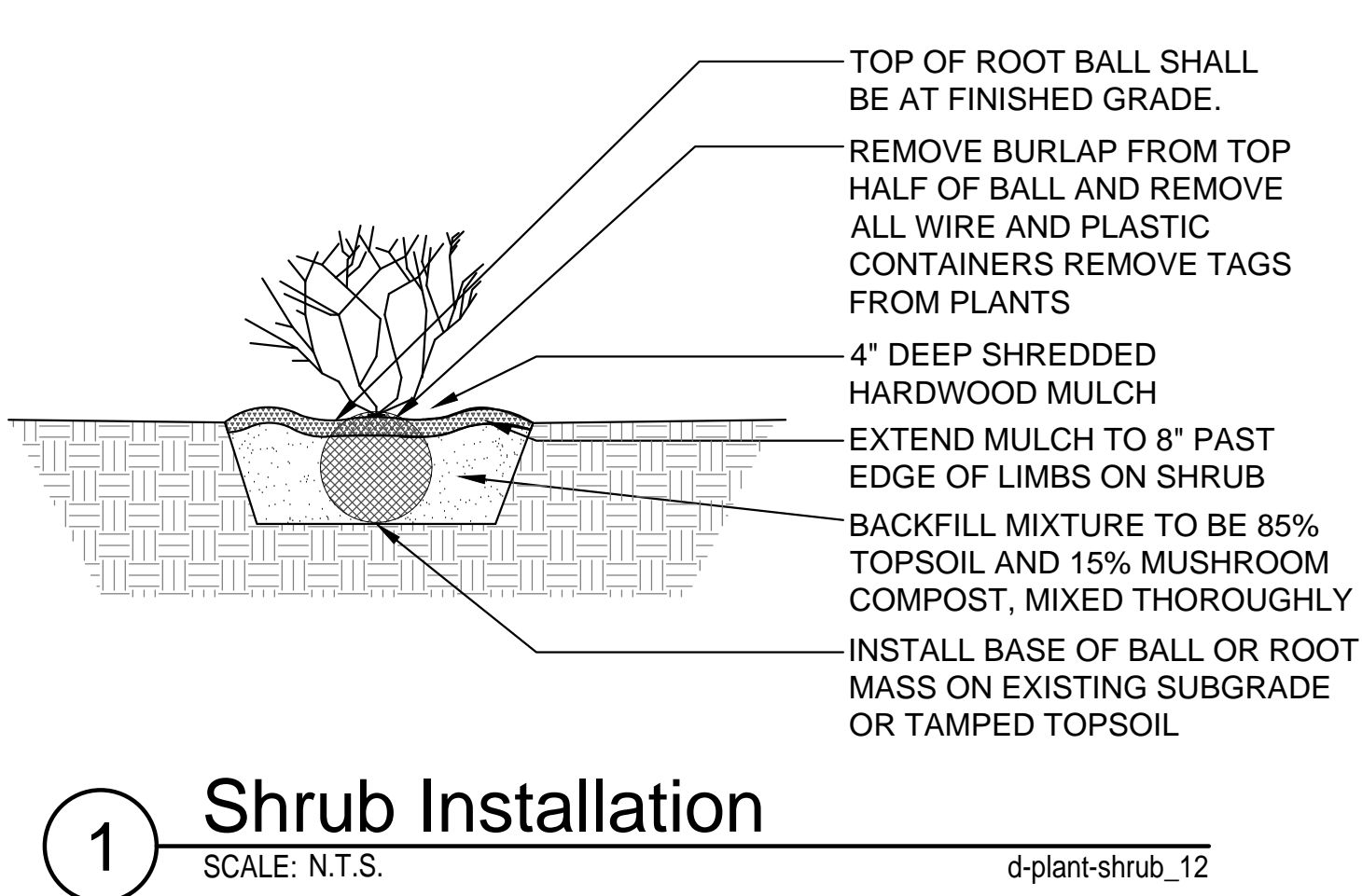
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## Notes



GENERAL NOTES: LANDSCAPE

1.
- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
6.
- Do not wilfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
8.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11.
- Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
15.
- Turf mixes shall be installed and lawn established at all disturbed areas.
16.
- Do not overseed into mulch beds and paving.
17.
- Contractor shall restore all areas disturbed as a result of construction.

