



City Council Work Session

Crest Hill, IL

October 24, 2022

7:00 PM

Council Chambers

1610 Plainfield Road, Crest Hill, IL 60403

Agenda

- [1.](#) Gas and Wash PUD and Redevelopment Agreement
- [2.](#) Concept Review Clover Communities - Independent Living Facility
- [3.](#) City Center & Public Works Building Construction Investigation
- [4.](#) Waive Park District Building Permit Fee
- [5.](#) Rental Property Registration
6. Public Comments
7. Mayor's Updates
8. Committee/Liaison Updates
9. City Administrator Updates

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.



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	October 24, 2022
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Heidner Property Northwest Corner of Division and Weber-Special Use Plan Unit Development And Drive-Through Facilities

Summary: Heidner Properties LLC currently owns the 74 acres at the northwest corner of Weber Road and Division Street. An application was submitted in June of 2021 for a special use for Planned Unit Development and two drive-thru facilities for the 16 acres at the southeast corner of the property. The applicant appeared before the Plan Commission in July of 2021, at which time a public hearing was held for the Plan Unit Development and drive-thru facilities. The proposal includes a Gas and Wash, a retail building, a quick service restaurant, and 2.9-acre parcel north of the Randich Road extension for future retail development. The Plan Commission recommended approval of the Planned Unit Development with exceptions as outlined in the attached exhibit A.

Since July 2021, Heidner Properties and Gas and Wash have been working with the city and engineers to revise the plans to address outstanding items and roadway improvements. Since that time, there have been revisions to the plan. It is noted that these revisions do not increase the intensity of the site. The revisions are as follows:

- Additional employee parking on the Gas and Wash site, west of the building.
- The full access to Division has been revised to a full in and right out only. This modification eliminates the need to reduce the existing storage length for the left turn that currently exists on Division Street to northbound Weber Rd. It is anticipated that this access will become a full access in the future as associated road improvements to Division are completed and the balance of the property is developed. The city will work with the developer to either allow for the staging and work out a cost participation agreement for the full intersection improvement at that time.

The proposed plans are under review by the Will County Highway Department regarding necessary improvements to Weber Road as well as the Randich Road extension on the north end of the development. It is anticipated such improvements will be completed by the end of 2023.

In this packet the following is included: site plan, elevations and signage for the Gas and Wash site, plans, elevation, and proposed sign (area and height only, no design) for the retail building. Please note that there are no architectural or signage plans for the quick-serve restaurant. When a user is identified, the developer will have to return to the city for final approval of architecture and signage.

The city continues to work with the developer to finalize engineering, the CC&Rs, and the redevelopment agreement.

Since some time has passed since this development was before City Council, city staff felt that it was appropriate to bring the proposal to City Council for work session discussion prior to bringing the development forth for final consideration.

Recommended Council Action: If the Mayor and City Council are amenable to the Heidner Properties LLC PUD and Special Use requests, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance and supporting documents to approve the request subject to the Findings of Fact and the conditions as outlined in the PC recommendation which are as follows:

1. The property will be developed in accordance with the reviewed plans.
2. Final approval of the landscape plan.
3. Final approval of the photometric plan.
4. Final Signage approvals.
5. Trash enclosure design.
6. Final CC&Rs, which are to include language to address cross access, maintenance and ownership of property include the western drive-aisle.
7. Final approval of engineering, including but not limited to site geometry, traffic study and stormwater).
8. Filing a Final Plat of Subdivision, subject to final engineering approval.
9. Those exceptions as outlined.
10. Any improvements to the site or change/expansion in the use of the property beyond the terms of this PUD Ordinance shall be permitted only pursuant to the review and approval of a Major Planned Unit Development Change as outlined in Section 10.4 of the Crest Hill Zoning Ordinance.

Financial Impact:

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

- Plan Commission Report (and minutes) associated plans and documents

“Exhibit A”

**EXCEPTION FOR THE PUD FOR THE NORTHWEST CORNER OF DIVISION STREET
AND WEBER ROAD-HEIDER PROPERTIES.**

- Exceed the maximum number of curb cuts. The requirement is a maximum of two.
- Exceed the maximum width of curb cuts. The requirement is a maximum of 30’.
- Shared parking for Lots 1, 2, & 4.
- Parking or drive aisle within 5’ of a property line between Lots 2 & 3.
- Reduction of the building setback requirement for the car wash canopy.
- Any other Exceptions or Conditions noted by Staff.

Sign Exceptions

- Reduction of the sign setback.
- Exceed the maximum number of wall signage for Lots 1, 2, 3 and 4
- Exceed the maximum area of wall signage for Lots 2, 3 and 4.
- Signage exceptions, as outlined in the attached signage plan for Lot 2, 3, and 4.
- Exceed maximum area for the Development Sign. Allowable is 50 SF. Proposed is 88 SF.
- Any other Exceptions or Conditions noted by Staff.



Agenda Memo

Crest Hill, IL

Meeting Date: | October 24, 2022
Submitter: | Jim Marino, City Administrator
Department: | Administration
Agenda Item: | Gas and Wash Development Agreement

Summary: In conjunction with discussion about the PUD for the Gas and Wash development is a discussion about a redevelopment agreement (RDA) for this project. RDAs are typically associated with a development located within a TIF district. In the case of this development, a TIF district is not yet in place. Staff has been working with our TIF consultant and TIF attorney to complete the necessary eligibility study to create a TIF. A TIF district is necessary here, because without a TIF, development of the 74-acre site would not be financially viable.

Since the PUD has already been approved by the plan commission and the developer is nearing completion of the civil and building plans, we can take steps that will allow the developer to move forward with preliminary development work while we are in the process of creating a TIF district. We do not want to delay this project for the four-to-five-month period it will take to create the TIF district if we can avoid it.

Developers typically do not want to proceed with a project without first having an RDA in place. Since we cannot approve an RDA until the TIF is established and the developer is willing and prepared to proceed with the project, the city can approve an inducement resolution to memorialize its commitment to approving an RDA in the future. Approving an inducement resolution in conjunction with approving the PUD the developer will have the necessary assurance from the city to proceed with the project.

An inducement resolution for development of the entire 74-acre site was discussed and approved at the August 9, 2021 work session. The resolution in question here would apply only to the Gas and Wash portion of this site.

The specific terms of the RDA will be negotiated with the developer over the coming months. The developer would pay for the cost of constructing the driveway entrance on Division and would be reimbursed from the property tax increment generated by the development. Other reimbursable costs would be negotiated as part of the RDA.

Recommended Council Action: If the council is in favor of proceeding with this project, direct staff to prepare an ordinance creating a PUD and an inducement resolution for approval at the November 7 council meeting.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments: Draft inducement resolution

(830) Chairman Plettau asked for a motion to open a public hearing on SU/PUD-21-2-7-1. The necessary paperwork is in order.

(#8) Motion by Commissioner Deserio, seconded by Chairman Plettau, to open the public hearing on SU/PUD 21-2-7-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(854)

The public hearing was opened at 7:30 p.m.

(866) Chairman Plettau presented case #SU/PUD-21-2-7-1 request of Heidner Properties to rezone the NW corner of Division/Weber Road from B-3 to B-3 PUD/Special Use. Chairman Plettau swore in the petitioners. Mike McKinnon presented the plan for the commercial development located at the NWC of Weber/Division. This is part of a mixed use concept plan which is a total of 79 acres. Tonight they are seeking a special use, in a PUD and a plat of subdivision for 13 acres only. The stormwater detention will be off site. Parcel one of the property which is 5.8 acres will be for a fuel center and phase two will be for a retail center. Mr. McKinnon explained where the interior roads would be and how they would connect to Weber Road and Division Street. Chris Kalischefski went over the site plan and explained how much of the site would be commercial and how much would be for a future residential development. The property is currently zoned B-3, and they are seeking a B-3 special use for the drive through facility for the restaurant. They are also requesting a setback variance for the car-wash pay station canopy of 12'6". There will be a right-in, right-out on both Weber Road and Division Street. The proposed car wash would be an express wash. There will be a masonry building with a vacuum area. Mr. Kalischefski explained how the car wash process would work. This facility is considered a non-destination traffic supported business. The developer will be investing roughly five million dollars into the site. There are none of your typical truck stop amenities such as a sit down restaurant, showers, and truck parking. Mr. Kalischefski presented the landscape plan, the building exterior plan, and the size of signage. They are also providing more parking spaces for the facility's than what the ordinance requires. Part of the facility will be a Dunkin Donuts, and this will have a double stacking drive up lane to help alleviate traffic. They are asking for a setback variance for the car wash pay station canopy of 12'6". Commissioner Slabozeski asked if this is going to 24/7 operation. The car wash will close between 9 and 10. The Dunkin Donuts will not be open all night. The gas station and the store will be a 24 hour operation. Commissioner Carroll asked if they have any similar developments in the area. Mr. Kalischefski and Mr. McKinnon explained where they are currently located in the area. They have done a traffic study for this location and are working with the County regarding their requirements. The sales tax revenue would be roughly \$250,000.00. The remaining acreage in this development will be residential

and will come before the City in the future for approval. Chairman Plettau asked if trucks will be able to fuel up at this facility. The smaller trucks would, but this facility is not designed as a truck stop where they would park their vehicle and spend additional time there. Also, bigger semis would be headed for a truck stop type of facility, not one like this that doesn't have a sit down restaurant or shower facilities. Commissioner Thomas questioned the proposed residential area. Mr. McKinnon explained that this will come before the Council in the future. Commissioner Thomas is concerned about a residential subdivision with children impacting the schools. Commissioner Thomas questioned the utility line that runs through this property. Mr. McKinnon explained that the lines are located on the north side of Division, and they are currently working with the company. Planner Rigoni went over the background of the request which is a special use in a PUD. The developer is exceeding the number of curb cuts and width of cuts. Parking or drive aisle within 5' of a property line between lots 2 & 3. Reduction of the building setback requirements of 20' for the car wash canopy. They are seeking a reduction in the sign setbacks, exceeding the maximum number of wall signage, exceed the maximum area of wall signage and other exceptions as outlined the signage plan. The developer has presented a landscape plan, addressed the Fire Department concerns, and are working with the County. There is a request tonight for approval of the plat of subdivision which would take these 13 acres out of the full acreage for this property. There will also be covenants and conditions placed on the property. The internal roadway will be privately maintained.

(2083) Chairman Plettau asked if anyone had questions or would like to cross examine the applicant. Chairman Plettau swore in Steve Rudman. Mr. Rudman questioned an increase in truck traffic and will the traffic light be adjusted to accommodate this. Mr. McKinnon explained that there will be a minimal increase because this is a destination facility. This means that drivers who normally go this route will stop to fuel up or make purchases. This facility would not typically bring in travelers. As far as the traffic signals, this is up to Will County DOT. As far as a traffic study, it shows that basically 70 vehicles will enter and exit the property and on the weekend it could be around 94. Mr. Rudman asked how this facility compares in size to the Speedway on Weber. They are roughly close in size. Will there be sidewalks to connect this to the residential. This is something that can be worked out with the developer of the residential area once that project is presented. Will Randich Road connect to Longmeadow Drive. It would not. Mr. Rudman was concerned about lighting. Mr. Kalischefski went over the lighting plans and how the LEDs are designed and placed. The signage on the property will also have LED lighting. Mr. Rudman asked for information on the TIF District and how it affects this property. Discussion followed on what property's the TIF District affects in this area.

(2512) Shonna Hayes has concerns about the traffic. Was there any type of crime study done. She is concerned that a gas station will bring more crime into the area. Mr. Kalischefski went over the security measures that they take such as security cameras and employee training. Ms. Hayes asked how this development is going to affect the water quality in the area. Mr. Kalischefski gave a presentation on the car wash and how the amount of fresh water they use is recycled and re-used at the facility. Ms. Hayes is concerned about the safety of the children waiting at the bus stop on Division Street. Also is this the best use for this property as we have numerous gas stations and car washes in

the area. Mr. Kalischefski went over how the traffic flow would work and explained why this business is a good fit for the property. There is a survey and study that is done on the location prior to plans being submitted.

(2990) Chairman Plettau swore in Joan Tierney. Ms. Tierney asked what percentage of the PUD s have full occupancy after five years and ten years. Mr. Kalischefski explained that he cannot answer for the other PUDs, but as far as this developer, after 5 or even 10 years, they have 100% occupancy. Ms. Tierney asked what the length of the lease is. Mr. Kalischefski explained that Gas and Wash is purchasing the property so there would not be a lease. As far as the restaurant, typically the lease for that would be 10 years. Ms. Tierney asked if granting the PUD opens it up for other zoning. Planner Rigoni gave a brief presentation on what a PUD is and how it relates to zoning and regulations. Ms. Tierney asked if they will be selling liquor and cannabis at this facility. Mr. Kalischefski said that if they are granted a liquor license it would be for beer and wine only. There will be no cannabis sold at this facility.

(3302) Chairman Plettau swore in Gerald Fronek. Mr. Fronek informed the Commission that the developer has been maintaining the vegetation on the 13-acre parcel, but the remainder of the property has high weeds. He would like to know when this is going to be cut. Mr. McKinnon said that he would look into it and get it maintained.

(3440) Mercedes asked how this development will affect the property taxes and will the sales tax offset residential taxes. Mr. McKinnon gave an estimate of the property tax and sales tax that this facility would generate.

(3529) Chairman Plettau asked for a motion to close the public hearing on case #SU/PUD-21-2-7-1.

(#9) Motion by Commissioner Deserio, seconded by Commissioner Stanton, to close the public hearing on #SU/PUD-21-2-7-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(3530)

The public hearing was closed at 8:34 p.m.

(3562) Chairman Plettau asked for a motion to approve or deny case #SU/PUD-21-2-7-1.

(#10) Motion by Commissioner Carroll, seconded by Commissioner Deserio, to recommend to the City Council approval of #SU/PUD-21-2-7-1 to rezone the property at the NWC Division /Weber Road from B-3 to B-3 PUD/SU with the following stipulations:

-Approve a special use for a Planned Unit Development and three drive-thru facilities for the 13 acres located at the NW corner of Weber Road and Division Street, in accordance with the reviewed plans, and conditioned upon final engineering (including but not limited to site geometry, traffic study and stormwater), final landscaping, final photometric, final signage, trash enclosure design, and final CC&R's which are to include language to address cross access, maintenance and ownership of property include the western drive-aisle.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
(3569)

(Tape #2 begins).

Commissioner Thomas felt that there were too many unanswered questions and the Commission needs more information before a final recommendation to the Council can be made. Commissioner Deserio felt that the questions that came before the Commission are ones that would be answered by the Council. Discussion followed. Planner Rigoni went over some of the items that will be addressed by the engineering plans, the County regulations and City regulations and codes. Mr. McKinnon also informed the Commission that in regard to the residential portion of this entire project it is scheduled to come before the City sometime in the future.

(108) The roll call was then taken on Motion #10.

(130) Planner Rigoni presented a request for the approval of the plat of subdivision for the 13 acres at the NWC of Weber/Division Street per the engineering plans.

(#11) Motion by Chairman Plettau, seconded by Commissioner Stanton, to recommend to the City Council the approval of the plat of subdivision for the 13 acres at the NWC of Weber/Division Street per the engineering plans.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(138)

(163) Chairman Plettau informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on August 2, 2021.

(#12) Motion by Chairman Plettau, seconded by Commissioner Carroll, to table the re-organization of the Plan Commission until the next scheduled meeting.

On roll call, the vote was:

AYES: Chairman Plettau, Commissioner Carroll, Stanton, Peterson, Thomas, Slabozeski, Deserio

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
(181)

PUBLIC COMMENTS: (196) There were no public comments.

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

(#13) Motion by Chairman Plettau, seconded by Commissioner DeSerio, to adjourn the July 14, 2021 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
(201)

The meeting was adjourned at 8:43 p.m.


COMMISSION CHAIRMAN

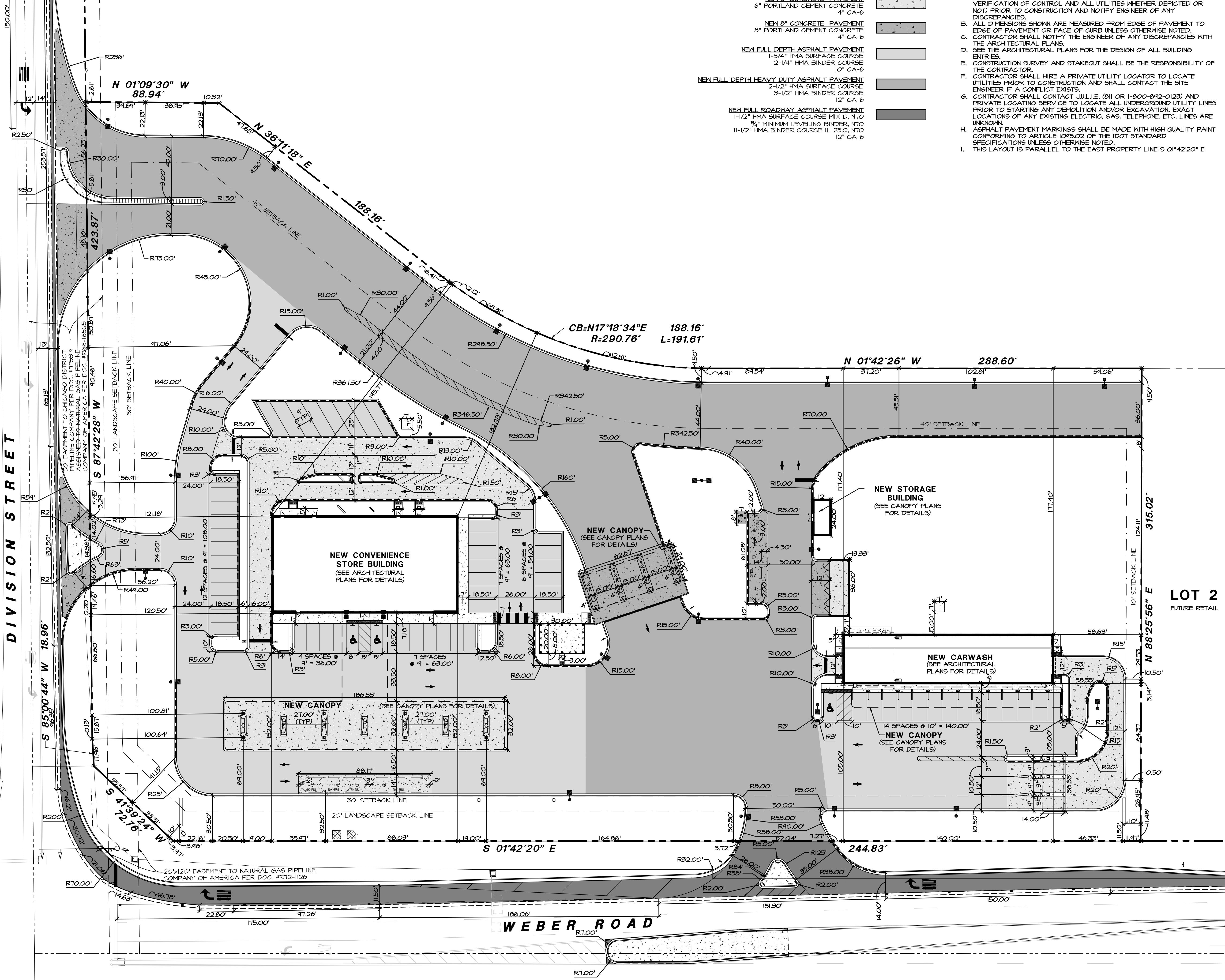
As approved this 8th day of September, 2021.