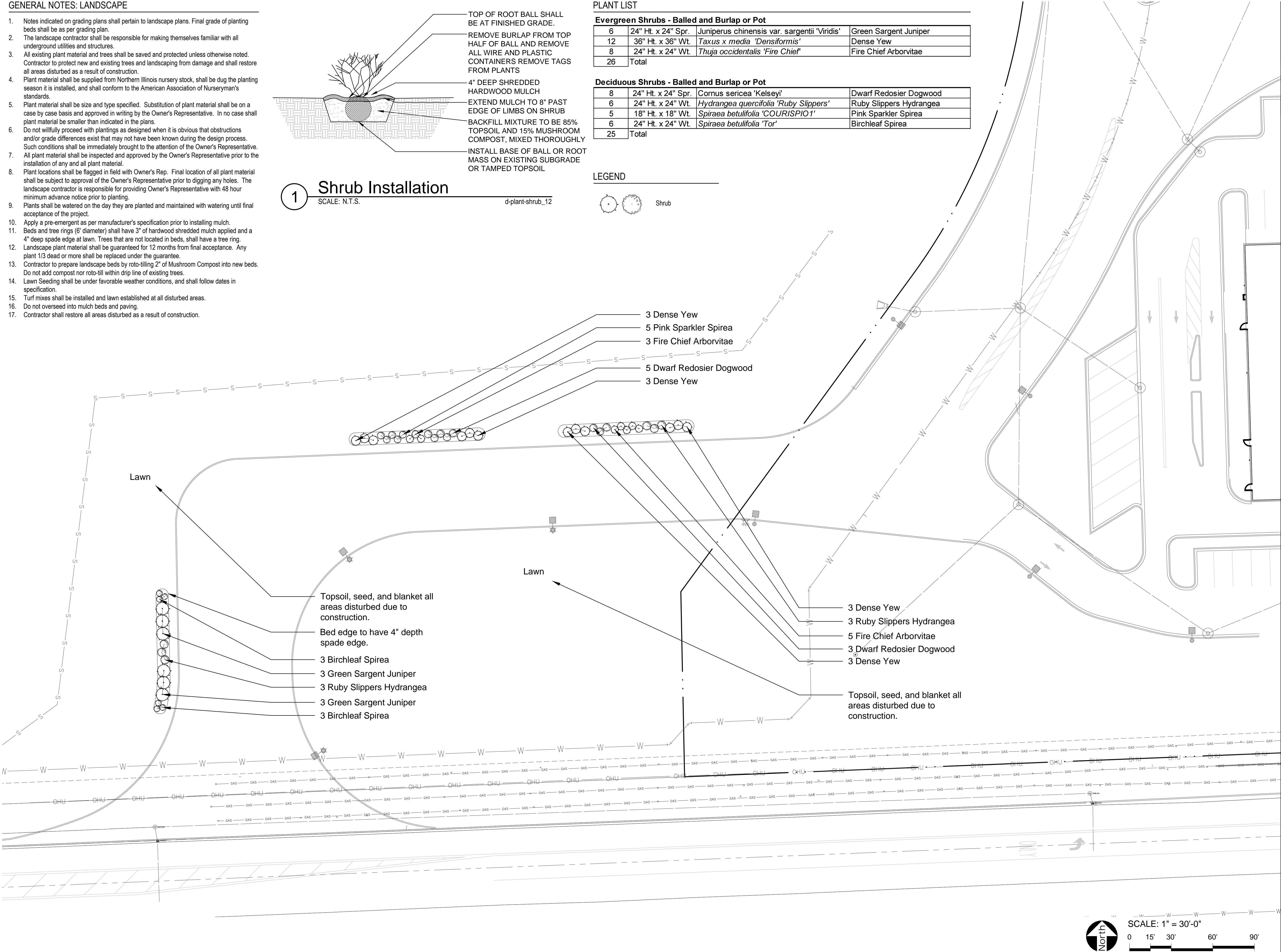


PLANT LIST

Evergreen Shrubs - Balled and Burlap or Pot			
6	24" Ht. x 24" Spr.	Juniperus chinensis var. sargentii 'Vividis'	Green Sargent Juniper
12	36" Ht. x 36" Wt.	Taxus x media 'Densiformis'	Dense Yew
8	24" Ht. x 24" Wt.	Thuja occidentalis 'Fire Chief'	Fire Chief Arborvitae
26	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
8	24" Ht. x 24" Spr.	Cornus sericea 'Kelseyi'	Dwarf Redosier Dogwood
6	24" Ht. x 24" Wt.	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
5	18" Ht. x 18" Wt.	Spiraea betulifolia 'COURISPIO 1'	Pink Sparkler Spirea
6	24" Ht. x 24" Wt.	Spiraea betulifolia 'Tor'	Birchleaf Spirea
25	Total		

LEGEND



PROJECT

Gas N Wash

16664 Weber Rd  
Crest Hill, IL 60403



uplandDesign Ltd

Park Planning and Landscape Architecture  
24042 Lockport St, Plainfield, Illinois 60544  
815-254-0091 www.uplanddesign.com

SHEET TITLE

Landscape  
Plan

SHEET NUMBER

L1.0

DRAW / REVISION

CS/MO	Permit Submittal	11APR2024

Project Number 1261  
© Copyright 2024 Upland Design Ltd.  
W11261-Gas N Wash - Crest Hill - Len McEnery/30-CD-files  
PLOT: UPLAND 2021

# PLAT OF EASEMENT

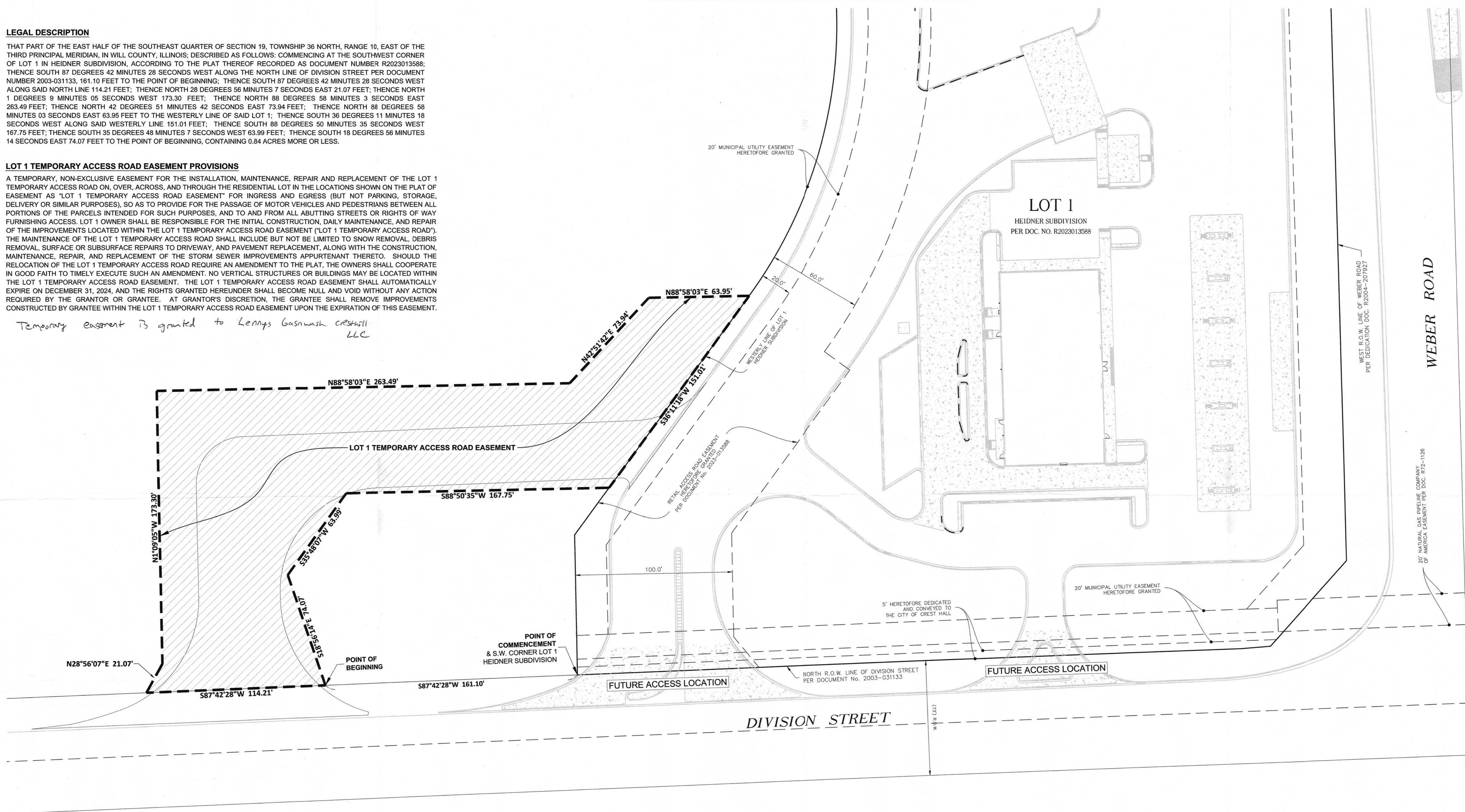
## LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN HEIDNER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2023013588; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF DIVISION STREET PER DOCUMENT NUMBER 2003-031133, 161.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE 114.21 FEET; THENCE NORTH 28 DEGREES 56 MINUTES 7 SECONDS EAST 21.07 FEET; THENCE NORTH 1 DEGREES 9 MINUTES 05 SECONDS WEST 173.30 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 3 SECONDS EAST 263.49 FEET; THENCE NORTH 42 DEGREES 51 MINUTES 42 SECONDS EAST 73.94 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 03 SECONDS EAST 63.95 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 36 DEGREES 11 MINUTES 18 SECONDS WEST ALONG SAID WESTERLY LINE 151.01 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 35 SECONDS WEST 167.75 FEET; THENCE SOUTH 35 DEGREES 48 MINUTES 7 SECONDS WEST 63.99 FEET; THENCE SOUTH 18 DEGREES 56 MINUTES 14 SECONDS EAST 74.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES MORE OR LESS.