As presented _____

As amended ✓

SEE BOTTOM RIGHT FOR CONTINUATION

DIVISION STREET



PAVEMENT SECTIONS

- NEW 5" CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4" CA-6
- NEW 6" CONCRETE PAVEMENT
6" PORTLAND CEMENT CONCRETE
4" CA-6
- NEW 8" CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4" CA-6
- NEW FULL DEPTH ASPHALT PAVEMENT
1-3/4" HMA SURFACE COURSE
2-1/4" HMA BINDER COURSE
10" CA-6
- NEW FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT
1-1/2" HMA SURFACE COURSE
3-1/2" HMA BINDER COURSE
12" CA-6
- NEW FULL ROADWAY ASPHALT PAVEMENT
1-1/2" HMA SURFACE COURSE MIX D, NTO
3/4" MINIMUM LEVELING BINDER, NTO
11-1/2" HMA BINDER COURSE IL 25.0, NTO
12" CA-6

SITE GEOMETRIC NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE ALTANSPS LAND TITLE SURVEY LAST DATED 07-01-21, PREPARED BY WT GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
- SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-842-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
- THIS LAYOUT IS PARALLEL TO THE EAST PROPERTY LINE S 01°42'20" E

SEE SHEET C-2.1 FOR CONTINUATION

DIVISION STREET

SEE TOP LEFT FOR CONTINUATION



1" = 30'

00 15 30 60 120

LOT 2
FUTURE RETAIL

WT GROUP
Engineering with Precision, Pace and Passion.
2875 Prairie Avenue Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com
IL License No: 184.007570-0015 Expires 04.30.2024
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WT Group
Engineering & Design Consulting

ISSUE


TO	DATE
CITY	8/20/21
WDOT	10/19/21
CITY	8/17/22
CITY	8/31/22

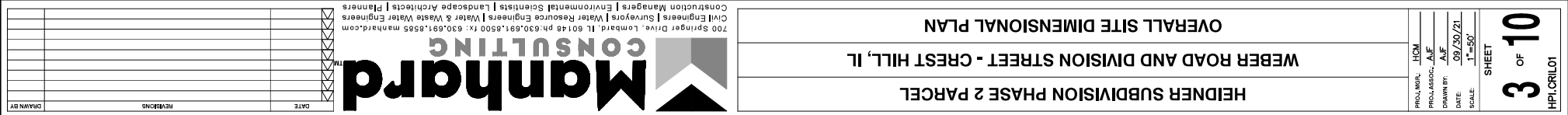
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

RETAIL PETROLEUM FACILITY
DIVISION STREET & WEBER ROAD
CREST HILL, IL 60403
GAS N WASH

CHECK: JPG
DRAWN: VE
JOB: 2100283D

C-2.0
SITE GEOMETRIC PLAN

		700 Springer Drive, Lombard, IL 60148 ph: 630.691.8550 fx: 630.691.8555 manhard.com Construction Managers Environmental Scientists Landscape Architects Planners Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers	
DATE _____ REVISIONS _____ DRAWN BY _____		700 Springer Drive, Lombard, IL 60148 ph: 630.691.8550 fx: 630.691.8555 manhard.com Construction Managers Environmental Scientists Landscape Architects Planners Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers	



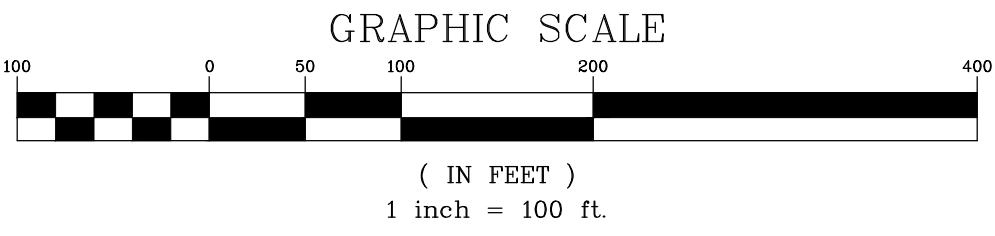
P.I.N.'S

11-04-19-400-007-0000
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PLAT OF EASEMENT

FOR THE PURPOSE OF GRANTING
DETENTION, MUNICIPAL, AND PUBLIC
UTILITY & DRAINAGE EASEMENTS

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PLAT PREPARED FOR

HEIDNER PROPERTY MANAGEMENT, INC.
5277 TRILLIUM BLVD.
HOFFMAN ESTATES, IL 60192

EASEMENT AREA

DETENTION AREA: 163,976 SQ. FT. (3.764 ACRES)
P.U. & D.E.: 1,952 SQ. FT. (0.045 ACRES)
M.U.E.: 15,065 SQ. FT. (0.346 ACRES)

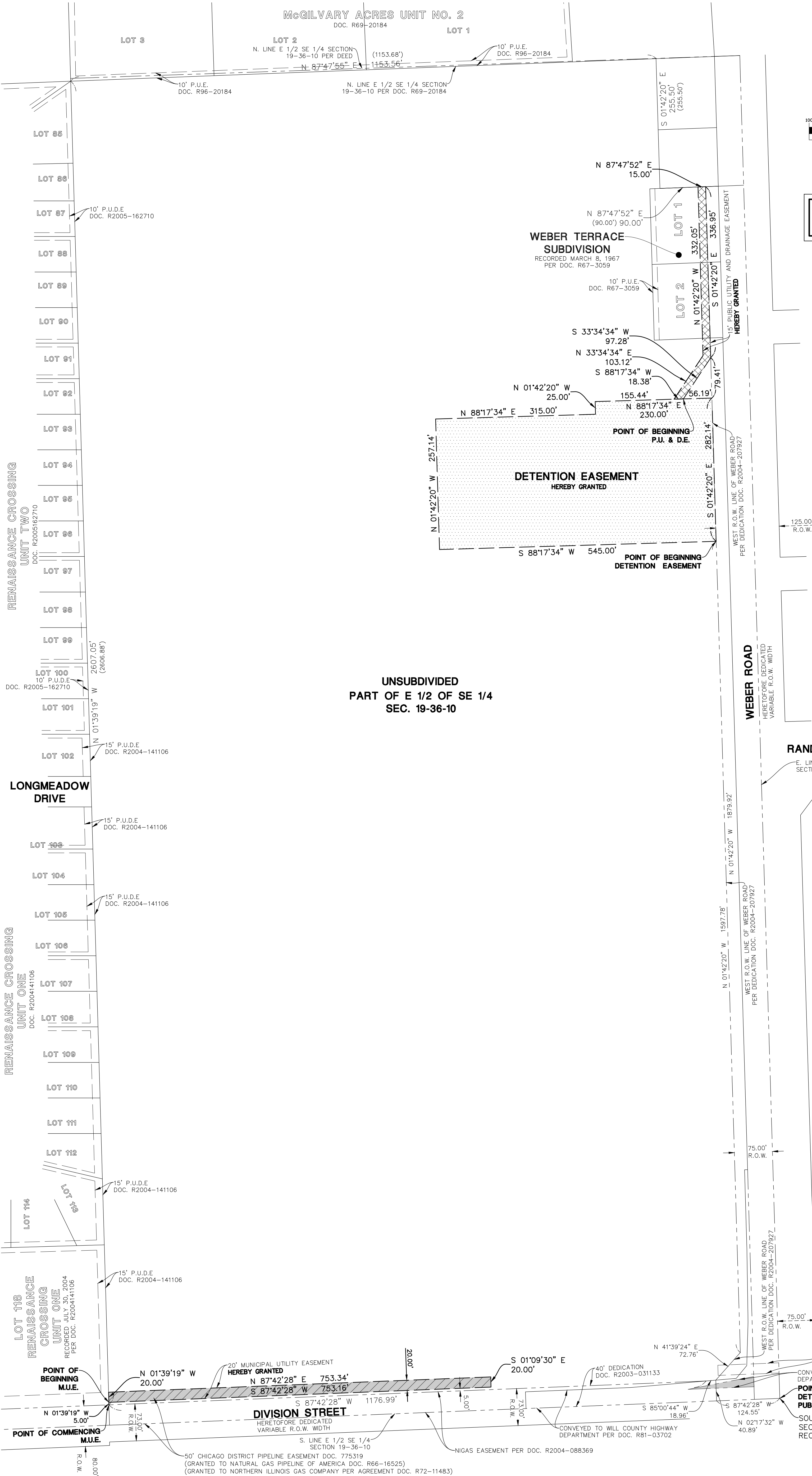
LEGEND

--- EXISTING EASEMENT LINE
--- PROPOSED EASEMENT LINE
--- SECTION LINE
--- EXISTING RIGHT-OF-WAY LINE
--- EXISTING LOT LINE
xxx.xx = MEASURED DISTANCE
(xxx.xx) = RECORD DISTANCE
0.00 = BOUNDARY DIMENSION
M.U.E. = MUNICIPAL UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

= 20' MUNICIPAL UTILITY EASEMENT
 = 15' PUBLIC UTILITY & DRAINAGE EASEMENT
 = DETENTION EASEMENT

SURVEYOR'S NOTE

DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT
HEREON.



HPCIRL01

1
OF
2
SHEET

PROJ. NO.: BAS
DRAWN BY: STP
DATE: 09-30-21
SCALE: 1" = 100'

HEIDNER SUBDIVISION
CREST HILL, ILLINOIS
PLAT OF EASEMENT



700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	DRAWN BY
08/30/22	REVISED EASEMENT GEOMETRY	MGS

PLAT OF EASEMENT

FOR THE PURPOSE OF GRANTING DETENTION, MUNICIPAL, AND PUBLIC UTILITY & DRAINAGE EASEMENTS

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

OWNER'S CERTIFICATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT HEIDNER PROPERTY MANAGEMENT, INC. IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT OF EASEMENT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH.

THE OWNER HEREBY IRREVOCABLY OFFERS GRANTS TO THE VILLAGE OF CREST HILL, ILLINOIS A 20' MUNICIPAL UTILITY EASEMENT MARKED OR NOTED ON THIS PLAT OF EASEMENT AS MUNICIPAL UTILITY EASEMENT OR "M.U.E.", A 15' PUBLIC UTILITY & DRAINAGE EASEMENT OR "P.U. & D.E." AND DETENTION EASEMENT MARKED OR NOTED ON THIS PLAT OF EASEMENT FOR THE USE AND PURPOSE NAMED THEREIN OR INTENDED AND FOR NO OTHER USE OR PURPOSE, IN THE CORPORATE NAME THEREOF, IN TRUST.

DATED THIS DAY OF A.D.,

HEIDNER PROPERTY MANAGEMENT, INC. ATTESTED:

BY:

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/ OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF CREST HILL INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTED) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE "THE PUBLIC UTILITY" TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF CREST HILL, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE "PUBLIC UTILITY". THE GRANTEE OR GRANTEE'S PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE. THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF CREST HILL.

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THIS DAY ,

20 AT O'CLOCK M., AND WAS RECORDED IN BOOK OF PLATS

ON PAGE

BY: RECORDER OF DEEDS

NOTARY PUBLIC

STATE OF)
COUNTY OF) SS

I, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF A.D., 20

NOTARY PUBLIC

DETENTION EASEMENTS PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND ITS SUCCESSOR'S AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF CREST HILL.

IN THE EVENT THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION OR ANY SUBSEQUENT PURCHASER (FUTURE OWNER) FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE VILLAGE OF CREST HILL, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION EASEMENT REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE/FREE/FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE OF CREST HILL ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE VILLAGE OF CREST HILL, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF DETENTION EASEMENTS IN THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF CREST HILL.

P.U. & D.E. LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 124.55 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 40.89 FEET TO THE NORTH LINE OF DIVISION STREET PER DOCUMENT NUMBER R2004-207927; THENCE NORTH 41 DEGREES 39 MINUTES 24 SECONDS EAST ALONG THE NORTHWEST TRANSITIONAL RIGHT-OF-WAY LINE OF SAID WEBER ROAD PER AFOREMENTIONED DOCUMENT NUMBER R2004-207927; A DISTANCE OF 72.76 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 1879.92 FEET ALONG THE WEST LINE OF WEBER ROAD; THENCE SOUTH 88 DEGREES 17 MINUTES 34 SECONDS WEST A DISTANCE OF 56.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 17 MINUTES 34 SECONDS WEST A DISTANCE OF 18.38 FEET; THENCE NORTH 33 DEGREES 34 MINUTES 34 SECONDS EAST, A DISTANCE OF 103.12 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 332.05 FEET TO THE NORTH LINE OF LOT 1 OF WEBER TERRACE SUBDIVISION RECORDED MARCH 8 1967 PER DOCUMENT R67-3059; THENCE NORTH 87 DEGREES 47 MINUTES 52 SECONDS EAST, ALONG SAID NORTH LINE A DISTANCE OF 15.00 FEET TO THE WEST LINE OF SAID WEBER ROAD; THENCE SOUTH 01 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 336.95 FEET; THENCE SOUTH 33 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 97.28 FEET TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

M.U.E. LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 118 OF RENAISSANCE CROSSING UNIT ONE SUBDIVISION RECORDED JULY 30, 2004 PER DOCUMENT R2004141106; THENCE NORTH 01 DEGREES 39 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 118, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01 DEGREES 39 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 87 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 753.34 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 753.16 FEET TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

DETENTION EASEMENT LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 124.55 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 40.89 FEET TO THE NORTH LINE OF DIVISION STREET PER DOCUMENT NUMBER R2004-207927; THENCE NORTH 41 DEGREES 39 MINUTES 24 SECONDS EAST ALONG THE NORTHWEST TRANSITIONAL RIGHT-OF-WAY LINE OF SAID WEBER ROAD PER AFOREMENTIONED DOCUMENT NUMBER R2004-207927; A DISTANCE OF 72.76 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 1597.78 FEET ALONG THE WEST LINE OF WEBER ROAD, TO THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 545.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 257.14 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 315.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 282.14 FEET TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

MUNICIPAL UTILITY AND DRAINAGE EASEMENTS (M.U.E.)

A PERPETUAL NON-EXCLUSIVE EASEMENT APPURTENANT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE PROPERTY DESIGNATED AS MUNICIPAL UTILITY AND/OR DRAINAGE EASEMENT (M.U.E.) ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, FORCE MAIN LINES, STORM SEWER LINES, IRRIGATION LINES, PIPES, STREET LIGHTS, DITCHES, SWALES AND APPURTENANCES, POLES, WIRES, CABLES, CONDUCT, MANHOLES, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF MUNICIPAL UTILITY SERVICES AND DRAINAGE OF STORMWATER, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTING EQUIPMENT AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE PROPERTY WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER MANAGEMENT, IRRIGATION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES. ALL INSTALLATION OF MUNICIPAL UTILITIES SHALL BE UNDERGROUND OR ON THE SURFACE BUT NOT OVERHEAD.

NO OBSTRUCTIONS SHALL BE PLACED IN THE M.U.E. AREAS, BUT THE M.U.E. AREAS MAY BE USED FOR FENCES, GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED.

CREST HILL CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE CREST HILL CITY COUNCIL AT A MEETING HELD ON

THE DAY OF 20 A.D.