## LOT 1 TEMPORARY ACCESS ROAD EASEMENT PROVISIONS

A TEMPORARY, NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE LOT 1 TEMPORARY ACCESS ROAD ON, OVER, ACROSS, AND THROUGH THE RESIDENTIAL LOT IN THE LOCATIONS SHOWN ON THE PLAT OF EASEMENT AS "LOT 1 TEMPORARY ACCESS ROAD EASEMENT" FOR INGRESS AND EGRESS (BUT NOT PARKING, STORAGE, DELIVERY OR SIMILAR PURPOSES), SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE PARCELS INTENDED FOR SUCH PURPOSES, AND TO AND FROM ALL ABUTTING STREETS OR RIGHTS OF WAY FURNISHING ACCESS. LOT 1 OWNER SHALL BE RESPONSIBLE FOR THE INITIAL CONSTRUCTION, DAILY MAINTENANCE, AND REPAIR OF THE IMPROVEMENTS LOCATED WITHIN THE LOT 1 TEMPORARY ACCESS ROAD EASEMENT ("LOT 1 TEMPORARY ACCESS ROAD"). THE MAINTENANCE OF THE LOT 1 TEMPORARY ACCESS ROAD SHALL INCLUDE BUT NOT BE LIMITED TO SNOW REMOVAL, DEBRIS REMOVAL, SURFACE OR SUBSURFACE REPAIRS TO DRIVEWAY, AND PAVEMENT REPLACEMENT, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF THE STORM SEWER IMPROVEMENTS APPURTENANT THERETO. SHOULD THE RELOCATION OF THE LOT 1 TEMPORARY ACCESS ROAD REQUIRE AN AMENDMENT TO THE PLAT, THE OWNERS SHALL COOPERATE IN GOOD FAITH TO TIMELY EXECUTE SUCH AN AMENDMENT. NO VERTICAL STRUCTURES OR BUILDINGS MAY BE LOCATED WITHIN THE LOT 1 TEMPORARY ACCESS ROAD EASEMENT. THE LOT 1 TEMPORARY ACCESS ROAD EASEMENT SHALL AUTOMATICALLY EXPIRE ON DECEMBER 31, 2024, AND THE RIGHTS GRANTED HEREUNDER SHALL BECOME NULL AND VOID WITHOUT ANY ACTION REQUIRED BY THE GRANTOR OR GRANTEE. AT GRANTOR'S DISCRETION, THE GRANTEE SHALL REMOVE IMPROVEMENTS CONSTRUCTED BY GRANTEE WITHIN THE LOT 1 TEMPORARY ACCESS ROAD EASEMENT UPON THE EXPIRATION OF THIS EASEMENT.

Temporary easement is granted to Lennys Gaswash Cresthill LLC



R2024011042  
KAREN A. STUKEL  
WILL COUNTY RECORDER  
RECORDED ON  
03/07/2024 12:45:41 PM  
REC FEE: 74.00  
IL RENTAL HSMG: 18.00  
PAGES: 1  
LEH

SCALE: 1" = 30'

## LEGEND

- ✕ FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON ROD
- △ FOUND MAG NAIL
- SET IRON ROD
- ▲ SET MAG NAIL
- 7.77 MEASURED DATA
- (7.77) RECORDED DATA
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ▨ LOT 1 TEMPORARY ACCESS ROAD EASEMENT HEREBY GRANTED

NOTE:  
EXISTING EASEMENTS SHOWN HEREON ARE PER HEIDNER SUBDIVISION PLAT RECORDED AS DOCUMENT NUMBER R2023013588

RECEIVED  
FEB 16 2024  
BUILDING DEPARTMENT

P.I.N.: 11-04-19-400-007-0000

MAIL TO:

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF KANKAKEE } SS

WE, M. GINGERICH, GEREAX & ASSOCIATES, PROFESSIONAL DESIGN FIRM NUMBER 184-001808, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE PLAT HEREON DRAWN OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION FOR THE PURPOSES OF GRANTING A TEMPORARY ACCESS ROAD EASEMENT. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 5th DAY OF FEBRUARY, A.D. 2024.

MARK J. SCHIERHOLZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003105  
MY LICENSE EXPIRES NOVEMBER 30, 2024



## OWNERSHIP CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF Cook } SS

THIS IS TO CERTIFY THAT, RR Cresthill LLC, IS THE OWNER OF THE LAND DESCRIBED ON THIS PLAT, AND THAT AS SUCH THEY DO HEREBY CONSENT TO SAID PROPERTY BEING GRANTED FOR EASEMENTS AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS 15th DAY OF February, A.D. 2024.

BY (OWNER)  
RR CREST HILL, LLC

5277 TRILLIUM BLVD.  
HOFFMAN ESTATES, ILLINOIS 60192

## NOTARY CERTIFICATE

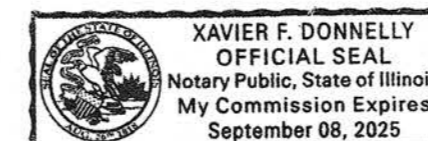
STATE OF ILLINOIS }  
COUNTY OF Cook } SS

I, Xavier F. Donnelly, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN WILL COUNTY, ILLINOIS THIS

15th DAY OF February, A.D. 2024.

Xavier F. Donnelly  
NOTARY PUBLIC



REVISIONS		
DATE	BY	DESCRIPTION
01/11/2024	BPH	ISSUED FOR REVIEW
01/19/2024	BPH	ISSUED FOR REVIEW
01/24/2024	BPH	ISSUED FOR REVIEW
01/31/2024	BPH	ISSUED FOR REVIEW



CIVIL ENGINEERING  
SURVEYING

M GINGERICH GEREAX & ASSOCIATES  
MG2A WEST  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY:

GAS N WASH

DATE ISSUED: 01/11/2024  
JOB NO.: 22-851  
DR. BY: AFK  
CK. BY: MUS  
FILE:  
PG. 1 of 1



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**Agenda Memo****Crest Hill, IL**

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**Meeting Date:** May 20, 2024  
**Submitter:** Raymond R. Soliman  
**Department:** Mayor's Office  
**Agenda Item:** Proclamation-Public Works Week 2024

**Summary:** I am presenting a Proclamation for Public Works Week in the City of Crest Hill from May 19-25, 2024.

**Recommended Council Action:** Approval

**Financial Impact:**

**Funding Source:**

**Budgeted Amount:**

**Cost:**

**Attachments:**

# Proclamation

**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

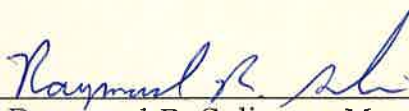
**WHEREAS**, it is in the public interest for the citizens, civic leaders and children in the City of Crest Hill to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

**WHEREAS**, the year 2024 marks the 64th 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 19, 2024 through May 25, 2024, 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 20<sup>th</sup> day of May 2024.



  
Raymond R. Soliman, Mayor



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**City Council Agenda Memo****Crest Hill, IL**

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<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Carron Johnson, Interim Director of Finance / Glen Conklin, Treasurer
<b>Department:</b>	Treasurer's Office
<b>Agenda Item:</b>	Approval of the List of Bills issued through May 21, 2024 in the amount of \$453,847.64

**Summary:** Attached is the List of Bills issued through May 21, 2024 in the amount of \$453,847.64.

**Recommended Council Action:** Approval of the List of Bills issued through May 21, 2024 in the amount of \$453,847.64.

**Financial Impact:**

**Funding Source:** Expenditures will be paid from the respective fund from which the expenditure originated.

**Budgeted Amount:**

**Cost:**

**Attachments** Approval of the List of Bills issued through May 21, 2024 in the amount of \$453,847.64.pdf

## Report Criteria:

Detail report type printed

[Report].Check Issue Date = 05/21/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
82	Vestis	6030283497	MATS EAST PLANT	05/01/2024	74.71	74.71	22459	05/21/2024	524	01045300
		6030283497	UNIFORMS FOR EAST	05/01/2024	49.11	49.11	22459	05/21/2024	524	07085300
		6030283497	UNIFORMS FOR WATE	05/01/2024	31.70	31.70	22459	05/21/2024	524	07065300
		6030283498	UNIFORMS FOR FLEE	05/01/2024	46.48	46.48	22459	05/21/2024	524	01075300
		6030283498	UNIFORMS FOR STRE	05/01/2024	109.19	109.19	22459	05/21/2024	524	01035300
		6030283498	MATS FOR PUBLIC WO	05/01/2024	190.41	190.41	22459	05/21/2024	524	01045300
		6030283498	RESTROOM SERVICE	05/01/2024	64.50	64.50	22459	05/21/2024	524	01045300
		6030283498	UNIFORMS FOR BUILD	05/01/2024	35.90	35.90	22459	05/21/2024	524	01045300
		6030284518	UNIFORMS FOR WEST	05/03/2024	35.41	35.41	22459	05/21/2024	524	07085300
		6030285915	UNIFORMS FOR EAST	05/08/2024	51.87	51.87	22459	05/21/2024	524	07085300
		6030285915	UNIFORMS FOR WATE	05/08/2024	34.46	34.46	22459	05/21/2024	524	07065300
		6030285916	UNIFORMS FOR STRE	05/08/2024	112.25	112.25	22459	05/21/2024	524	01035300
		6030285916	UNIFORMS FOR FLEE	05/08/2024	49.54	49.54	22459	05/21/2024	524	01075300
		6030285916	UNIFORMS FOR BUILD	05/08/2024	38.96	38.96	22459	05/21/2024	524	01045300
		6030285916	RESTROOM SERVICE	05/08/2024	64.50	64.50	22459	05/21/2024	524	01045300
		6030285916	MATS FOR PUBLIC WO	05/08/2024	62.26	62.26	22459	05/21/2024	524	01045300
		6030287026	UNIFORMS FOR WEST	05/10/2024	35.41	35.41	22459	05/21/2024	524	07085300
Total 82:					1,086.66	1,086.66				
102	AT&T 831-00	9309459801	FIBER NETWORK PW	04/29/2024	2,474.42	2,474.42	22370	05/21/2024	424	01105350
Total 102:					2,474.42	2,474.42				
103	AT&T 831-00	2810688802	INTERNET & PHONE S	04/29/2024	137.92	137.92	22371	05/21/2024	424	07065350
Total 103:					137.92	137.92				
120	AVI Systems	88960835	CONFERENCE USB-C	05/09/2024	571.00	571.00	22373	05/21/2024	524	13007311
Total 120:					571.00	571.00				
137	Battery Servi	0109709	FLEET- GROUP 65 BAT	05/07/2024	547.80	547.80	22374	05/21/2024	524	01075400
Total 137:					547.80	547.80				
171	Brent Hasser	April 2024	CONSULTING SERVIC	05/01/2024	2,500.00	2,500.00	22375	05/21/2024	424	01105300
Total 171:					2,500.00	2,500.00				
187	Christopher	191851	WEBER AT MCGILVRA	05/08/2024	593.75	593.75	22380	05/21/2024	424	01035330
		191852	DESIGN SERVICES-WI	05/08/2024	13,961.25	13,961.25	22380	05/21/2024	424	01035330
		191853	PARKROSE DESIGN S	05/08/2024	2,417.06	2,417.06	22380	05/21/2024	424	12007602
		191854	2024 ROADWAY REHA	05/08/2024	8,865.00	8,865.00	22380	05/21/2024	424	13005330
		191855	MFT-PATCHING FOR 2	05/08/2024	3,263.49	3,263.49	22380	05/21/2024	424	05005330
		191856	FAU TRUCK ROUTE-P	05/08/2024	3,550.00	3,550.00	22380	05/21/2024	424	01035330
		191857	PARKROSE-PROFESSI	05/08/2024	13,090.00	13,090.00	22380	05/21/2024	424	12007620
Total 187:					45,740.55	45,740.55				
195	Concentric In	0257914	TIME & MATERIAL SUP	04/22/2024	682.50	682.50	22387	05/21/2024	424	07085301

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 195:					682.50	682.50				
206	Camz Comm	24-176	FLEET- UNIT 943 AND	04/23/2024	690.00	690.00	22377	05/21/2024	424	01075400
Total 206:					690.00	690.00				
212	Cargill Incorp	2909490062	SALT DELIVERY	05/01/2024	1,934.40	1,934.40	22378	05/21/2024	524	05005400
Total 212:					1,934.40	1,934.40				
231	Certified Lab	8675228	PUBLIC WORKS SUPP	05/02/2024	442.27	442.27	22379	05/21/2024	524	01035400
		8680749	EAST PLANT SUPPLIE	05/08/2024	297.73	297.73	22379	05/21/2024	524	07085366
Total 231:					740.00	740.00				
291	City of Joliet	957130	FLEET- FUEL APRIL 20	05/09/2024	4,914.43	4,914.43	22381	05/21/2024	424	01075410
		957130	FLEET- FUEL APRIL 20	05/09/2024	2,969.90	2,969.90	22381	05/21/2024	424	01075410
		957130	FLEET- FUEL APRIL 20	05/09/2024	172.46	172.46	22381	05/21/2024	424	01075410
		957130	FLEET- FUEL APRIL 20	05/09/2024	37.02	37.02	22381	05/21/2024	424	01075410
Total 291:					8,093.81	8,093.81				
320	ComEd 9282	April 2024	ELECTRIC - VALVE STA	04/29/2024	21.65	21.65	22386	05/21/2024	424	07065353
Total 320:					21.65	21.65				
323	ComEd 2717	April 2024	ELECTIC 1306-1/2 HAR	04/29/2024	25.24	25.24	22383	05/21/2024	424	07075353
Total 323:					25.24	25.24				
324	ComEd 5197	April 2024	ELECTRIC - 0 ROOT B	04/29/2024	25.24	25.24	22385	05/21/2024	424	07075353
Total 324:					25.24	25.24				
334	ComEd 3357	April 2024	STREET LIGHTS ON E	04/25/2024	303.79	303.79	22384	05/21/2024	424	01035351
Total 334:					303.79	303.79				
382	Creative Pro	158528	DARE ITEMS	05/13/2024	21.70	21.70	22388	05/21/2024	424	01025402
Total 382:					21.70	21.70				
430	Ditch Witch	PSO153259	LITHIUM BATTERY KIT	04/23/2024	2,080.20	2,080.20	22390	05/21/2024	424	01035318
Total 430:					2,080.20	2,080.20				
434	Ryan Dobczy	MAY 2024	MEAL REIMBURSEME	05/03/2024	10.90	10.90	22443	05/21/2024	524	01025343
Total 434:					10.90	10.90				
450	Scott Dyke	May 2024	GIFT CARDS	05/03/2024	300.00	300.00	22444	05/21/2024	424	01015300
Total 450:					300.00	300.00				
451	Dynegy 1266	April 2024	WELL 4 ELECTRIC	05/02/2024	2,174.46	2,174.46	22396	05/21/2024	424	07065353