MAYOR

CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF GRANTING AN EASEMENT FOR THE PURPOSES SHOWN HEREON.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS,

THIS DAY OF A.D.,

FOR REVIEW ONLY

BRADLEY A. STROHL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE No. 184003350
LICENSE EXPIRES APRIL 30, 2023



HPICRIL01	2 OF 2	SHEET	PROJ. NO.	BAS
			PROJ. ASSOC.	STP
			DRAWN BY	STP
			DATE	09-16-21
SCALE	N/A			
HEIDNER SUBDIVISION				
CREST HILL, ILLINOIS				
PLAT OF EASEMENT				

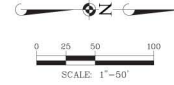
	DATE	REVISIONS	DRAWN BY
		08/30/22	REVISED EASEMENT GEOMETRY

700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

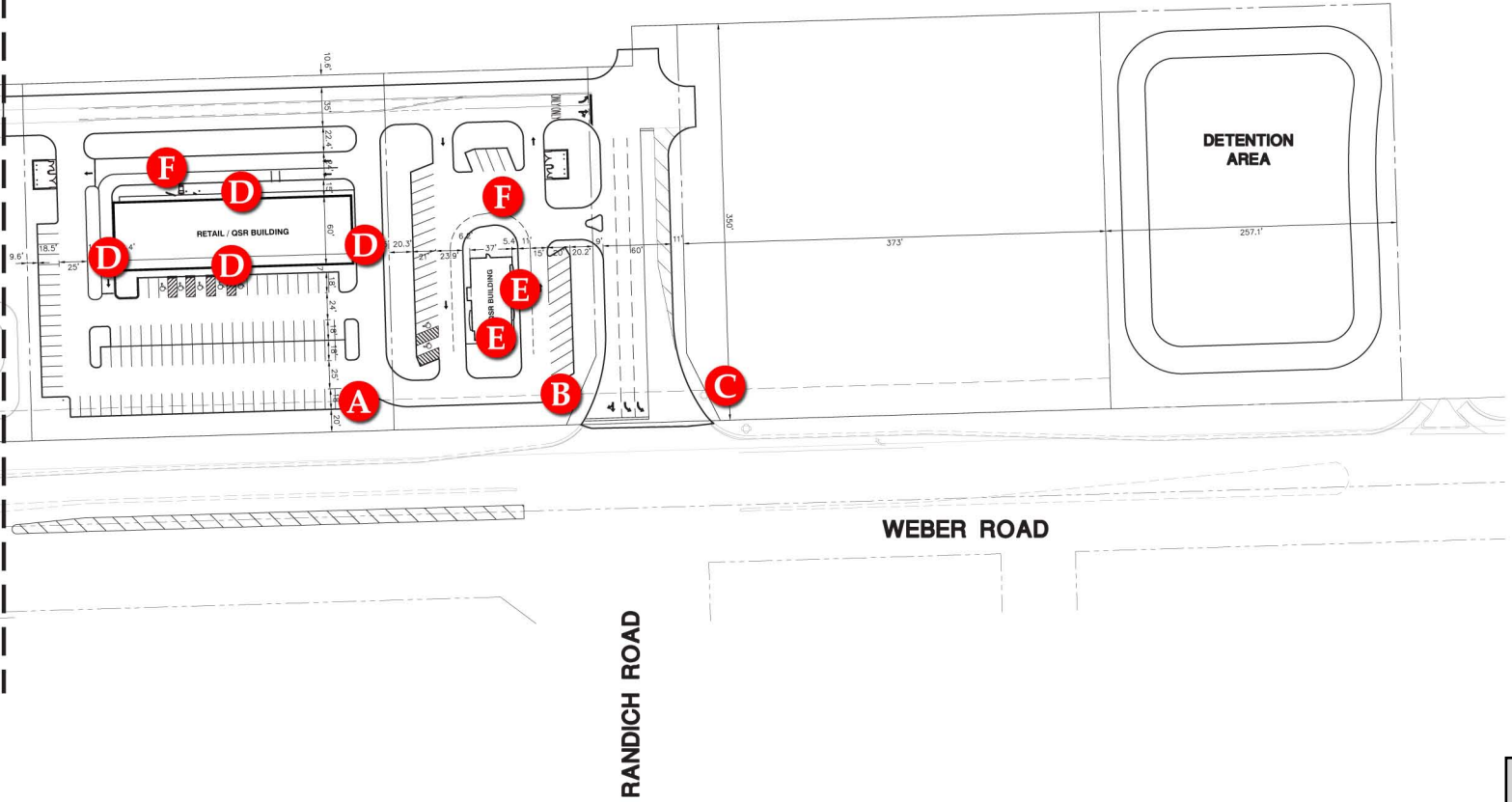
MATCHLINE - REFER TO PHASE 1 PARCEL SITE PLAN

Signage Key

A	15' Development Sign (Multiple Retailers). 100 SF per Sign Face & EMC.	D	Wall Mounted Sign. Each Tenant 50 SF Along Frontage, Rear & End Cap
B	15' Retail Sign (Single Retailer). 50 SF per Sign Face	E	Wall Mounted Sign. 50 SF Each.
C	15' Development Sign (Multiple Retailers). 100 SF per Sign Face & EMC.	F	Menu Board. 40 SF Each.



Item 1.



HEIDNER SUBDIVISION PHASE 2 PARCEL - PRELIMINARY ENGINEERING
WEBER ROAD AND DIVISION STREET, CREST HILL, IL

SIGN EXHIBIT

Manhard
CONSULTING
705 Springer Drive, Lombard, IL 60148
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Sciences | Landscape Architects | Planners

16

2

OF

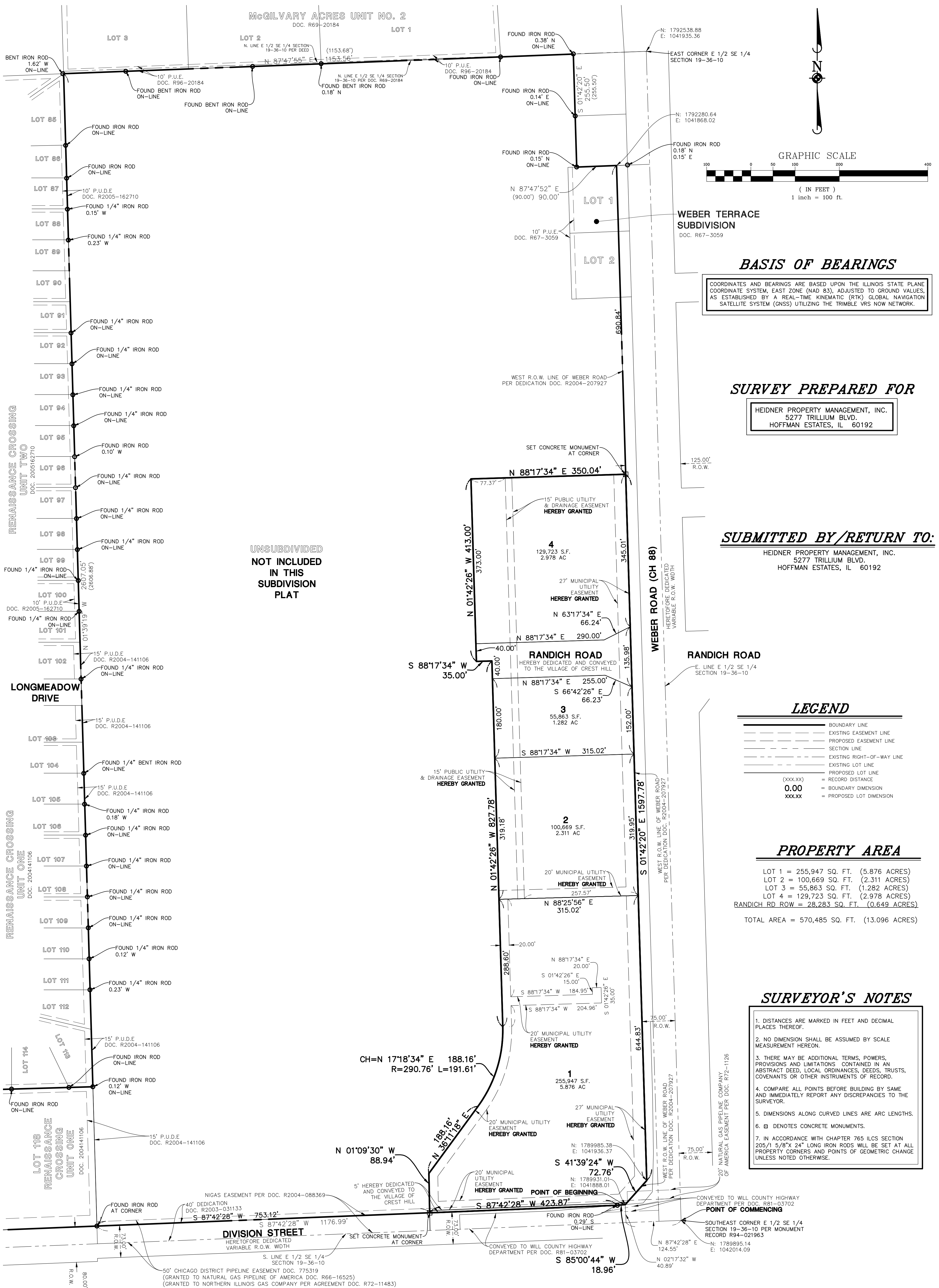
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HPI,CRIL01

11-04-19-400-0007
11-04-19-400-0008
11-04-19-400-0009

FINAL PLAT OF HEIDNER SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.




<i>LEGEND</i>	
<hr/>	BOUNDARY LINE
<hr/>	EXISTING EASEMENT LINE
<hr/>	PROPOSED EASEMENT LINE
<hr/>	SECTION LINE
<hr/>	EXISTING RIGHT-OF-WAY LINE
<hr/>	EXISTING LOT LINE
<hr/>	PROPOSED LOT LINE
(xxx.xx)	= RECORD DISTANCE
0.00	= BOUNDARY DIMENSION
xxx.xx	= PROPOSED LOT DIMENSION

PROPERTY AREA

LOT 1 = 255,947 SQ. FT. (5.876 ACRES)
 LOT 2 = 100,669 SQ. FT. (2.311 ACRES)
 LOT 3 = 55,863 SQ. FT. (1.282 ACRES)
 LOT 4 = 129,723 SQ. FT. (2.978 ACRES)
RANDICH RD ROW = 28,283 SQ. FT. (0.649 ACRES)
 TOTAL AREA = 570,485 SQ. FT. (13.096 ACRES)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT RECD. LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE DISCREPANCY BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
6.  DENOTES CONCRETE MONUMENTS.
7. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1-7, A 24" LONG IRON ROD WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS NOTED OTHERWISE.

FINAL PLAT
OF
HEDNER SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE

_____ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 88A HIGH SCHOOL DISTRICT NO. 205 JUNIOR COLLEGE DISTRICT NO. 525

DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESaid, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC _____

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

DIRECT ACCESS TO WEBER ROAD, COUNTY HIGHWAY 88 FROM LOTS 2, 3 AND 4 IS PROHIBITED. ACCESS SHALL BE LIMITED TO ONE (1) RIGHT-IN/RIGHT-OUT ONLY ACCESS SUBJECT TO FINAL DESIGN AND APPROVAL FROM THE WILL COUNTY DIVISION OF TRANSPORTATION.

APPROVED THIS _____ DAY OF _____, A.D. 20____

WILL COUNTY CLERK _____

CREST HILL PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE CREST HILL PLAN COMMISSION AT A MEETING HELD ON

THE _____ DAY OF _____, 20____, A.D.

CHAIRMAN _____

SECRETARY _____

CREST HILL CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE CREST HILL CITY COUNCIL AT A MEETING HELD ON

THE _____ DAY OF _____, 20____, A.D.

MAYOR _____

CLERK _____

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER(S): _____

DATED THIS _____ DAY OF _____, A.D. 20____

DIRECTOR _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____

HARRISON C. MEYER
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-071834
LICENSE EXPIRES: NOVEMBER 30, 2021

OWNER OR ATTORNEY _____

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY
ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE FACILITIES THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES, NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE'S AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEE'S,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES, NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEE'S IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE'S SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE'S AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/ OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND ALSO AS A NON-EXCLUSIVE EASEMENT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF CREST HILL INCLUDING, BUT NOT LIMITED TO, AT&T/SBC/AMERITECH COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEE) FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE PUBLIC UTILITY TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF CREST HILL, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE "PUBLIC UTILITY". THE GRANTEE OR GRANTEE'S PERFORMED OR CAUSE TO BE PERFORMED ANY OF SAID WORK SHALL BE RESPONSIBLE AT ITS OR THEIR EXPENSE, TO BACKFILL ALL AREAS WITH APPROVED MATERIALS BUT SHALL NOT BE LIABLE TO RESTORE ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS OR LANDSCAPING DISTURBED DURING MAINTENANCE, THE GRANTOR SHALL BE RESPONSIBLE FOR THE FULL AND COMPLETE RESTORATION OF THE EASEMENT PREMISES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PREMISES WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF CREST HILL.

DETENTION EASEMENTS PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF CREST HILL AND ITS SUCCESSORS AND ASSIGNS AS A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION AND ANY SUBSEQUENT PITCHCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF CREST HILL.

IN THE EVENT THE OWNER OF DETENTION EASEMENT IN THIS SUBDIVISION OR ANY SUBSEQUENT PURCHASER (FUTURE OWNER) FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE VILLAGE OF CREST HILL, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER OUTLINE THE NATURE AND DETECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION EASEMENT REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE FREE FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE OF CREST HILL ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE VILLAGE OF CREST HILL, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF DETENTION EASEMENTS IN THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF CREST HILL.

MUNICIPAL UTILITY EASEMENT (MUE).

MUNICIPAL UTILITY EASEMENT (MUE): AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORM WATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (M.U.E.) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THE PORTION OF THE MUNICIPAL UTILITY EASEMENT WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUNICIPAL UTILITY EASEMENT (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS). NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUNICIPAL UTILITY EASEMENT(OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

i. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR APPROVED PLANTINGS) UPON THE MUNICIPAL UTILITY EASEMENT, INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

ii. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUNICIPAL UTILITY EASEMENT.

SAID EASEMENTS MAY BE USED FOR DRIVEWAYS AND PARKING. HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE THEREON. THE PROPERTY OWNER AND OR THE PROPERTY OWNER ASSOCIATION ARE COMPLETELY RESPONSIBLE FOR LANDSCAPE AND/OR PAVING RESTORATION, SHOULD MAINTENANCE OF THE UTILITY BE REQUIRED.

THE CITY OF CREST HILL IS RESPONSIBLE FOR REPAIRING WATER SERVICES BETWEEN THE WATER MAIN, TO AND INCLUDING THE BUFFALO BOX. THE PROPERTY OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION ARE RESPONSIBLE FOR THE RESTORATION OF THE SURFACE AFTER ANY SUCH WATER SERVICE REPAIR, ONLY PERPENDICULAR CROSSINGS OF THE M.U.E. ARE PERMITTED BY PUBLIC UTILITIES. THE M.U.E.'S ARE EXCLUSIVE OF THE BLANKET EASEMENT.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT FILED FOR RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,

ON THIS _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____

AND RECORDED AS DOCUMENT NUMBER _____

WILL COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, COUNTY CLERK IN WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT _____, ILLINOIS,

THIS _____ DAY OF _____, A.D. 20____

WILL COUNTY CLERK _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION A REPRESENTATIVE OF THE CITY OF CREST HILL TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2021. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, 124.55 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 17 MINUTES 32 SECONDS WEST, 40.89 FEET TO THE NORTH LINE OF DIVISION STREET PER DOCUMENT NUMBER R2004-207927, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 00 MINUTES 44 SECONDS WEST, 18.96 FEET ALONG SAID NORTH LINE OF DIVISION STREET; THENCE CONTINUING ON SAID NORTH LINE OF DIVISION STREET SOUTH 87 DEGREES 42 MINUTES 28 SECONDS WEST, 423.87 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 30 SECONDS WEST, 88.94 FEET; THENCE NORTH 36 DEGREES 11 MINUTES 18 SECONDS EAST, 188.16 FEET TO A POINT OF CURVATURE; THENCE 191.66 FEET, ALONG THE ARC OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 290.76 FEET, AND CHORD OF NORTH 17 DEGREES 18 MINUTES 34 SECONDS EAST, 188.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 42 MINUTES 26 SECONDS WEST, 827.78 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 34 SECONDS WEST, 35.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 26 SECONDS WEST, 413.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 34 SECONDS EAST, 350.05 FEET TO THE WEST LINE OF WEBER ROAD PER DOCUMENT NUMBER R2004-207927; THENCE SOUTH 01 DEGREES 42 MINUTES 20 SECONDS EAST, 1597.78 FEET ALONG SAID WEST LINE TO THE NORTHWEST TRANSITIONAL RIGHT-OF-WAY LINE OF SAID WEBER ROAD PER AFOREMENTIONED DOCUMENT NUMBER R2004-207927; THENCE SOUTH 41 DEGREES 39 MINUTES 24 SECONDS WEST, 72.76 FEET ALONG SAID NORTHWEST TRANSITIONAL LINE TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.096 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF CREST HILL, WILL COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17197C01340 AND 17197C01536 WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____

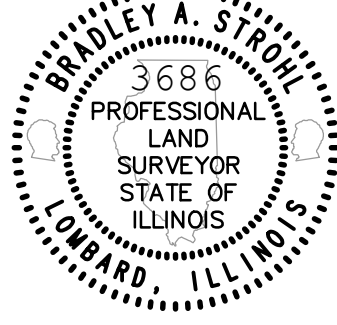
FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: APRIL 29, 2021



HPICR01

2 OF 2

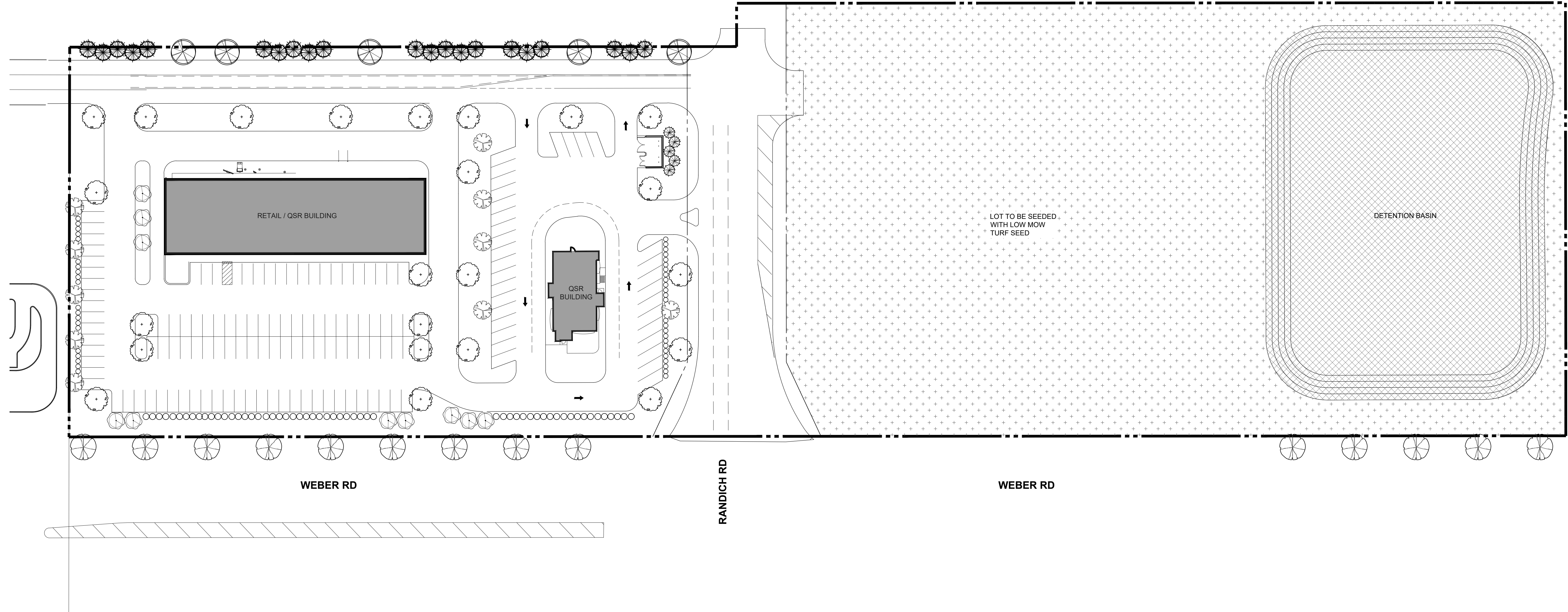
SHEET

PROJ. NO.: 062-071834
PROJ. ASOC.: STD
DRAWN BY: STD
DATE: 06-29-21
SCALE: 1" = 100'

HEIDNER SUBDIVISION
CREST HILL, ILLINOIS
FINAL PLAT OF SUBDIVISION

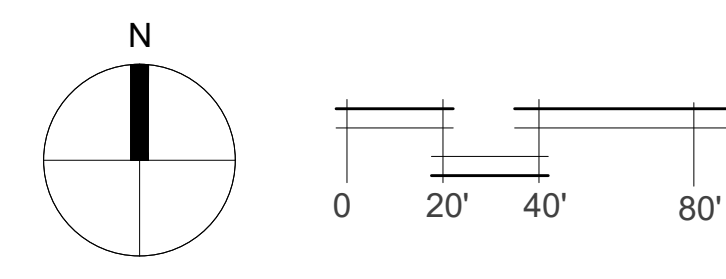
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Environmental Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	DRAWN BY
08/30/22	EASEMENT REVISIONS	MGS
03/21/22	REVISIONS PER COUNTY'S REVIEW	STP
09/30/21	ADDED PU&DE	BAS
08/24/21	EASEMENT REVISIONS	STP



OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'-0"



PLANT KEY

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

SEED MIX & GROUND TREATMENT KEY

DETENTION AREAS - NATIVE SWALE MIX

Area of detention below the HWL to be planted with swale native seed mix as specified by Cardno Native Plant Nursery. See sheet L2.1 for preferred installation method.

OPEN AREAS - NATIVE NO MOW

All open areas not including detention to be planted with low profile prairie grass mix as specified on planting schedule. See sheet L2.1 for preferred installation method.

TURF GRASS - MOWED LAWN

All areas of restoration, not designated to be planted or mulched are to be seeded with standard turf grass seed and covered with an erosion control blanket.

Kathryn Talty
landscape architecture
Winnetka, Illinois 60093
847.612.5154
www.kmtaltydesign.com

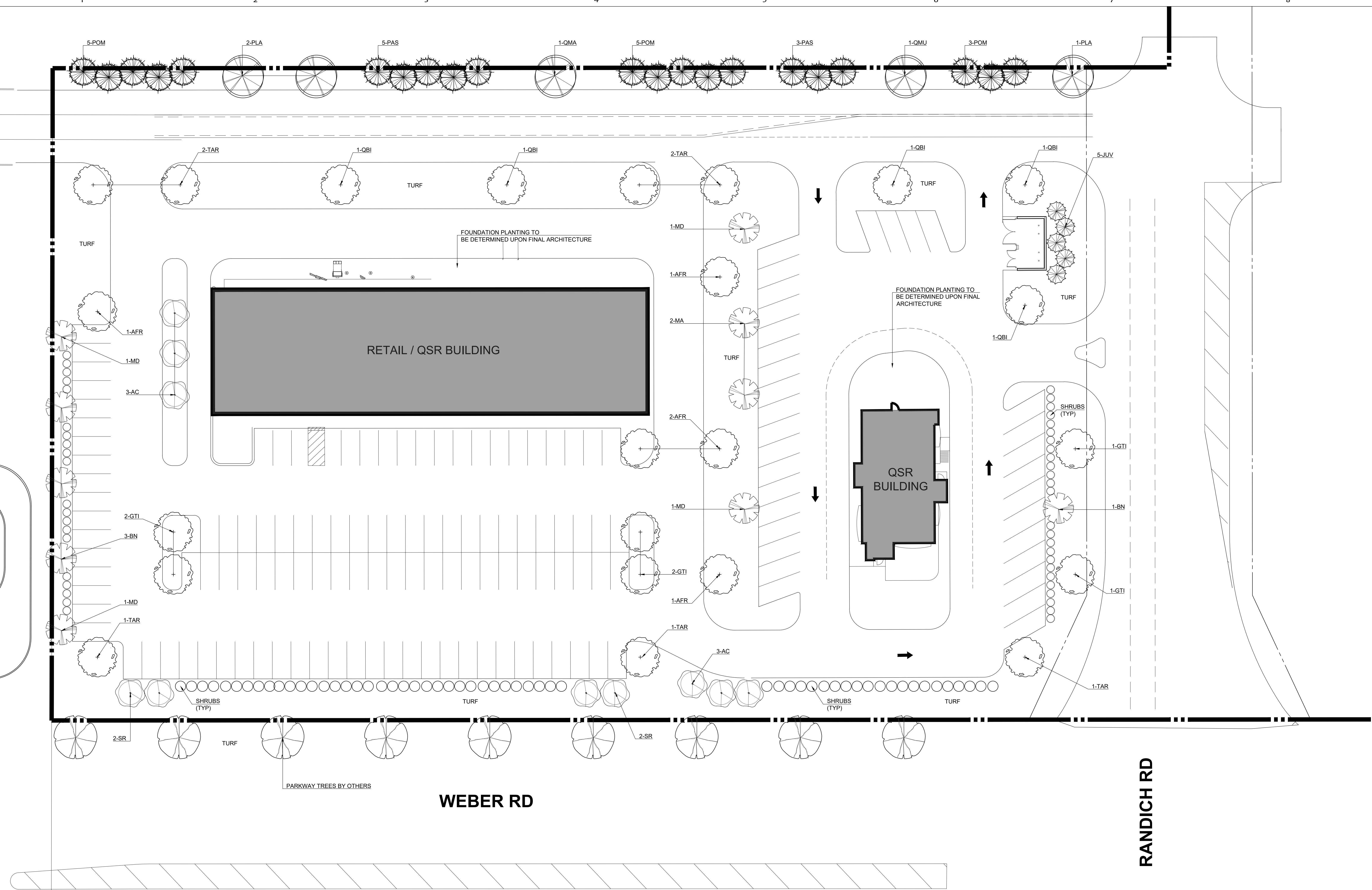
KATHRYN MAXWELL
157-001196
STATE OF ILLINOIS
Professional Engineer

no.	revision	description	initial	date
1	1	ISSUED FOR REVIEW	KMT	07-01-21
2				
3				
4				

PRELIMINARY LANDSCAPE PLAN

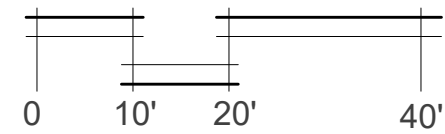
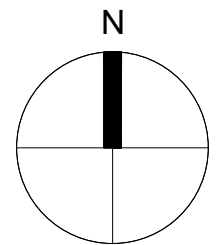
PROPOSED COMMERCIAL DEVELOPMENT
CREST HILL, ILLINOIS

date	07-06-21	drawn	DW	checked	KMT
job no.					
21250					
sheet no.					
L 1.1					



COMMERCIAL LOT
LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Item 1.

Kathryn Talty

landscape architecture

Winnetka, Illinois 60093

847.612.5154

www.kmtaltdesign.com

REGISTERED LANDSCAPE ARCHITECT

KATHRYN MAXWELL TALTY

157-001196

STATE OF ILLINOIS

KMT

no.	revision	description	initial	date
1	1	ISSUED FOR REVIEW	KMT	07-02-21

PRELIMINARY LANDSCAPE PLAN

PROPOSED COMMERCIAL
DEVELOPMENT
CREST HILL, ILLINOIS

date	07-06-21	drawn	DW	checked	KMT
job no.	21250				
sheet no.	L 1.2				

20

Master Plant List					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
Shade Trees					
AFR	5	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
GTI	6	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLLESS HONEYLOCUST	3" BB	
PLA	3	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB	
QBI	5	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	
QMA	1	QUERCUS MACROCARPA	BUR OAK	3" BB	
QMU	1	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3" BB	
TAR	7	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	
Evergreen Trees					
JUV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8" BB	
PAS	8	PICEA AIBES	NORWAY SPRUCE	8" BB	
POM	13	PICEA OMORIKA	SERBIAN SPRUCE	8" BB	
Ornamental Trees					
AC	6	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	6" BB	
BN	4	BETULA NIGRA	RIVER BIRCH	8" BB	
MA	2	MALUS 'ADAMS'	CRABAPPLE	6" BB	20' RED, PINK
MD	4	MALUS 'DONALD WYMAN'	CRABAPPLE	6" BB	25' GREEN, LT PINK
SR	4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8" BB	
Evergreen Shrubs					
JCM		JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNPER	24" BB	
TD		TAXUS x MEDIA 'DENSII'	DENSE YEW	24" BB	
Deciduous Shrubs					
EA		EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB	
HA		HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5 GAL	
HP		HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB	
PF		POTENTILLA FRUITICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	
RA		RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	
SM		SYRINGA MEYER 'PALIBIN'	DWARF KOREAN LILAC	24" BB	
VC		VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	36" BB	
VD		VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	
VJ		VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB	
Perennials					
ep		ECHINACEA PURPUREA 'MAGNUS'	CONEFLOWER	1 GAL	36" PURPLE
hs		HEMEROCALLIS 'STELLA D'ORO'	SELLA D'ORO DAYLILY	1 GAL	18" YELLOW
nf		NEPETA X FAASSENII	FAASSEN'S CATMINT	1 GAL	12" LAVENDER
Grasses					
pv		PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL	4'

Swale Seed Mix					
Botanical Name	Common Name	PLS Ounces/Acre			
Permanent Grasses/Sedges:					
Andropogon gerardii	Big Bluestem	4.00			
Carex cristatella	Crested Oval Sedge	0.50			
Carex lurida	Bottlebrush Sedge	3.00			
Carex spp	Prairie Sedge Species	8.00			
Carex vulpinoidea	Brown Fox Sedge	3.00			
Elymus canadensis	Canada Wild Rye	16.00			
Elymus virginicus	Virginia Wild Rye	16.00			
Juncus canadensis	Canadian Rush	1.00			
Panicum virgatum	Switch Grass	3.00			
Scirpus atrovirens	Dark Green Rush	2.00			
Scirpus cyparissus	Wool Grass	0.50			
Spartina pectinata	Prairie Cord Grass	3.00			
Total		60.00			
Temporary Cover:					
Avena sativa	Common Oat	360.00			
Lolium multiflorum	Annual Rye	100.00			
Total		460.00			
Forbs:					
Alisma subcordatum	Common Water Plantain	1.00			
Asclepias incarnata	Swamp Milkweed	2.00			
Coreopsis tripteris	Tall Coreopsis	1.00			
Euthamia graminifolia	Common Grass-Leaved Goldenrod	0.50			
Eutrochium maculatum	Spotted Joe-Pye Weed	1.00			
Iris virginica v. shrevei	Blue Flag	4.00			
Liatris spicata	Marsh Blazing Star	1.00			
Lycopus americanus	Common Water Horehound	0.50			
Mimulus ringens	Monkey Flower	0.50			
Panthorum sedoides	Ditch Stonecrop	1.00			
Pycnanthemum virginianum	Common Mountain Mint	0.50			
Rudbeckia triloba	Brown-Eyed Susan	1.00			
Senna hebecarpa	Wild Senna	1.00			
Silphium terebinthinaceum	Prairie Dock	1.00			
Symphotrichum novae-angliae	New England Aster	0.50			
Verbena hastata	Blue Vervain	1.50			
Zizia aurea	Golden Alexanders	2.00			
Total		20.00			
Mix Statistics					
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix	
Forbs	1.25	1,181,855	27.13	31.09%	
Grasses	3.75	2,619,949	60.15	68.91%	
Total Natives	5.00	3,801,804	87.28	100.00%	
Cover	28.75	4,343,800	99.72		
Totals	33.75	8,145,604	187.00		

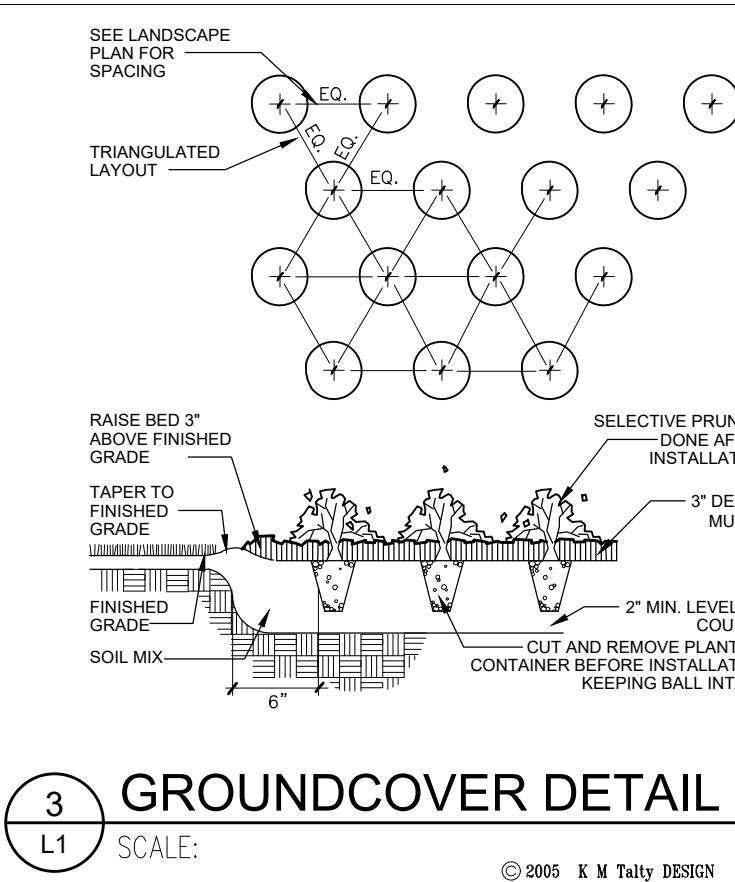
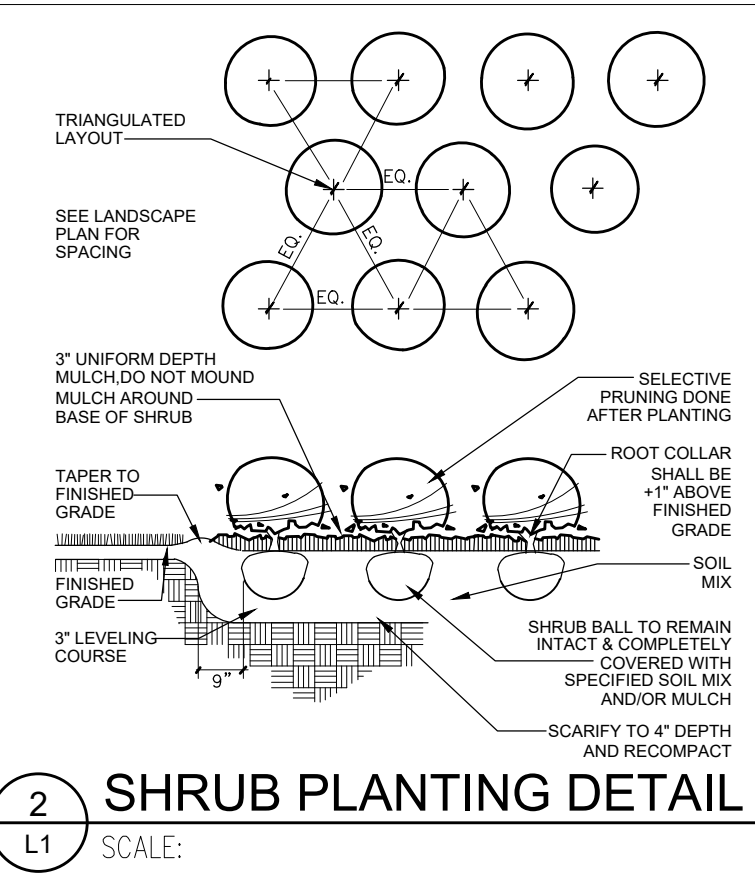
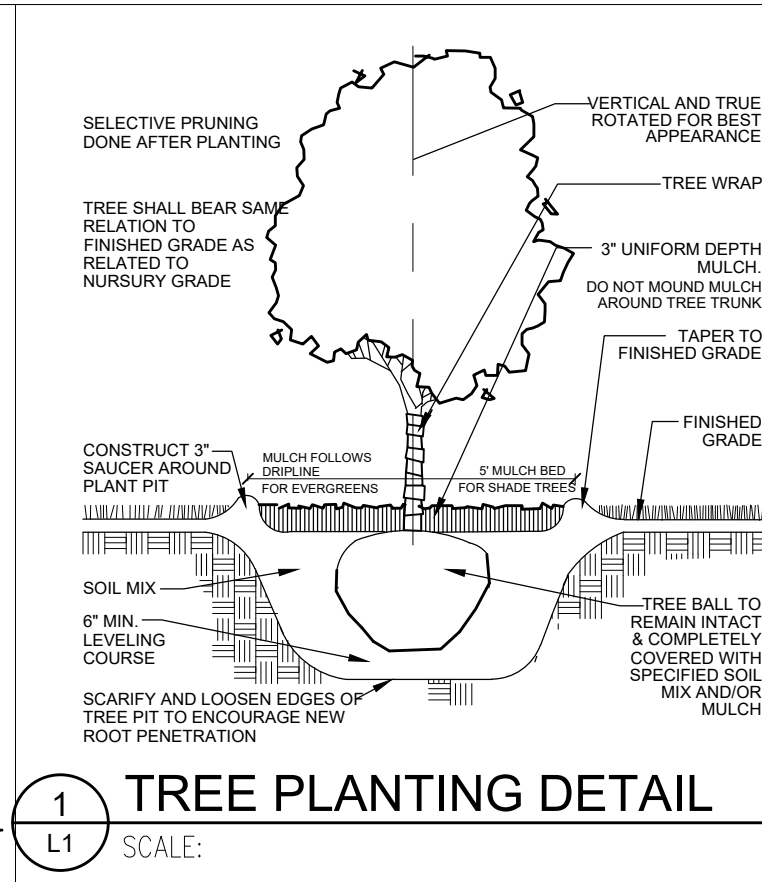
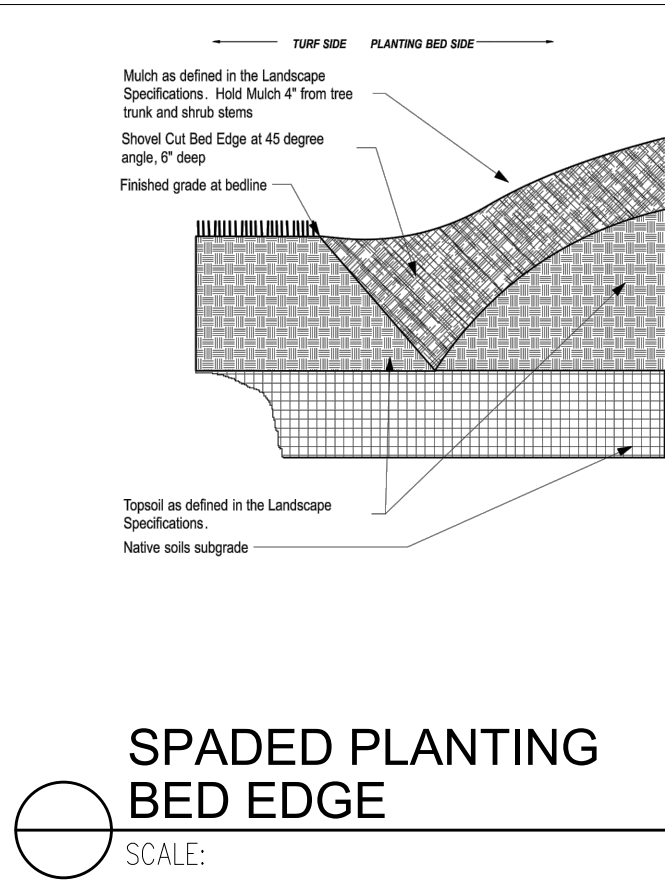
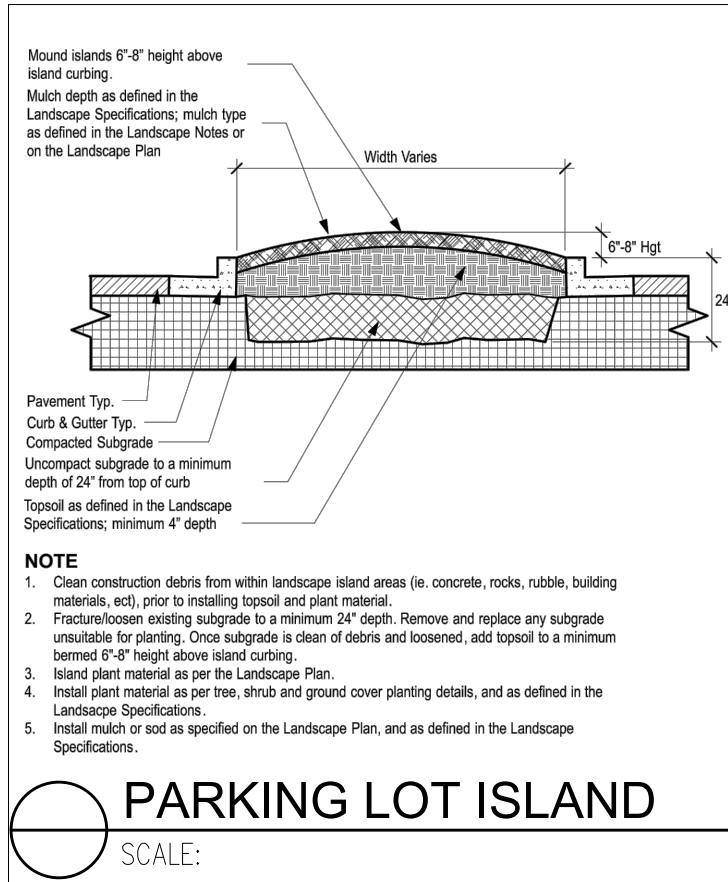
No-Mow Fescue Seed Mix		
Botanical Name	Common Name	PERCENTAGE
Permanent Grasses/Sedges:		
Festuca brevipila	Hard Fescue	19.20%
Festuca ovina	Sheep Fescue	19.20%
Festuca rubra subs. fallax	Chewings Fescue	19.20%
Festuca rubra	Red Fescue	19.20%
Festuca rubra var. rubra	Creeping Red Fescue	19.20%
Total		96.00%
Temporary Cover:		
Lolium multiflorum	Annual Rye	4.00%
Total		4.00%