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 451:					2,174.46	2,174.46				
452	Dynegy 6760	April 2024	EAST PLANT ELECTRI	05/02/2024	14,029.76	14,029.76	22400	05/21/2024	424	07085353
Total 452:					14,029.76	14,029.76				
453	Dynegy 6635	April 2024	WEST PLANT ELECTRI	05/02/2024	13,708.63	13,708.63	22399	05/21/2024	424	07085353
Total 453:					13,708.63	13,708.63				
454	Dynegy 0817	April 2024	WELL 11 ELECTRIC	05/02/2024	511.55	511.55	22394	05/21/2024	424	07065353
Total 454:					511.55	511.55				
455	Dynegy 0098	April 2024	WELL 10 ELECTRIC	05/02/2024	4,120.28	4,120.28	22392	05/21/2024	424	07065353
Total 455:					4,120.28	4,120.28				
457	Dynegy 6385	April 2024	WELLS 9 AND 12 ELEC	05/02/2024	4,254.86	4,254.86	22398	05/21/2024	424	07065353
Total 457:					4,254.86	4,254.86				
458	Dynegy 0906	April 2024	WELL 7 ELECTRIC	05/02/2024	2,573.33	2,573.33	22395	05/21/2024	424	07065353
Total 458:					2,573.33	2,573.33				
459	Dynegy 1656	April 2024	WELL 8 ELECTRIC	05/02/2024	2,585.33	2,585.33	22397	05/21/2024	424	07065353
Total 459:					2,585.33	2,585.33				
461	Dynegy 0425	April 2024	WELL 1 ELECTRIC	05/02/2024	2,078.05	2,078.05	22393	05/21/2024	424	07065353
Total 461:					2,078.05	2,078.05				
475	EJ USA Inc	11024003032	HYDRANT PARTS	05/09/2024	453.78	453.78	22402	05/21/2024	524	07065470
Total 475:					453.78	453.78				
493	ERA Waters	046963	WASTEWATER SAMPL	06/09/2023	1,107.14	1,107.14	22403	05/21/2024	424	07085306
Total 493:					1,107.14	1,107.14				
591	Geotech Inc	52537	ALTA EASTERN RECEI	05/01/2024	2,450.00	2,450.00	22405	05/21/2024	424	12007602
		52538	ALTA SURVEY-WESTE	05/01/2024	2,250.00	2,250.00	22405	05/21/2024	424	12007602
Total 591:					4,700.00	4,700.00				
638	Harmonic De	13723	FLEET- UNIT 935 ACCI	01/18/2024	355.00	355.00	22407	05/21/2024	424	01075361
Total 638:					355.00	355.00				
640	Hawkins Inc	6746386	DB5 MAG DRIVE	04/22/2024	1,991.44	1,991.44	22408	05/21/2024	424	07065361
Total 640:					1,991.44	1,991.44				
643	HD Supply C	9225805676	TOILET PAPER	05/09/2024	220.18	220.18	22409	05/21/2024	424	01045400