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED. SEE TREE PRESERVATION PLAN, SHEET L0.1, FOR DETAILS.
- A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE FORESTRY DEPARTMENT PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES TWO AND A HALF (2.5) INCHES OR MORE D.B.H. SEE TREE PRESERVATION PLAN, SHEET L0.1, FOR DETAILS.
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIFLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

PLANTING NOTES FOR DETENTION AREAS

- REFER TO CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION DETAILS OF DETENTION AREAS
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE WATERED AND MULCHED PER CONSTRUCTION DOCUMENTS.
- ALL PROPOSED PLANT SUBSTITUTIONS WITHIN DETENTION AREAS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLANS WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE.
- CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE ALL PLANT MATERIAL WITHIN DETENTION AREAS AS SPECIFIED BY THE LANDSCAPE ARCHITECT FOR THE FIRST YEAR AFTER INSTALLATION.
- ALL PLANT MATERIAL WITHIN DETENTION AREAS TO HAVE A 1 YEAR WARRANTEE STARTING UPON LANDSCAPE ARCHITECT ISSUING "SUBSTANTIAL COMPLETION".
- WATER FOWL BARRIER CONTROL TO BE INSTALLED AT 8" O.C. IN ALL DETENTION AREAS PLANTED WITH PLUGS.
- METAL SIGNS (12"x18") TO BE INSTALLED AT 150' INTERVALS AROUND ALL NATIVE AREAS STATING "NATIVE PLANTING DO NOT MOW".
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

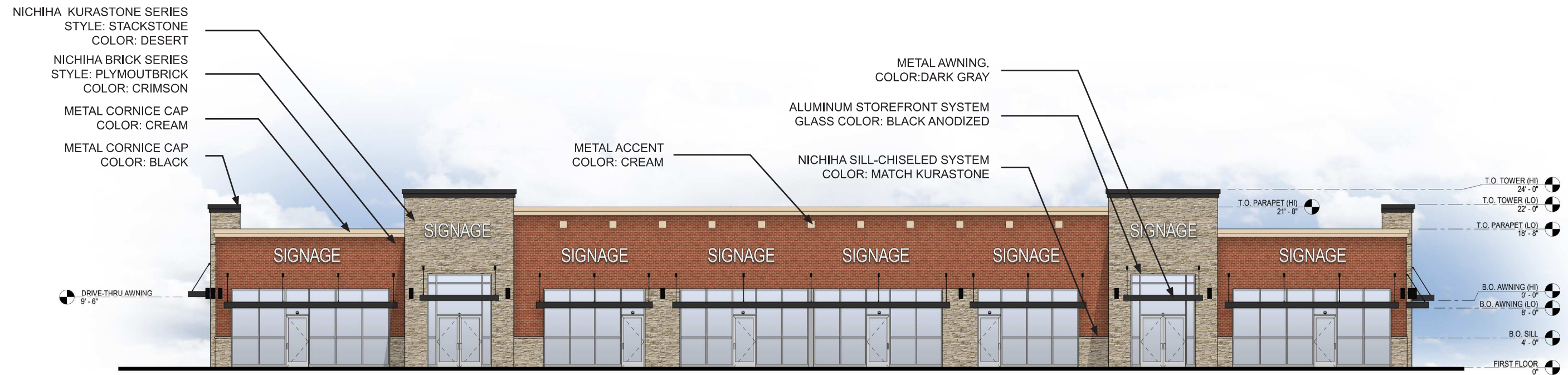


PROPOSED FACILITY
CREST HILL, ILLINOIS

LANDSCAPE NOTES
MASTER PLANT LIST
PLANTING SPECIFICATIONS
DETAILS

date	07-06-21	drawn	KMT	checked	KMT
job no.	21250				
sheet no.	L 2.1				

revision	description	initial	date
1	ISSUED FOR REVIEW	KMT	07-06-21



1

FRONT ELEVATION

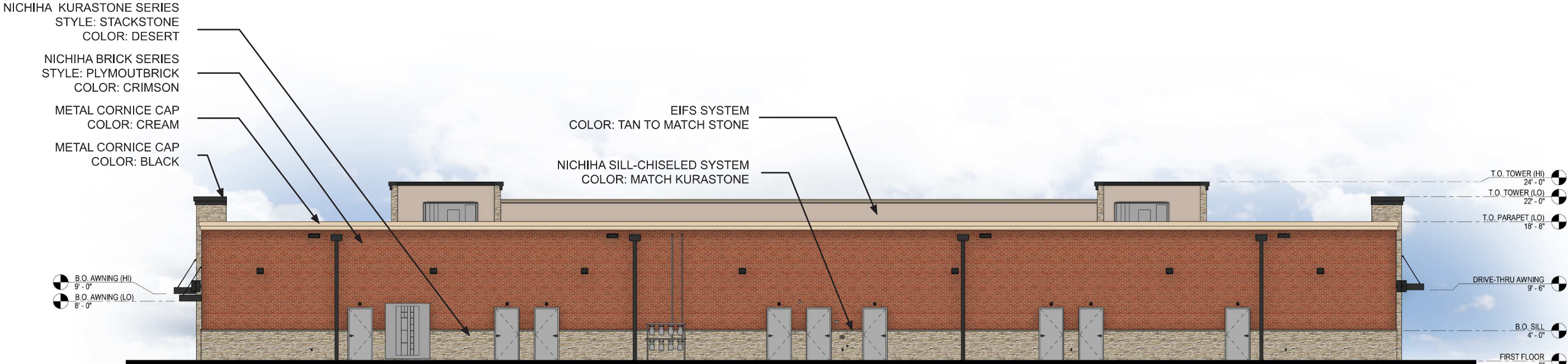
SCALE: 1/8" = 1'-0"



2

SIDE ELEVATION

SCALE: 1/8" = 1'-0"



1 REAR ELEVATION

SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



To: City of Crest Hill – Plan Commission
From: Maura A. Rigoni, AICP, Interim Planner
cc: Heather McGuire, City Administrator
Date: July 14, 2021
Re: Weber and Divisions Commercial

Project Details

Request	SU -PUD and Drive Thru
Location	NWC Division and Weber

Site Details

Total Lot Size	13 Acres
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, Elevations, Landscaping and Signage

Project Summary

Heider Properties requests a special use for a Planned Unit Development (PUD) and special use for three drive-thru facilities for 13 acres at the northwest corner of Weber Road and Division Street. The development is a part of the 75 acres, however at this time only the 13 acres at the corner is being considered for development. All future plans for the balance of the property will appear before the Plan Commission at such time development plans are proposed.

Analysis

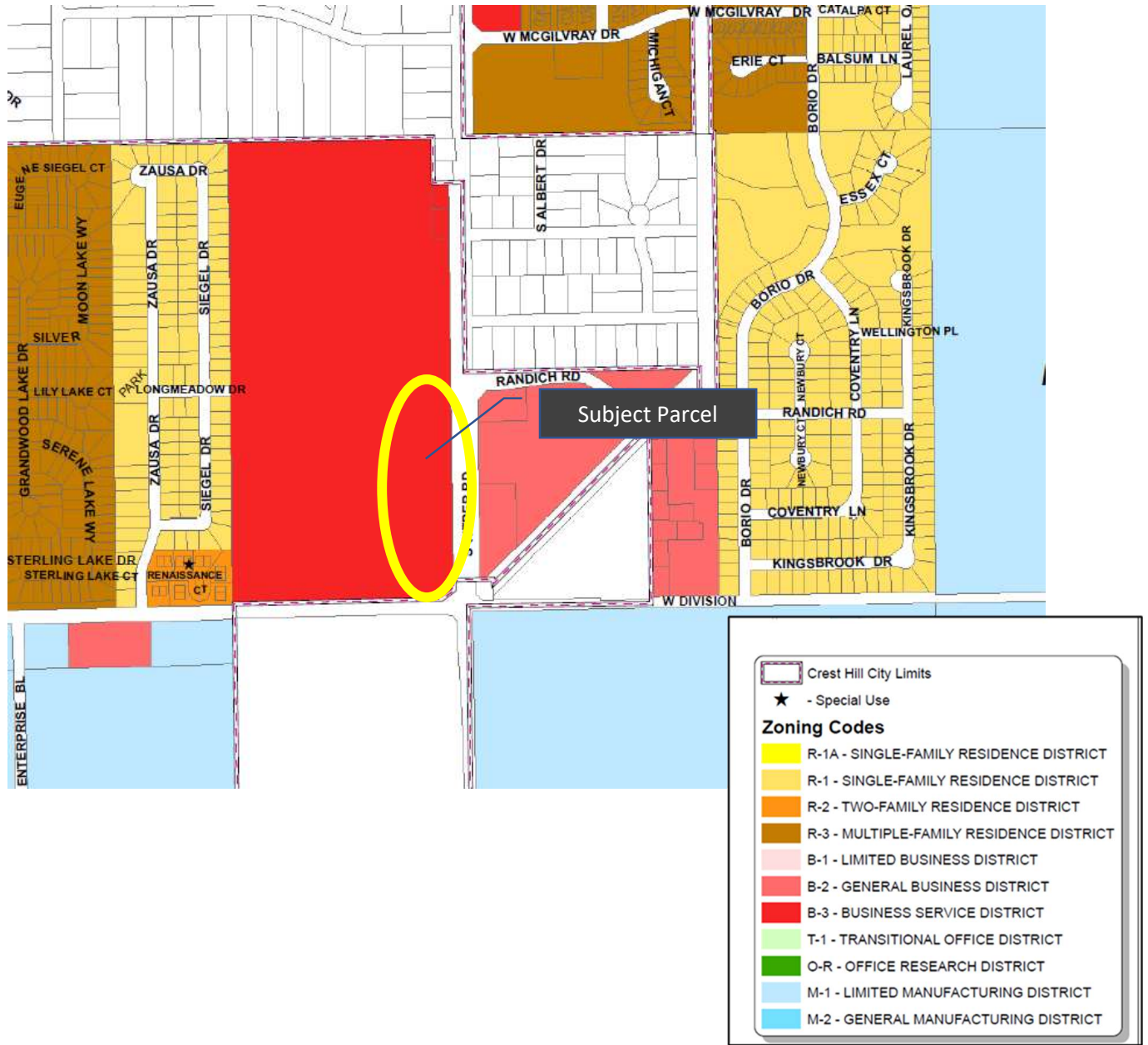
In consideration of the request, the points of discussion and details are as follows:

- The proposal includes a gas station with a car wash and truck fueling station, a 12,600 square foot retail building, which is to include a restaurant, and a 2,500 square foot quick-service restaurant. The users of the retail building or restaurants are not known at this time.
- Three access points serve the site, two on Division Street (a right-in-right out and one full access) and a full access aligned with Randich Road. An access roadway is proposed along the west side of the development, which serves all three commercial sites. This road is a private road that will be owned and maintained by the commercial development. The Ordinance requires that drive-aisles adjacent to residential must maintain a setback of half the required rear-yard, which in this case would be 20'. The access road maintains a setback of 10'6" from the western property line. At this time, it is noted there are no development plans for residential; however previous plans have indicated residential in this area. As part of the PUD the Plan Commission may consider this exception, with the anticipation that additional separation/green space would be provided at such time the residential portion develops.
- As part of this development, Randich Road will be extended west and terminate at the west property line of 13 acres for this development. This portion of Randich Road will be dedicated to the City.
- City Ordinance limits the number of curb cuts as well as the allowable width of each curb cut. As part of the development, the applicant requests relief from these requirements to allow for adequate access and maneuverability into and within the site.
- The proposed development meets all building setbacks, with the exception of the canopy for the carwash, which maintains a setback of 19'8" whereas the required setback of a primary structure is 30'. As part of the PUD, the Plan Commission may consider this exception.
- To provide for a comprehensive design and shared access, the site includes parking and drive-aisles internal to the site that do not meet the required setback. This type of design is common in PUDs when site access is shared. As part of the PUD, the Plan Commission may consider this exception.
- The required 20' of green space is provided along Weber Road and extends along Division Street.
- Parking for the gas station, retail and quick service restaurant are provided on-site. Refer to site plans for parking data. Below is additional information:
 - Gas Station: A total of 36 parking stalls are immediately serving the gas station, with an additional 17 adjacent to the carwash, totaling 52 parking spaces. The parking data provided on the plan does not include parking for the diesel station which would require an additional 8 spaces or a total of 60 required spaces, based on the information provided. A couple of items consideration:

- The Ordinance specifies parking is based on floor area. The balance of the square footage of the 8,010 square foot c-store is utilized by storage, restrooms, etc., which has not been included in the parking calculation.
 - The Ordinance does allow the City to consider the spaces at the fueling pumps towards the required parking.
- Lot 2 Retail: A total of 106 parking stalls are provided on-site for Lot 2. Based on the information provided by the applicant, they indicate a total of 105 spaces are required; however, this total does not include the two additional spaces based on the 10% reservoir spaces for the quick service restaurant, increasing the required total to 107 spaces. Refer to the data table on the site plan for parking breakdown and note the parking on the table is based on the gross floor area.
- Lot 3 Quick Service Retail: A total of 31 parking stalls are provided on-site for the quick-service restaurant. Based on the information provided by the applicant, they indicate a total of 30 parking spaces are required; however, this total does not include the three additional spaces based on the 10% reservoir spaces for the quick-service restaurant. Refer to the data table on the site plan for parking breakdown and note the parking on the table is based on the gross floor area.
- The end-user for the quick-service restaurant is not known at this time. The site design is in concept, and the final design and geometry of the site will be reviewed when the end-user is known.
- The Fire Department has reviewed the maneuverability of the site and indicated they have no issues with access to the site.
- Three drive-thru facilities are proposed within the development site. Details are as follows:
 - Drive-thru serving the restaurant of the gas station provides a dual lane and by-pass lane. The plans indicate stacking for the 13 vehicles.
 - Drive-thru serving the restaurant of the retail building provides a single lane with a by-pass lane and the plans indicate stacking for 14 plus vehicles.
 - Drive-thru serving the quick service restaurant provides for stacking for 12 vehicles, as indicated on the plan. The drive-thru does not have a designated by-pass lane, however, the design of the site provides for one-way traffic around the building.
- Building elevations have been provided for both the Gas N Wash and the retail building. All proposed buildings meet the requirements of the Ordinance with regards to height and building materials. The end-user of the quick-service restaurant has not been identified at this time; therefore building design has not been finalized. The plans for the quick-service restaurant will be reviewed at such time elevations are finalized for the site.
- Various exceptions from the Sign Code are being request as part of this development. Such exceptions include a reduction in the required sign setback, number of permitted wall signs as well as allowable size and height of permitted signs under the Sign Ordinance. A signage plan has been prepared for the gas station site and included for review. A signage plan for the balance of the property will be provided at the time of the Public Hearing.