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		9225805676	PAPER TOWELS	05/09/2024	110.89	110.89	22409	05/21/2024	424	01045400
	Total 643:				331.07	331.07				
649	Jason Heiss	April 2024	MEAL EXPENSE-HEIS	04/26/2024	173.32	173.32	22415	05/21/2024	424	01025343
		MAY 2024	MEAL EXPENSE-HEIS	05/03/2024	15.00	15.00	22415	05/21/2024	524	01025343
	Total 649:				188.32	188.32				
655	Heritage Corr	May 2024	ROUTE 66 MONUMET-	05/03/2024	800.00	800.00	22411	05/21/2024	524	01015321
	Total 655:				800.00	800.00				
780	Intoximeters I	759389	MOUTHPIECE SET	04/26/2024	77.00	77.00	22414	05/21/2024	424	01025400
	Total 780:				77.00	77.00				
881	Lawson Prod	9311495084	WATER- HYDRANT BO	04/29/2024	175.70	175.70	22418	05/21/2024	424	07065430
		9311495085	FLEET- PLOW AND SP	04/29/2024	177.84	177.84	22418	05/21/2024	424	01075410
		9311495086	FLEET- SHOP SUPPLIE	04/29/2024	344.61	344.61	22418	05/21/2024	424	01075400
	Total 881:				698.15	698.15				
927	Quadient Lea	17294992	POSTAGE LABEL	03/11/2024	41.80	41.80	22438	05/21/2024	424	01105322
		Q1277681	LEASE AGREEMENT	04/01/2024	516.99	516.99	22438	05/21/2024	424	01115300
	Total 927:				558.79	558.79				
958	Meade, Inc.	708224	TRAFFIC SIGNAL MAIN	04/30/2024	208.20	208.20	22419	05/21/2024	424	01035300
		708224	TRAFFIC SIGNAL MAIN	04/30/2024	208.20	208.20	22419	05/21/2024	424	01035300
		708224	TRAFFIC SIGNAL MAIN	04/30/2024	208.20	208.20	22419	05/21/2024	424	01035300
	Total 958:				624.60	624.60				
961	Menards	70124	FLEET- TRAILER HITC	04/24/2024	53.74	53.74	22420	05/21/2024	424	01075400
		70150	BUILDING MAINTENAN	04/24/2024	35.09	35.09	22420	05/21/2024	424	01045400
		70247	BUILDING MAINTENAN	04/26/2024	31.98	31.98	22420	05/21/2024	424	01045400
		70391	FLEET- LIFTING STRA	04/29/2024	144.37	144.37	22420	05/21/2024	424	01075400
		70408	BUILDING MAINTENAN	04/29/2024	83.73	83.73	22420	05/21/2024	424	01045400
		70457	EAST PLANT SUPPLIE	04/30/2024	131.73	131.73	22420	05/21/2024	424	07085366
		70568	FLEET- LUMBER FOR	05/02/2024	293.69	293.69	22420	05/21/2024	524	01075400
		70573	BUILDING MAINTENAN	05/02/2024	19.26	19.26	22420	05/21/2024	524	01045400
	Total 961:				793.59	793.59				
1058	Nicor 94-96-3	May 2024	WSTP NICOR GAS	05/09/2024	122.81	122.81	22432	05/21/2024	424	07085350
	Total 1058:				122.81	122.81				
1059	Nicor 39-52-5	May 2024	WELL #10 NICOR	05/07/2024	47.40	47.40	22427	05/21/2024	424	07065350
	Total 1059:				47.40	47.40				
1060	Nicor 56-57-8	April 2024	WELL #9/12 NICOR	05/02/2024	176.34	176.34	22429	05/21/2024	424	07065350
	Total 1060:				176.34	176.34				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1061	Nicor 43-23-2	April 2024	CITY HALL NICOR	05/01/2024	423.14	423.14	22428	05/21/2024	424	01105350
Total 1061:					423.14	423.14				
1062	Nicor 89-13-6	April 2024	WELL #11 NICOR GAS	05/02/2024	158.06	158.06	22430	05/21/2024	424	07065350
Total 1062:					158.06	158.06				
1063	Nicor 24-66-3	April 2024	LIFT STATION NICOR	05/02/2024	42.93	42.93	22426	05/21/2024	424	07075350
Total 1063:					42.93	42.93				
1065	Nicor 95-25-4	April 2024	WELL #1 NICOR	05/01/2024	147.86	147.86	22433	05/21/2024	424	07065350
Total 1065:					147.86	147.86				
1066	Nicor 08-01-5	April 2024	WELL #7 NICOR GAS	05/01/2024	238.33	238.33	22422	05/21/2024	424	07065350
Total 1066:					238.33	238.33				
1067	Nicor 89-80-1	April 2024	EAST PLANT NICOR	05/01/2024	666.99	666.99	22431	05/21/2024	424	07085350
Total 1067:					666.99	666.99				
1091	One Step Inc	N211563	OFFICE SUPPLIES	04/29/2024	4,650.96	4,650.96	22435	05/21/2024	424	01025401
Total 1091:					4,650.96	4,650.96				
1102	Ottosen DiNo	6603	LABOR / PERSONNEL	04/30/2024	1,555.50	1,555.50	22436	05/21/2024	424	01105302
Total 1102:					1,555.50	1,555.50				
1174	PreCise MR	IN200-10485	FLEET- PUBLIC WORK	04/29/2024	342.00	342.00	22437	05/21/2024	424	01035300
Total 1174:					342.00	342.00				
1207	Rapid Lands	26137	VEGETATION CUTTIN	05/07/2024	160.00	160.00	22439	05/21/2024	524	01165300
		26138	VEGETATION CUTTIN	05/07/2024	160.00	160.00	22439	05/21/2024	524	01165300
		26139	VEGETATION CUTTIN	05/07/2024	80.00	80.00	22439	05/21/2024	524	01165300
		26140	VEGETATION CUTTIN	05/07/2024	80.00	80.00	22439	05/21/2024	524	01165300
		Total 1207:			480.00	480.00				
1237	Robinson En	24040132	PROFESSIONAL SERV	04/12/2024	1,452.50	1,452.50	22442	05/21/2024	424	01105300
		24040133	MIDWEST PROFESSIO	04/12/2024	215.75	215.75	22442	05/21/2024	424	01105300
		24040134	2207 BROADWAY-SITE	04/12/2024	189.75	189.75	22442	05/21/2024	424	01105300
		24040135	INTERMIM PLANNER-C	04/12/2024	9,072.00	9,072.00	22442	05/21/2024	424	01165300
		24040492	WASTEWATER PRETR	04/30/2024	345.50	345.50	22442	05/21/2024	424	07075330
		24040493	CE PLAINFIELD RD W	04/30/2024	687.00	687.00	22442	05/21/2024	424	12007602
		24040494	WASTEWATER PRETR	04/30/2024	7,232.00	7,232.00	22442	05/21/2024	424	07075330
		Total 1237:			19,194.50	19,194.50				
1243	Ray OHerron	2342256	UNIFORM EQUIPMENT	05/09/2024	47.00	47.00	22440	05/21/2024	524	01025344
		2342620	UNIFORM EQUIPMENT	05/10/2024	47.00	47.00	22440	05/21/2024	524	01025344

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1243:					94.00	94.00				
1283	SEECO Con	19522	WEST PLANT MATERI	05/09/2024	7,545.00	7,545.00	22445	05/21/2024	424	35007512
Total 1283:					7,545.00	7,545.00				
1302	Shorewood H	01-414454	FLEET- ZERO TURN M	05/07/2024	231.38	231.38	22446	05/21/2024	524	01075400
		01-414462	FACILITIES- MOWER B	05/07/2024	222.75	222.75	22446	05/21/2024	524	01045400
		01-414976	FACILITIES- 3 LANDSC	05/09/2024	479.97	479.97	22446	05/21/2024	524	01045400
		CM#01-4144	FLEET- CREDIT WRON	05/07/2024	10.40-	10.40-	22446	05/21/2024	524	01075400
Total 1302:					923.70	923.70				
1309	Sirchie Acqui	0643634-IN	DUI KITS, LUMINOL, F	05/07/2024	77.54	77.54	22447	05/21/2024	524	01025400
Total 1309:					77.54	77.54				
1326	Ray Soliman	MAY 2024	MONTHLY GAS MILEA	04/25/2024	50.00	50.00	22441	05/21/2024	524	01015342
Total 1326:					50.00	50.00				
1336	Spesia & Tayl	822621	GENERAL CORPORAT	04/23/2024	12,736.50	12,736.50	22448	05/21/2024	424	01105302
		822622	LAKE MICHIGAN ALLO	04/23/2024	3,074.50	3,074.50	22448	05/21/2024	424	07065332
		822629	TRAFFIC/ORDINANCE	04/23/2024	150.50	150.50	22448	05/21/2024	424	01105302
Total 1336:					15,961.50	15,961.50				
1379	Suburban La	224508	WEST AND EAST NPD	04/30/2024	3,424.23	3,424.23	22449	05/21/2024	424	07085306
		224691	DRINKING WATER TES	04/30/2024	1,126.95	1,126.95	22449	05/21/2024	424	07065306
Total 1379:					4,551.18	4,551.18				
1411	Terminal Sup	33813-00	FLEET- FUSES, TEK S	04/30/2024	711.47	711.47	22450	05/21/2024	424	01075400
		33813-01	FLEET- ROLOC SANDI	05/01/2024	55.74	55.74	22450	05/21/2024	424	01075400
Total 1411:					767.21	767.21				
1430	Timm Electric	28801	FED NEW AIR COMPR	11/29/2023	2,272.00	2,272.00	22451	05/21/2024	424	01045300
Total 1430:					2,272.00	2,272.00				
1444	Henry Tough	MAY 2024	MEAL EXPENSE-TOUG	05/06/2024	12.68	12.68	22410	05/21/2024	524	01025343
Total 1444:					12.68	12.68				
1452	TransUnion	306605-2024	TRANSUNION	05/01/2024	103.60	103.60	22452	05/21/2024	424	01025310
Total 1452:					103.60	103.60				
1460	Tri-River Poli	5362	TRI-RIVER POLICE TR	05/01/2024	3,200.00	3,200.00	22453	05/21/2024	524	01025341
Total 1460:					3,200.00	3,200.00				
1502	Underground	066354	VALVE BOX EXTENSIO	04/30/2024	525.00	525.00	22454	05/21/2024	424	07065430