- Details of the trash enclosures have not been finalized. It is recommended the Plan Commission condition the PUD that all trash enclosures must comply with the Ordinance and materials are to be complementary of the primary structure in which it serves.
- Stormwater detention for this PUD is provided north of the development in a common detention pond for the entire commercial development.
- A part of the special use consideration of the PUD a Final Plat of PUD is required. Therefore, it is recommended the plat of PUD be conditioned upon final engineering in addition to those conditions outlined above to ensure the PUD is reflective of the revised site plan.
- A landscape plan and photometric plans and have been provided and are currently under review. It is recommended the Plan Commission condition on final landscaping and photometric to ensure compliance with Ordinance.
- Engineering is currently under review. It is recommended the Plan Commission condition any approval on engineering to ensure compliance with Ordinance.
- The developer will be subdividing the 13 acres from the larger 75-acre parcel; therefore, a Plat of Subdivision is required. Easements are still being reviewed under engineering; therefore, it is recommended the plat be conditioned upon engineering to ensure all easements, provisions, and boundaries are consistent with the reviewed plans.
- The applicant has indicated Covenants, Conditions and Restrictions (CC&Rs) are currently being prepared for the development. The Plan Commission shall consider recommending a condition to require CC&Rs and requiring the document to specifically identify cross access between all lots of the PUD, maintenance of the properties, including the main access road along the west property line.

2021 Zoning Map



Comprehensive Plan



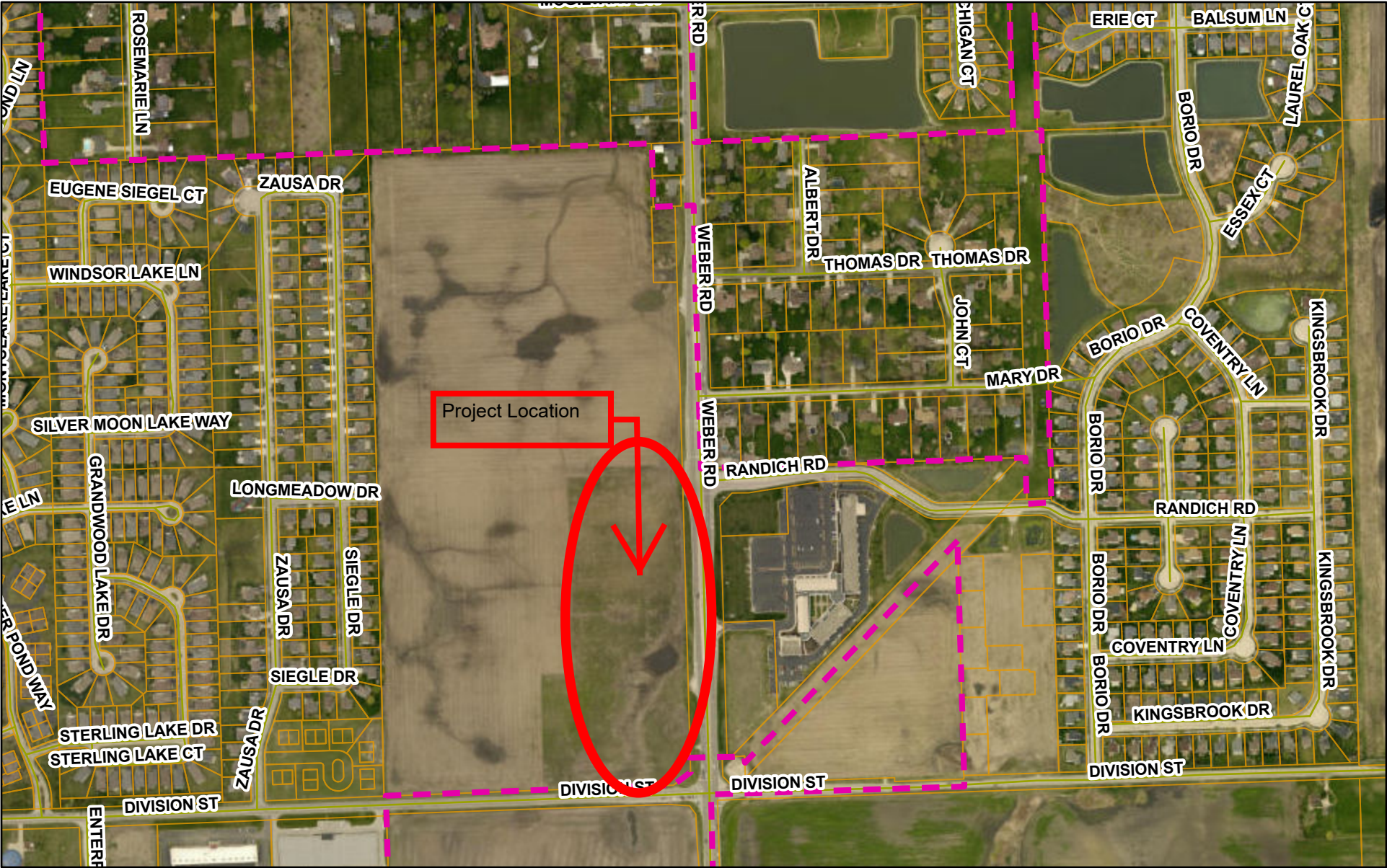


FUTURE LAND USE



LEGEND

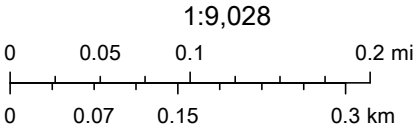
-  *Single-Family Detached*
-  *Single-Family Attached*
-  *Multi-Family Residential*
-  *Local Commercial*
-  *Regional Commercial*
-  *Office*
-  *Mixed-Use/Flex*
-  *Light Industrial*
-  *Heavy Industrial*
-  *Community Facilities*
-  *Recreation*
-  *Detention*
-  *Natural/Preserve Areas*
-  *Stateville Correctional Center*
-  *Utilities/Transportation*
-  *Subarea Boundaries*

City Of Crest Hill-Weber and Division



7/8/2021, 2:04:22 PM

 City Limits  Parcels
 Street Labels



Will County, Maxar

A

SIGN AREA
90" X 170"
107 SQ. FT.

170"

4"

24"

20"

24"x72" LED
DISPLAY AREA

90"

72"

134"

4"

36"

225"

107 SQ. FT.



VanBruggen SIGNS

13401 SOUTHWEST HW'Y.,
ORLAND PARK, ILLINOIS

*Since
1923*

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Approved

Date

Scale

Title

Date

Description

Drawn By

Revisions By

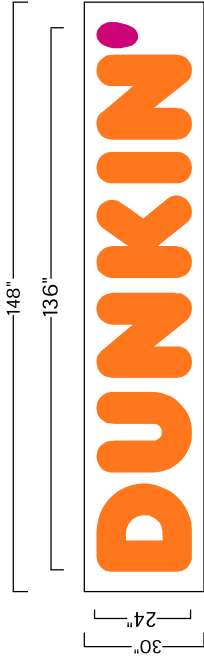
Date

Drawing No.

GAS N WASH - CREST HILL

MAIN MONUMENT SIGN

21-068.5C



1/4" SCALE

31 SQ. FT.



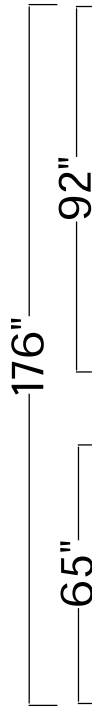
1/4" SCALE

57.5 SQ. FT. EAST ELEVATION



23 SQ. FT.

WEST ELEVATION



1/4" SCALE

28 SQ. FT. SOUTH ELEVATIONS

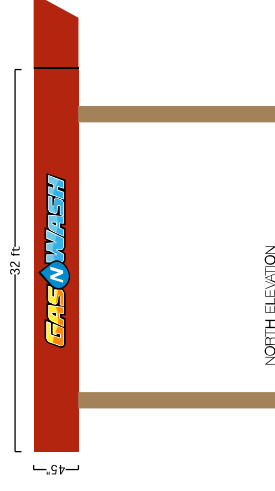
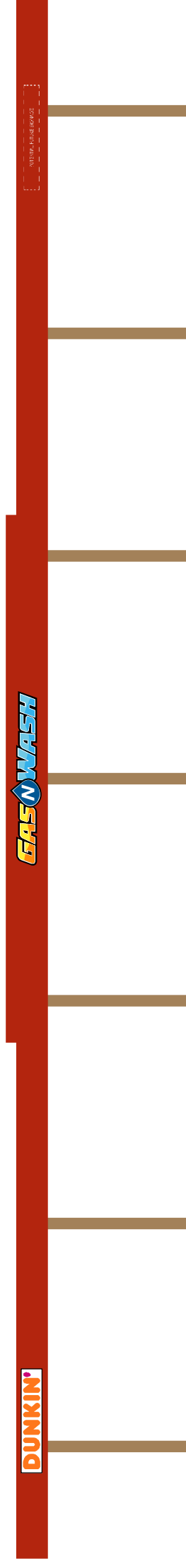


1/4" SCALE

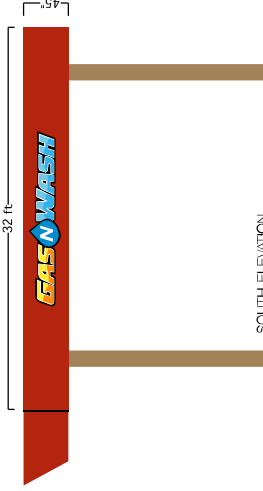
28 SQ. FT. NORTH ELEVATIONS



NORTH ELEVATION

EAST ELEVATION
1/16" SCALE

SOUTH ELEVATION



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<i>Scale</i>	NOTED	<i>Title</i> GAS N WASH - CREST HILL						
<i>Date</i>	4-8-21	<i>Description</i> CAR CANOPY						
<i>Drawn By</i>	ED	<i>Revisions By</i>						<i>Drawing No.</i> 21-068.6C
		<i>Date</i>						



TRUCKS

DEF ALL LANES

141"

65 ft

WEST ELEVATION

CHANNEL LETTERS



TRUCKS

EXIT

EXIT

EXIT

EXIT

141"

65 ft

EAST ELEVATION

CHANNEL LETTERS



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Approved

Date

Scale	3/16"	Title	GAS N WASH - CREST HILL					
Date	4-8-21	Description	TRUCK CANOPY					
Drawn By	ED	Revisions By						Drawing No.
		Date						21-068.8C



111"

THE MARKET

A



45 SQ. FT. 1/4" SCALE



136"-

136"-



1/4" SCALE

31 SQ. FT.



154"

147"-

DRIVE THRU

1/4" SCALE

18.26 SQ. FT.



-94"

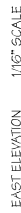
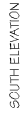
-87-

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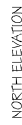
L

1/4" SCALE

27 SQ. FT.



1/16" SCALE



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ORLAND PARK, ILLINOIS

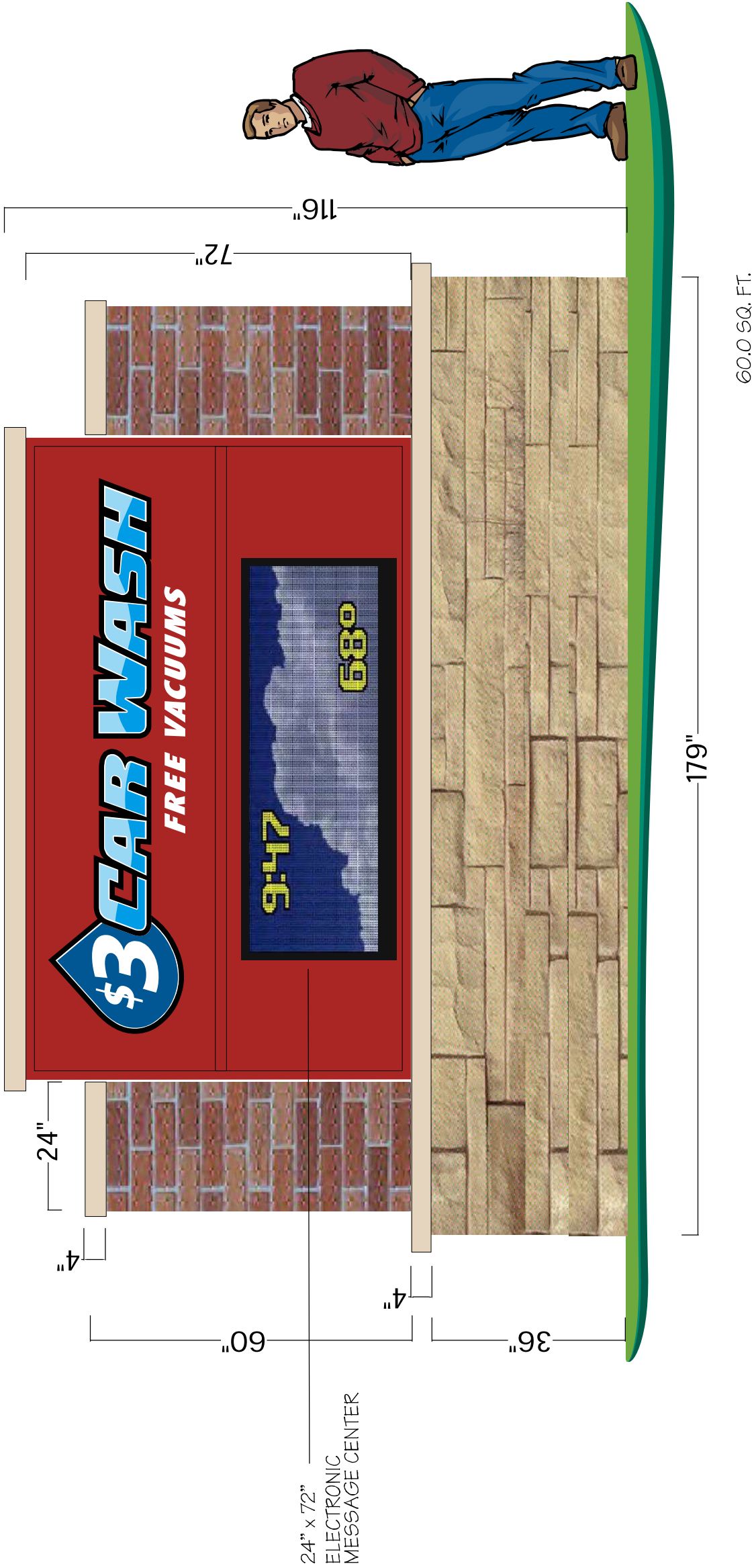
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Scale	NOTED	Title GAS N WASH - CREST HILL									
Date	4-8-21	Description C-STORE SIGNAGE									
Drawn By	ED	Revisions By									
		Date									
		Drawing No. 21-068.7C									

Approved
Date



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1923

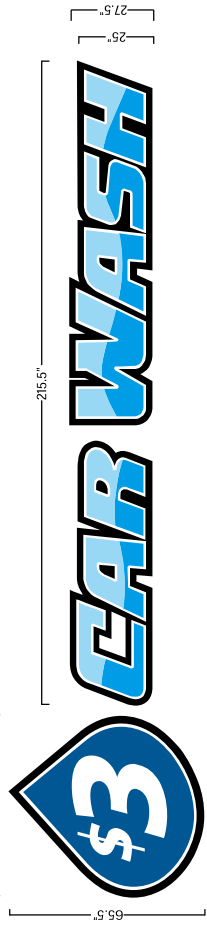
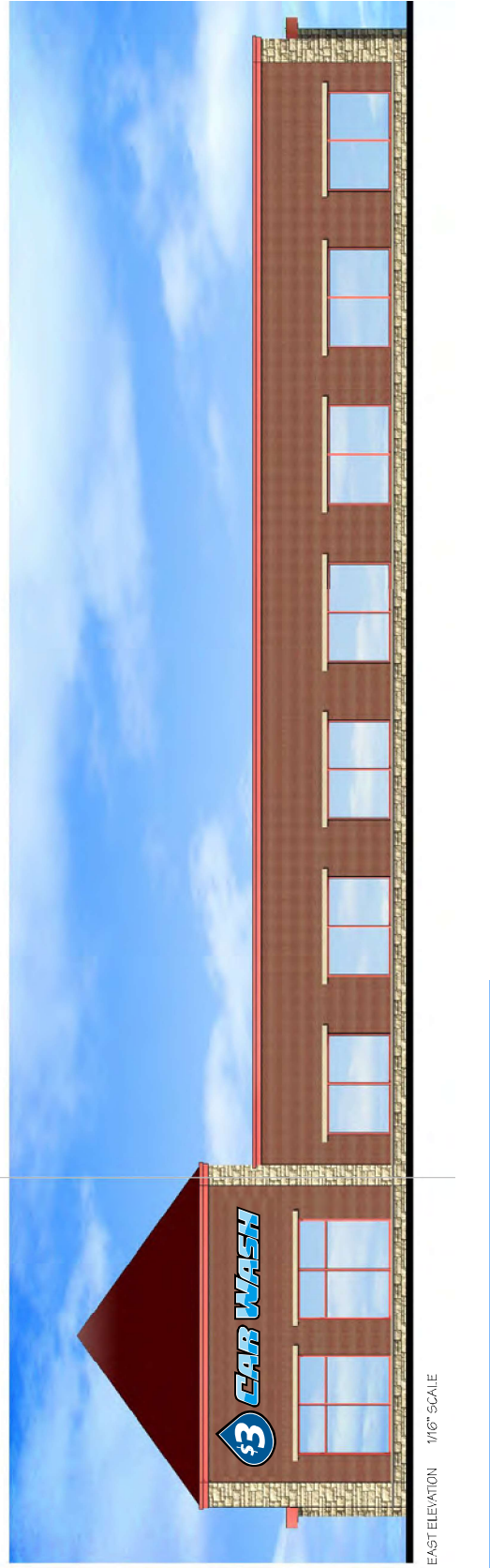
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Date

Scale	1/2"	Title	GAS N WASH - CREST HILL			
Date	4-9-21	Description	CAR WASH MONUMENT SIGN			
Drawn By	ED	Revisions By				
Date		Date				
			Drawing No. 20-068.11C			



3/16" SCALE

ILLUMINATED CHANNEL LETTERS - 68 SQ. FT.