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1502:					525.00	525.00				
1508	United Meter	4522	METER AND MXU INST	04/29/2024	575.00	575.00	22455	05/21/2024	424	07095470
Total 1508:					575.00	575.00				
1548	Verizon Wirel	9962363788	MONTHLY STATEMENT	04/23/2024	1,183.15	1,183.15	22457	05/21/2024	424	01025310
Total 1548:					1,183.15	1,183.15				
1549	Verizon Wirel	9963050248	VERIZON WIRELESS S	05/01/2024	2,118.12	2,118.12	22458	05/21/2024	424	07065350
Total 1549:					2,118.12	2,118.12				
1652	Giant Mainte	5016	BLAST, PRIME, AND PA	04/26/2024	16,275.00	16,275.00	22406	05/21/2024	424	07065300
Total 1652:					16,275.00	16,275.00				
1694	Nicor 13-03-7	April 2024	PW NICOR	05/01/2024	515.54	515.54	22423	05/21/2024	424	01035351
Total 1694:					515.54	515.54				
1702	Village of Sh	0069176	GRAND PRAIRIE WATE	05/09/2024	110,000.00	110,000.00	22460	05/21/2024	524	07065332
Total 1702:					110,000.00	110,000.00				
1749	AEP Energy	3/28-4/26/20	STREET LIGHTS - 1 TH	04/29/2024	14,764.78	14,764.78	22366	05/21/2024	424	01035351
Total 1749:					14,764.78	14,764.78				
1867	Jim's Truck In	203310	FLEET- UNIT #118 SAF	05/01/2024	65.00	65.00	22417	05/21/2024	424	01075300
		203313	FLEET- UNIT #103 SAF	05/01/2024	43.00	43.00	22417	05/21/2024	424	01075300
		203314	FLEET- UNIT #105 SAF	05/01/2024	43.00	43.00	22417	05/21/2024	424	01075300
		203315	FLEET- UNIT #106 SAF	05/01/2024	43.00	43.00	22417	05/21/2024	424	01075300
		203316	FLEET- UNIT #104 SAF	05/01/2024	43.00	43.00	22417	05/21/2024	424	01075300
		203317	FLEET- UNIT #102 SAF	05/01/2024	43.00	43.00	22417	05/21/2024	424	01075300
		203327	FLEET- UNIT # 100 SAF	05/01/2024	65.00	65.00	22417	05/21/2024	424	01075300
		203329	FLEET- UNIT #VAC TR	05/01/2024	65.00	65.00	22417	05/21/2024	424	01075300
		203331	FLEET- UNIT #35 SAFE	05/01/2024	43.00	43.00	22417	05/21/2024	424	01075300
		203332	FLEET- UNIT # 32 SAF	05/01/2024	41.00	41.00	22417	05/21/2024	424	01075300
		203333	FLEET- UNIT #31 SAFE	05/01/2024	43.00	43.00	22417	05/21/2024	424	01075300
		203345	FLEET- UNIT #37 SAFE	05/02/2024	41.00	41.00	22417	05/21/2024	424	01075300
		203346	FLEET- UNIT #2 SAFET	05/02/2024	41.00	41.00	22417	05/21/2024	424	01075300
		203347	FLEET- UNIT #43 SAFE	05/02/2024	41.00	41.00	22417	05/21/2024	424	01075300
		203382	FLEET- UNIT #15 SAFE	05/03/2024	41.00	41.00	22417	05/21/2024	424	01075300
Total 1867:					701.00	701.00				
1870	Burns & McD	167960-2	WATER RATE STUDY-2	05/08/2024	650.00	650.00	22376	05/21/2024	424	07065330
Total 1870:					650.00	650.00				
1879	Nicor 24-47-6	May 2024	NICOR MONTHLY STAT	05/07/2024	318.86	318.86	22425	05/21/2024	424	01105350
Total 1879:					318.86	318.86				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1880	Nicor 17-28-8	May 2024	POLICE DEPARTMENT	05/07/2024	342.48	342.48	22424	05/21/2024	424	01105350
Total 1880:					342.48	342.48				
1914	AT&T 831-00	0539649808	ETHERNET NETWORK	05/07/2024	1,309.54	1,309.54	22372	05/21/2024	424	01065350
		1749368808	ETHERNET NETWORK	04/07/2024	1.24	1.24	22372	05/21/2024	424	01065350
Total 1914:					1,308.30	1,308.30				
1924	V3 Companie	324698	CIRCLE-GREEN-OAKL	04/15/2024	8,225.65	8,225.65	22456	05/21/2024	424	12007602
Total 1924:					8,225.65	8,225.65				
1951	HOLCIM - M	719478297	STONE FOR MAIN BRE	05/06/2024	981.90	981.90	22412	05/21/2024	524	07065430
		719486886	STONE FOR MAIN BRE	05/07/2024	501.98	501.98	22412	05/21/2024	524	07065430
Total 1951:					1,483.88	1,483.88				
1952	Airy's Inc	29238	6" EZ VALVE INSTALLA	04/29/2024	12,706.62	12,706.62	22367	05/21/2024	424	07065430
Total 1952:					12,706.62	12,706.62				
1953	Amazon Capi	1C9P-VGVJ-	COFFEE MAKER CLEA	04/30/2024	5.99	5.99	22369	05/21/2024	424	01165401
		1C9P-VGVJ-	ENGINEERS SCALE	04/30/2024	6.60	6.60	22369	05/21/2024	424	01165401
		1C9P-VGVJ-	COFFEE	04/30/2024	53.00	53.00	22369	05/21/2024	424	01165401
		1C9P-VGVJ-	PICTURE FRAMES	04/30/2024	469.73	469.73	22369	05/21/2024	424	01165401
		1C9P-VGVJ-	MAP HANGERS	04/30/2024	105.50	105.50	22369	05/21/2024	424	01165401
		1CWT-7W4	WATER- PIPE EXTRAC	04/30/2024	93.97	93.97	22369	05/21/2024	424	07065430
		1GMG-6N39	KEYBOARD AND MOU	04/30/2024	59.98	59.98	22369	05/21/2024	424	01025401
		1LXG-CXTL-	TRANSPARENT ID BAD	03/21/2024	8.24	8.24	22369	05/21/2024	424	01105401
		1LXG-CXTL-	FEBREEZE SPRAY FO	03/21/2024	9.99	9.99	22369	05/21/2024	424	01105401
		1LXG-CXTL-	TONER - CANON FRO	03/21/2024	146.99	146.99	22369	05/21/2024	424	01105401
		1LXG-CXTL-	KIRKLAND FACIAL TIS	03/21/2024	50.26	50.26	22369	05/21/2024	424	01105401
		1QNW-JNY1	FLEET- A/C MACHINE	04/30/2024	250.56	250.56	22369	05/21/2024	424	01075400
		1TRD-GDHT	FLEET- MOWER TIRE I	05/10/2024	148.80	148.80	22369	05/21/2024	524	01075400
		1XF1-J693-1	CLIPBOARD	04/29/2024	8.80	8.80	22369	05/21/2024	424	01035401
		1XF1-J693-1	WIRELESS MOUSE	04/29/2024	14.49	14.49	22369	05/21/2024	424	01035401
		#14WM-743J	PLASTIC SPOONS	04/08/2024	29.39	29.39	22369	05/21/2024	424	01105401
		#14WM-743J	COFFEE K-CUPS	04/08/2024	38.94	38.94	22369	05/21/2024	424	01105401
		#14WM-743J	PAPER BOWLS	04/08/2024	22.99	22.99	22369	05/21/2024	424	01105401
		#14WM-743J	NAPKINS	04/08/2024	5.98	5.98	22369	05/21/2024	424	01105401
		#1PLQ-364Q	CLIPS FOR WIRES FO	04/08/2024	13.65	13.65	22369	05/21/2024	424	01105401
		#1PLQ-364Q	TABLET STAND FOR A	04/08/2024	7.99	7.99	22369	05/21/2024	424	01115401
		#1PLQ-364Q	10" PAPER PLATES	04/08/2024	16.99	16.99	22369	05/21/2024	424	01105401
		#1PLQ-364Q	7" PAPER PLATES	04/08/2024	15.83	15.83	22369	05/21/2024	424	01105401
		#1PLQ-364Q	FLASH DRIVES	04/08/2024	51.74	51.74	22369	05/21/2024	424	01115401
		11RY-JD37-4	FLEET- FLUID SUCTIO	05/03/2024	141.74	141.74	22369	05/21/2024	524	01075400
		19CC-TQVP-	TONER CARTRIDGE	05/12/2024	39.98	39.98	22369	05/21/2024	524	01025401
		1C76-7NF7-7	FLEET- TRUCK ANTEN	04/30/2024	515.32	515.32	22369	05/21/2024	424	01075400
		1CX1-XFJH-	CDS AND DVDS	05/03/2024	46.67	46.67	22369	05/21/2024	524	01025401
		1DLY-GHT9-	COFFEE B&G	05/10/2024	64.10	64.10	22369	05/21/2024	524	01045343
		1DLY-GHT9-	COFFEE EAST & WES	05/10/2024	128.20	128.20	22369	05/21/2024	524	07085343
		1DLY-GHT9-	CREAMER	05/10/2024	25.28	25.28	22369	05/21/2024	524	07085343
		1HGQ-MD1P	FURNACE FILTERS	05/08/2024	375.78	375.78	22369	05/21/2024	524	07085366
		1J7X-PMLQ-	CAFETERIA ITEMS	01/13/2024	105.62	105.62	22369	05/21/2024	424	01025400
		1LNC-1NH9-	LAMINATOR AND PAPE	05/06/2024	102.46	102.46	22369	05/21/2024	524	01025401
		1MCK-M4GG	GLADE PLUG-INS FOR	04/10/2024	23.96	23.96	22369	05/21/2024	424	01105401