EAST ELEVATION 3/16" SCALE

3/16" SCALE



Since 1925

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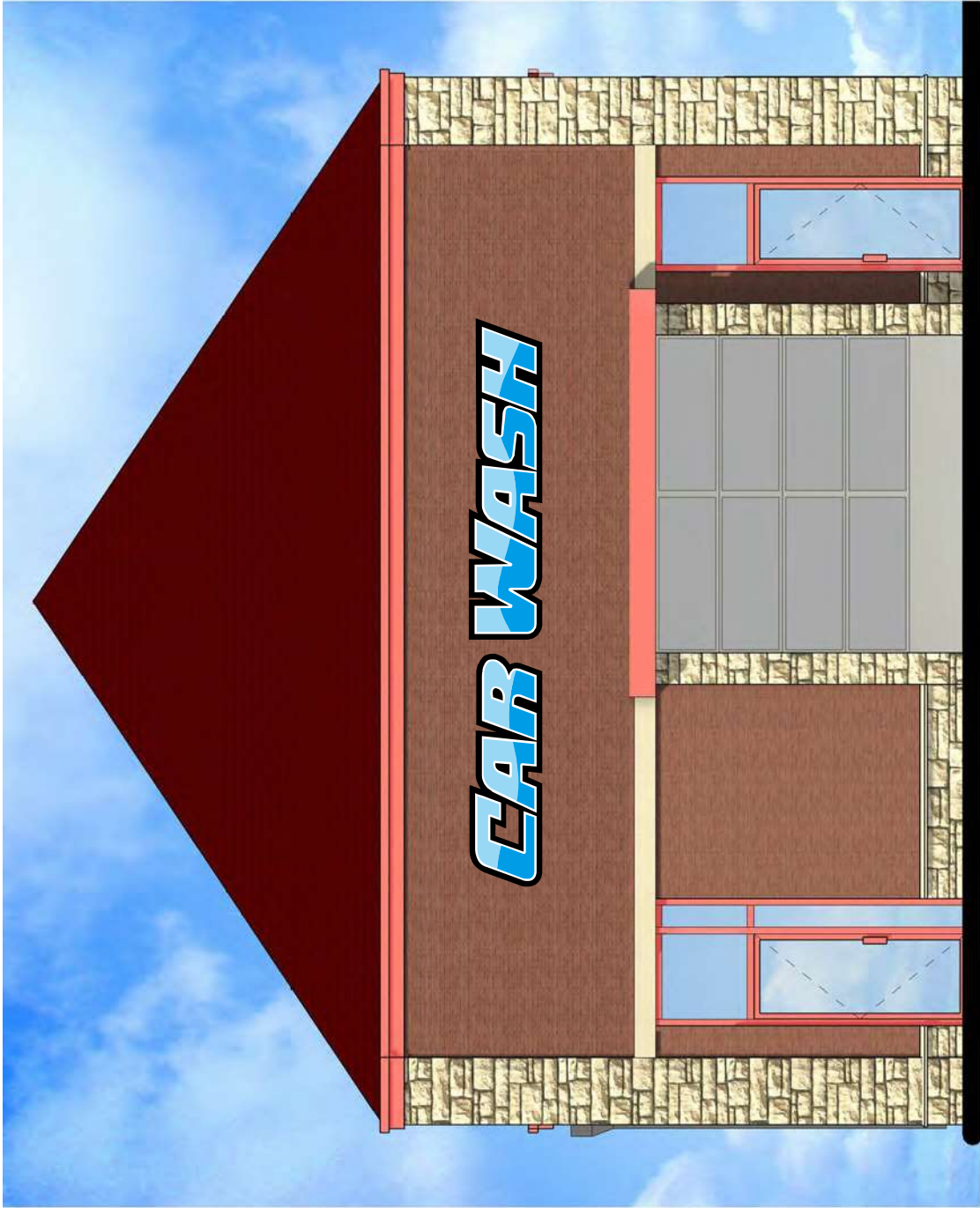
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<i>Scale</i>	NOTED	<i>Title</i>					
		GAS N WASH - CREST HILL					
<i>Date</i>	3-23-21	<i>Description</i>					
		WALL ILLUMINATED LETTERS					
<i>Drawn By</i>	ED	<i>Revisions By</i>	ED				
		<i>Date</i>					
		<i>Drawing No.</i>					21-068.1C

Approved

Date _____



215.5"
25"
27.5"
CAR WASH

3/16" SCALE

ILLUMINATED CHANNEL LETTERS - 41 SQ. FT.

SOUTH ELEVATION 3/16" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since 1923

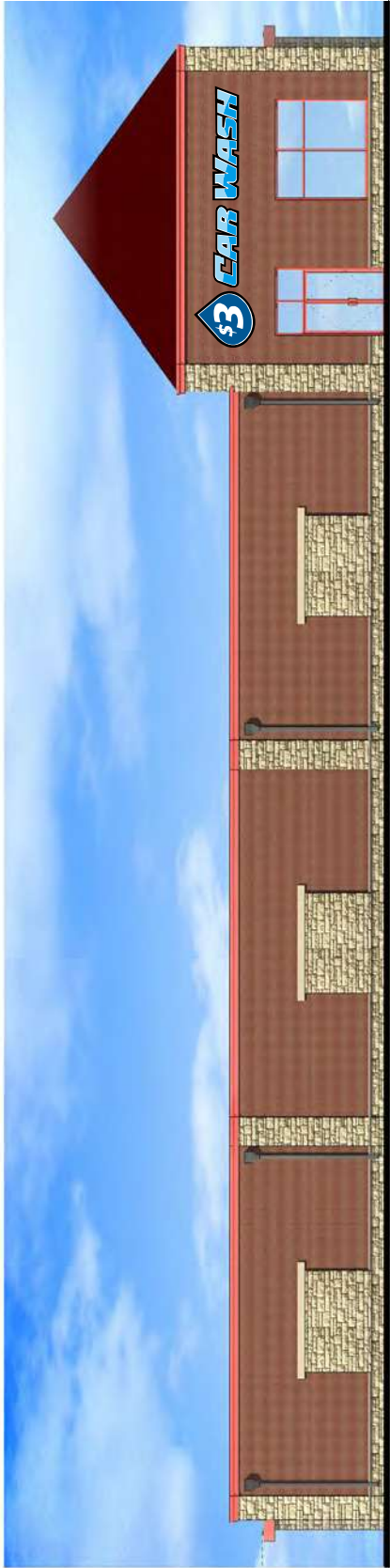
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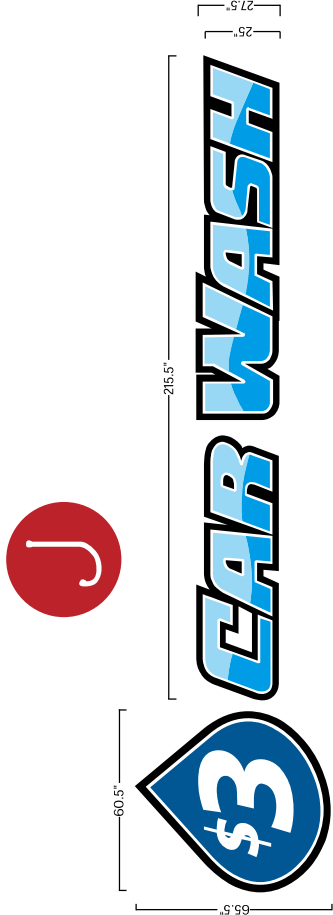
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Date

Scale	NOTED	Title	GAS N WASH - CREST HILL				
Date	3-23-21	Description	WALL ILLUMINATED LETTERS				
Drawn By	ED	Revisions By					Drawing No. 21-068.3C
		Date					



WEST ELEVATION 1/16" SCALE



3/16" SCALE ILLUMINATED CHANNEL LETTERS - 68 SQ. FT.



WEST ELEVATION 3/16" SCALE



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Date

Scale	NOTED	Title	GAS N WASH - CREST HILL				
Date	3-23-21	Description	WALL ILLUMINATED LETTERS				
Drawn By	ED	Revisions By	ED				Drawing No.
		Date					21-068.2C



460"

214"

CAR WASH Entrance

24"

30"



SINGLE FACE ILLUMINATED CANOPY SIGN
35.7 SQ. FT.



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ORLAND PARK, ILLINOIS



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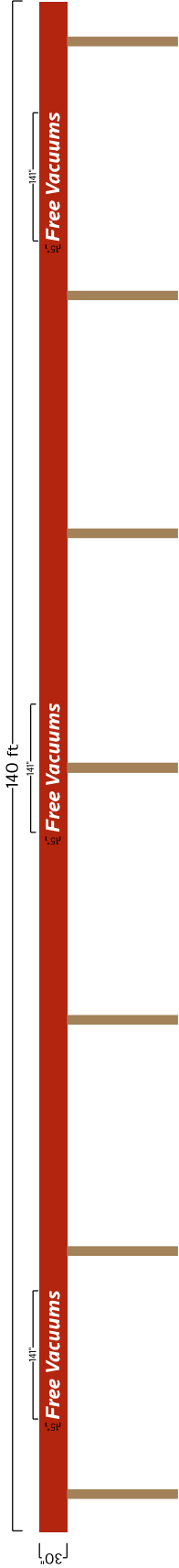
Approved
Date

Scale	3/8"	Title										GAS N WASH - CREST HILL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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141"

15" *Free Vacuums*

1/2" SCALE
HP DIE CUT VINYL GRAPHICS
14.7 SQ. FT.



VACUUM CANOPY 1/16" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS



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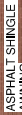
Approved
Date

Scale	NOTED	Title
Date	4-8-21	Description
Drawn By	ED	Revisions By
		Date

GAS N WASH - CREST HILL	
VACUUM CANOPY	
Drawing No.	21-068.9C



3/16" = 1'-0"



3/16" = 1'-0"



3/16" = 1'-0"



WEST ELEV
3'16" - 1'-0"

CHECK: OK
DRAWN: TRCP
JOB: 2100383D



ISSUE	
TO	DATE
CLIENT	2/1/21
ZONING	46/21
BID	5/1/21
ZONING	6/4/21



RETAIL PETROLEUM FACILITY
DIVISION STREET & WEBER ROAD
CREST HILL, ILLINOIS 60403
GAS N WASH



WT GROUP
Engineering with Precision, Pace and Passion.
2675 Prunum Avenue | Hoffman Estates, IL 60192
T: 224.293.6533 | F: 224.293.6444
info@wtgroup.com
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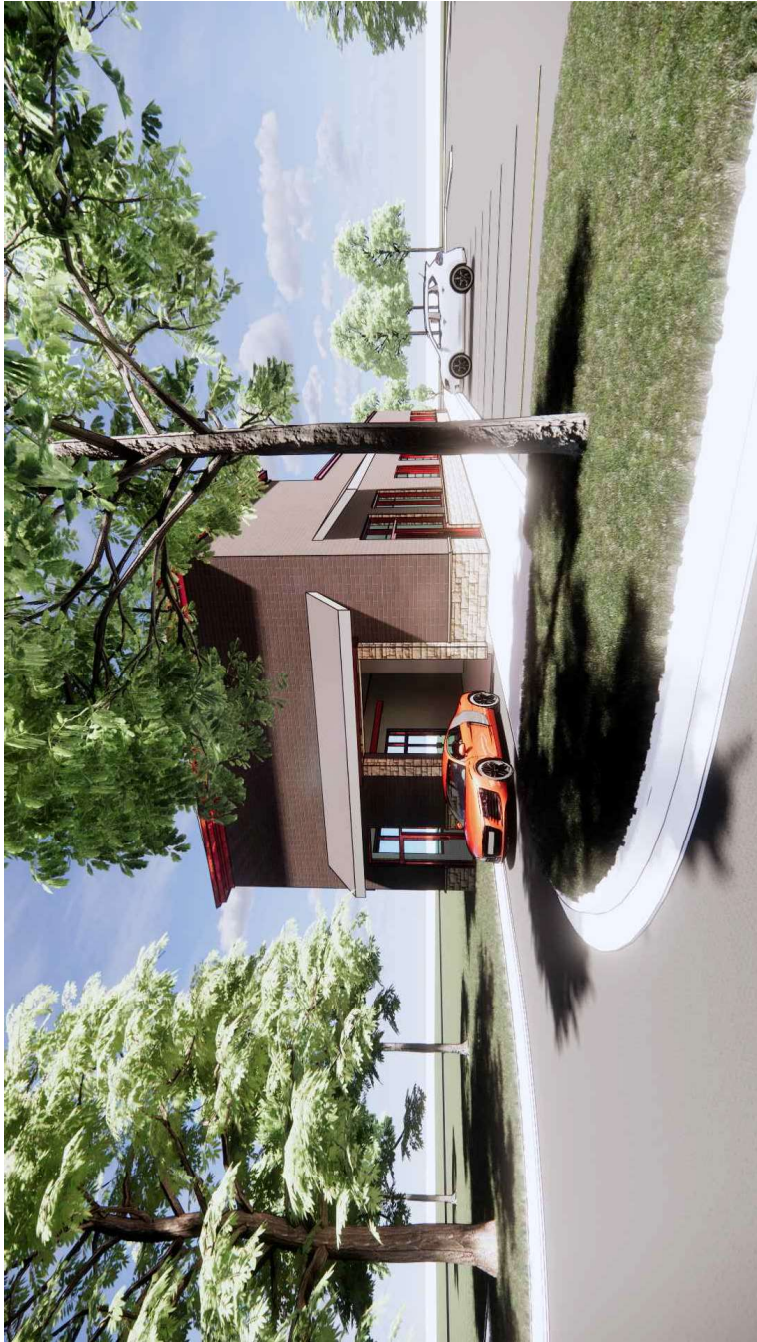
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEYING



4 CARWASH VIEW
SCALE: N.T.S.



2 C-STORE VIEW
SCALE: N.T.S.



3 CARWASH VIEW
SCALE: N.T.S.



1 C-STORE VIEW
SCALE: N.T.S.



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	October 24, 2022
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Concept Review Clover Communities-Independent Living Facility

Summary: Clover Communities, LLC is in the conceptual stage of potentially developing the +/- 6 acres immediately west of the White Oak Library on the east side of Weber Road. Clover Communities constructs and operates independent living facilities with rental units for 55 years and older. The proposed facility is not an assisted living or memory care facility but an independent, active adult community.

The proposed facility includes approximately 119 rental units. The amenities of the building include community rooms, common patio areas, a family room, a fitness area, a salon, a coffee bar/lounge. The facilities include a variety of units ranging from 1-2 bedrooms and one and ½ bathroom.

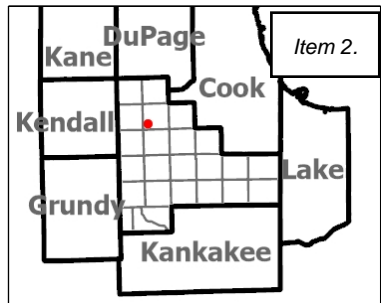
The proposed 6 acres are zoned B3 and would allow for independent living as a special use in the zoning district. The Comprehensive Plan identifies this property as regional commercial. However, the comprehensive plan outlines the need for senior housing to allow those 55 and older to “age in place” (page 55).

A site plan has not been prepared at this time, but Clover Communities LLC would like to present their product and discuss the potential development of the +/- 6 acres near City Center Blvd and Weber Road.

Recommended Council Action: If the Mayor and City Council are amenable to the land use, I would ask that you authorize to work with the petitioner to move forward to prepare a site plan and associated documents. It is anticipated that staff and the developer will approach the City Council a second time at a future work session to discuss the site plan and details regarding the use. No future City Council work session has been scheduled at this time. This discussion should occur before the petition is forwarded to the Plan Commission for public hearing, review, and recommendation.

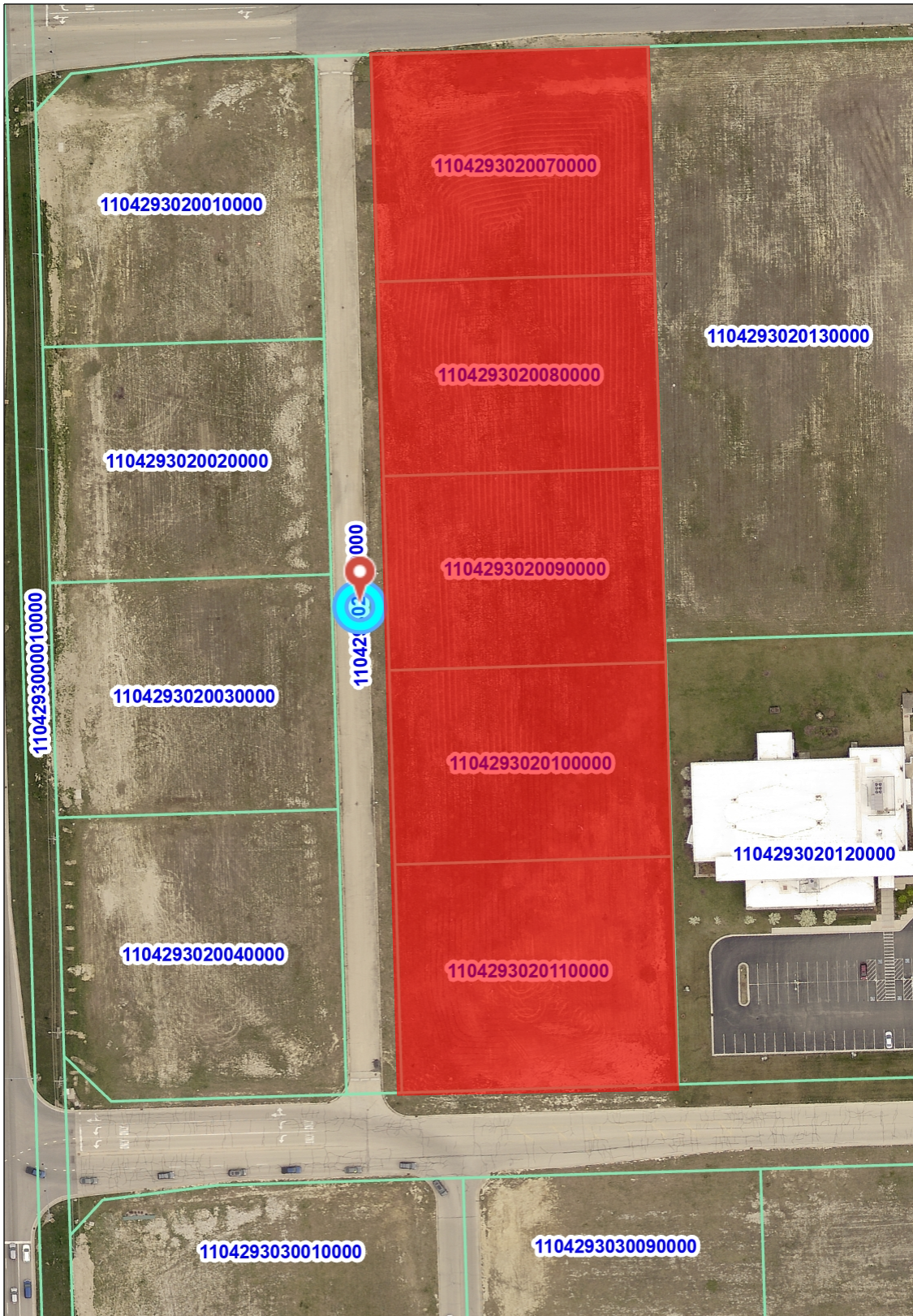


Weber and Len Kubinsky



Legend

- Parcels LY
- Townships



Notes

Date: 9/13/2022

1: 2,257



0 0.04 0.07 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the date of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct questions or issues via email to gis@willcountyillinois.com.