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		1MCK-M4GG	WIDE RULED NOTEPA	04/10/2024	16.79	16.79	22369	05/21/2024	424	01105401
		1RML-N1RL-	FLEET- VEHICLE REM	05/09/2024	237.93	237.93	22369	05/21/2024	524	01075400
		1X66-MXK6-	FURNACE FILTERS	05/02/2024	131.85	131.85	22369	05/21/2024	524	07085366
Total 1953:					3,592.08	3,592.08				
1977	AIS Inc	87305	TIM & MATERIALS HAR	05/03/2024	169.99	169.99	22368	05/21/2024	424	01065301
		87373	DATA SERVICES	05/07/2024	15,000.00	15,000.00	22368	05/21/2024	424	01065301
		87374	DATA SERVICES	05/07/2024	2,020.00	2,020.00	22368	05/21/2024	524	01065301
Total 1977:					17,189.99	17,189.99				
2043	Donald E. Mo	April 2024	DONALD E MORRIS R	04/30/2024	465.00	465.00	22391	05/21/2024	424	01165300
Total 2043:					465.00	465.00				
2069	2024 Mailbox	1925 Ardaug	MAILBOX REIMBURSE	05/07/2024	93.08	93.08	22416	05/21/2024	424	01035400
		2108 Gaylord	MAILBOX REIMBURSE	05/09/2024	100.00	100.00	22461	05/21/2024	424	01035400
Total 2069:					193.08	193.08				
2070	ECS Midwest	1156841	PHASE 1-OLD CITY HA	04/05/2024	15,635.00	15,635.00	22401	05/21/2024	424	15005330
Total 2070:					15,635.00	15,635.00				
2071	ComEd 0904	April 2024	CITY CENTER STREET	04/25/2024	158.97	158.97	22382	05/21/2024	424	01035351
Total 2071:					158.97	158.97				
2073	David Strahl	13	TIME WORKED 4/28-5/	05/03/2024	4,238.50	4,238.50	22389	05/21/2024	424	01105300
		14	TEMP HR	05/09/2024	3,356.50	3,356.50	22389	05/21/2024	424	01015300
Total 2073:					7,595.00	7,595.00				
2074	MGT of Amer	MGT35043	TEMPORARY EMPLOY	12/27/2023	2,835.00	2,835.00	22421	05/21/2024	424	01165300
		MGT35043	TEMPORARY EMPLOY	12/27/2023	3,675.00	3,675.00	22421	05/21/2024	424	01165300
		MGT35541	TEMPORARY EMPLOY	04/30/2024	21,280.00	21,280.00	22421	05/21/2024	424	01105300
		MGT35542	TEMPORARY EMPLOY	04/30/2024	14,238.00	14,238.00	22421	05/21/2024	424	01165300
Total 2074:					42,028.00	42,028.00				
2091	Lenny's Gas	4394	FLEET- APRIL 2024 UNI	05/09/2024	40.00	40.00	22404	05/21/2024	424	01075300
Total 2091:					40.00	40.00				
2092	Illinois LEAP	0000748	LEAP CONFERENCE 2	05/09/2024	349.00	349.00	22413	05/21/2024	524	01035341
Total 2092:					349.00	349.00				
2097	Northwestern	23305	STAFF AND COMMAND	06/26/2023	4,400.00	4,400.00	22434	05/21/2024	424	01025341
Total 2097:					4,400.00	4,400.00				
Grand Totals:					453,847.64	453,847.64				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
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Report Criteria:  
Detail report type printed  
[Report].Check Issue Date = 05/21/2024