Clover Communities Crest Hill

October 2022

Clover Group Inc.
348 Harris Hill Road
Williamsville, NY 14221



Live like you.

Executive Summary

Clover Communities Crest Hill, LLC is a subsidiary of Clover Group Inc., “Clover” has proposed a 119-unit senior living complex to be located at east of Weber Road and Len Kubinsky Drive. The proposed project would be classified as age restricted multi-family residential. If approved for construction the project would break ground in 2023.

The City of Crest Hill must review the proposed project and consider the cumulative impact of the potential project, with specific consideration to an age-restricted development as a special use. The review must analyze and measure:

- The desire to provide a new product for residents of the community to age in place, and
- The impact of new development to the City Center campus and the overall City.

PROJECT INTRODUCTION

Clover Communities Crest Hill LLC has proposed 119-units of market rate senior (age-restricted 55 and older) independent living. The project would sit on approximately 6 acres west of Weber Road on Len Kubinsky Drive and consist of rental units in a single 3-story or 4-story wood frame building. The unit mix will consist of 4 1 bedroom, 1-bathroom units, 97 2-bedroom, 1-bathroom units, and 18 2-bedroom, 1-and ½-bathroom units. The building includes 90 leasable interior storage units and 40 leasable exterior garage units. Each unit is fully equipped with a kitchen, dishwasher, and washer and dryer. The building includes a large service elevator, ample common space throughout including a Community Room, Common Patio area, Common garden/open space, Family Room, Fitness Area, Salon, Coffee Bar and Lounge. On-site parking ratios will be determined with the finalized site plan.

BACKGROUND INFORMATION

Clover was started in 1987 by its current owner and President, Mr. Michael Joseph. Clover consists of development, construction, and property management and currently owns or manages more than 10 million square feet of property, including market rate, senior Independent Living communities, totaling over 6,500 units. Additionally, Clover manages many condo associations, HOA's and commercial spaces. The portfolio consists of more than 150 senior independent living properties in New York, Ohio, Indiana, Kentucky, Missouri, and Pennsylvania.

Community Information

Clover communities are designed as retirement communities allowing for independent living in a community setting.

Individual units are equipped with the following:

- Fully equipped kitchen with breakfast bar
- In unit washer and dryer
- Central air conditioning
- Energy-saving appliances
- Sliding glass doors leading to private patio/balcony
- Walk-in shower available
- Emergency pull-cord system

The proposed building and all clover buildings are equipped with the following:

- On-site beauty salon/barber shop
- Community room with patio

- Community activities and planned trips
- Community lounge with fireplace
- Fully handicapped-accessible
- Centrally located elevator service
- Wide, well-lit hallways with handrails
- Secure building, TV-monitored entrance with controlled access
- Fitness center
- Indoor central mailbox system
- Indoor trash rooms
- Coffee room with seating
- Family room
- Game room
- Individual storage units
- Sprinkler system throughout building
- Smoke/CO detectors throughout building

The building amenities are included in every tenant lease and do not require additional deposits. Resident keys access all the amenities. This facility is not open to the public or rentable without a lease. These facilities are designed to be an extension of the individual tenant units specific to senior independent living.

Unit Layouts:

1 Bedroom



2 Bedroom



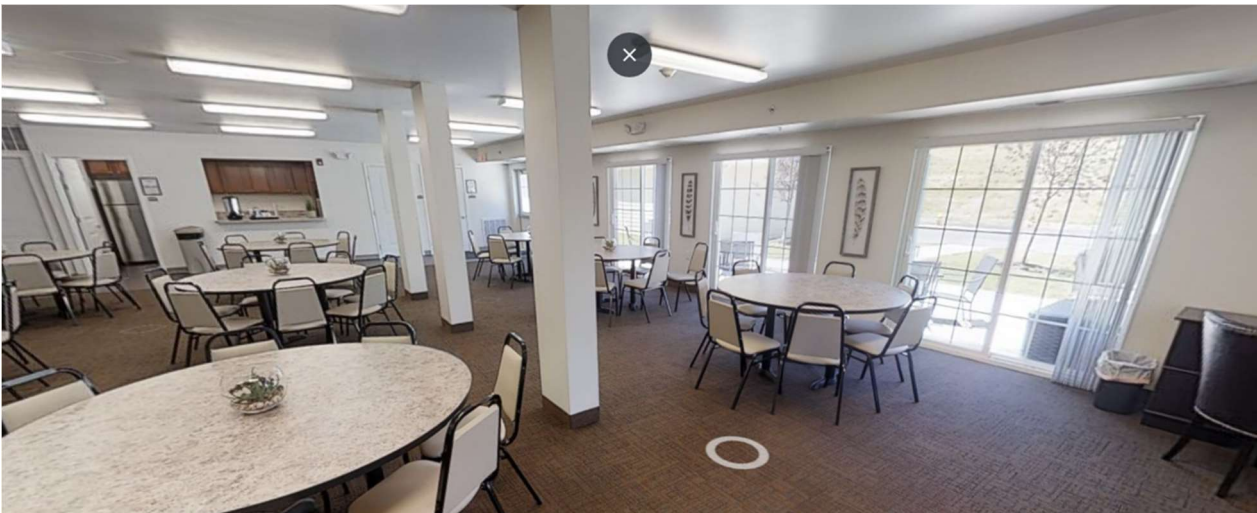
Coffee Bar:



Game Room:



Community Room and Patio:



Library:



Patio:



AGING IN PLACE

The U.S. Centers for Disease Control and Prevention defines aging in place as "the ability to live in one's own home and/or community safely, independently, and comfortably, regardless of age, income, or ability level". Census.gov estimates that by 2030 all baby boomers will be older than 65, accounting for 1 for every 5 residents in the United States.

Residents staying within their community and region as they age is identified by many organizations as an overall health benefit to the community. According to AARP in 2014, "In addition to preventing social isolation, allowing older people to stay involved in their communities [aging in place] has been found to have health benefits. Civic engagement and volunteering can reduce mortality; increase physical function, muscular strength, and levels of self-rated health; reduce symptoms of depression and pain; and increase life expectancy." An additional benefit for choosing to age in place with independent living is freeing up single family homes for new buyers creating market demand for existing housing stock and increasing population density without demand on the school districts.

Clover provides an independent living option to the aging population that is seeking to stay within its community. Providing rental units at market rate targets populations that do not qualify for income restricted properties and do not want or cannot afford full-service care type facilities with meals, housekeeping, and medical assistance. Additionally, rental units do not create legacy costs and burdens to beneficiaries that may not qualify to occupy properties in a community with an age restricted Home Owners Association. Clover structures leases with several options for long- or short-term rental. All of Clover's leases have provisions that allow residents to move quickly if health declines and a medical care facility is needed.

55 AND OLDER INDEPENDENT LIVING

Independent living is also referred to as active adult communities or age restricted communities. The federal Department of Housing and Urban Development (HUD) regulates senior communities to ensure compliance with the Housing for Older Persons Act of 1995 (HOPA). To quote the Federal Register of 1999/Rules and Regulations:

"There continues to be confusion concerning what is often referred to as the 80/20 split. HOPA states that the minimum standard to obtain housing for persons who are 55 years of age or older is that "at least 80%" of the occupied units be occupied by persons 55 years or older. There is no requirement that the remaining 20% of the units be occupied by persons under the age of 55, nor is there a requirement that those units be used only for persons where at least one member of the household is 55 years of age or older. Communities may decline to permit any persons under the age of 55, may require 100% of the units have at least one occupant who is 55 years of age or older, may permit up to 20% of the occupied units to be occupied by persons who are younger than 55 years of age, or set whatever requirements they wish, as long as at least 80% of the occupied units are occupied by one person 55 years of age or older...."

Clover communities have adopted the HOPA guidelines, consistently maintaining our properties exclusively for seniors. We choose to require all residents to be 55 years of age, with the exception of a permanently, fully disabled person. For example – our buildings are handicapped accessible with an elevator; we would never turn someone away who is paralyzed but is under 55 years of age. This is a rare situation but is covered by HOPA:

“The final regulation retains the provision that a unit occupied by a person or persons as a reasonable accommodation to the disability of an occupant need not be counted...”

In order to keep the designation of a senior living community, HUD requires management to conduct an audit of its residents every two years and submit the age of each person living in the community to HUD.

SITE CONSIDERATIONS

Clover performs a thorough review of every property sought for development based on a proprietary analysis of local conditions. Primary consideration is made based on the area demographics.

The current population of Crest Hill is 20,459, of which 16% or 11,127 persons are over the age of 65. Clover’s target market area is a three-mile radius. There is a population of 194,302 within three miles of the property and over 15% of the population is over the age of 65. Of that population, 74 percent are homeowners with the average home value of \$187,000 and income of \$81,000. Based on the average income, most seniors would be unable to qualify for income-restricted living facilities. If the average senior resident in the three-mile radius sold their home, they would be able to live with Clover for over 10 years without using income or savings other than the home sale.

Access and accessibility are major factors in selecting a Clover site. Residents who are aging restrict their driving and drive times to access shopping, worship, and healthcare independently. Crest Hill and Weber Road provide access to essential shopping and dining. Houses of worship and quality healthcare are located within a 10-minute drive time and 3-mile radius.

Clover Survey

Clover surveys its 10,000+ residents bi-annually to determine market trends and marketing philosophy. Through the survey important information is derived such as:

- The average age of Clover residents is 81 years or older.
- 27 percent of residents come from an existing apartment and 61 percent come from a single-family home (12% other).
- 97 percent of residents come from 1-5 miles of the property.
- 79 percent of residents live alone.
- 45 percent of residents chose Clover based on the location.

Future Taxes

Clover Communities will pay full non-homestead property taxes and is not seeking any tax abatement for the project. Clover will pay all millages, including school millages without generating any new school-aged residents. Clover would expect to pay approximately \$400,000 annually in property taxes, \$7,700 to the City of Crest Hill, and generate 170 residents with strong disposable incomes. Most residents currently live in Crest Hill or near Crest Hill, when they become residents existing housing stock becomes available to new residents.

Average Rents will range from \$1750 to \$1950 per month and include utilities

Site Specific Safety Features

Clover Communities is an age-restricted senior independent living project. Independent living does not provide for medical care; residents are ambulatory. The proposed building in addition to being fully sprinkled have emergency exit plans clearly labeled in each unit as well as hallways and common areas. Resident drills are conducted to re-enforce safe exit plans in case of a fire. The main elevator is full sized to accommodate a full-sized stretcher. The drive aisle around the exterior of the building is sized for full-turns for all fire apparatus. Each unit has a balcony or patio to access outdoors. There is no commercial kitchen on-site, reducing potential for large scale fires. Lastly, residents can quickly end lease terms when medical care becomes necessary because of decreased mobility.

NOTES/QUESTIONS:



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND - EXTERIOR MATERIALS	
1	.044" VINYL SIDING MANUFACTURER: WEATHERPANEL SERIES: EXTERIOR PORTFOLIO COLOR: CYPRESS
2	.044" VINYL SIDING MANUFACTURER: WEATHERPANEL SERIES: EXTERIOR PORTFOLIO COLOR: CLAY
3	VINYL SIDING - CEDAR SHINGLE MANUFACTURER: WEATHERPANEL SERIES: EXTERIOR PORTFOLIO COLOR: CANYON
TRIM NOTES:	
1. ALL VERTICAL VINYL TRIM / MATERIAL BREAKS SHALL BE ALSIDE OR EQUAL, COLOR: WHITE.	
2. ALL HORIZONTAL VINYL TRIM / MATERIAL BREAKS SHALL BE ALSIDE OR EQUAL, COLOR: WHITE.	
4	STONE VENEER MANUFACTURER: BORAL SERIES: VERSETTA STONE STYLE: LEDGESTONE COLOR: PLUMB CREEK
5	ASPHALT SHINGLES OVER 30# BUILDING FELT MANUFACTURER: TAMKO STYLE: HERITAGE 30-YEAR ARCHITECTURAL COLOR: OXFORD GREY
6	SHUTTERS - 15"x63" EP RAISED PANEL COLOR: BLACK
LEGEND - LIGHT FIXTURES	
D	FIXTURE D: HAMPTON BAY HB1002-05, OUTDOOR LIGHT COLOR: BLACK
DI	FIXTURE DI: HAMPTON BAY BPP1611-BLK, OUTDOOR LIGHT COLOR: BLACK
E	FIXTURE E: HAMPTON BAY HB1002-05, OUTDOOR LIGHT COLOR: BLACK

SOUTHPOINTE SENIOR HOUSING

LOUISVILLE KENTUCKY

#218052
07/2/18

M MUSSACHIO ARCHITECTS
30 NORTH FOREST RD.
WILLIAMSVILLE, NEW YORK 14221
(716) 631-9949T (716) 631-0521 F
www.MussachioArchitects.com

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Land For Sale| Crest Hill, IL

NEQ of Weber Rd & Len Kubinski Drive
Crest Hill, IL 60403



Property Highlights

NEQ of Weber Rd & Len Kubinski Drive
Crest Hill, IL 60403

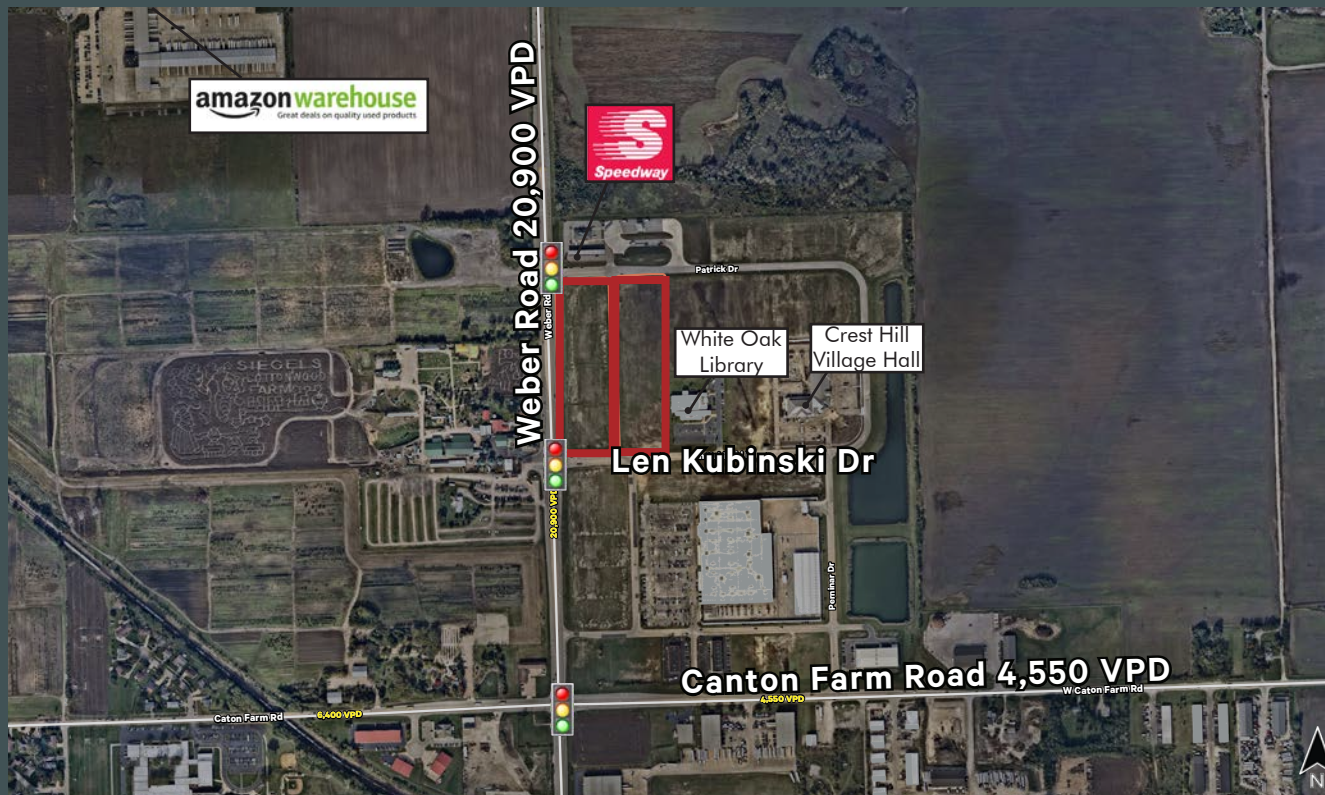
Item 2.

For Sale ± ACRES

- + Zoned B-3 (Business Services District)
- + PIN Number: 04-29-302-001, 002, 003, 004, 006, 007, 008, 009, 010, 011
- + Adjacent to Menards and 24,000 square foot White Oak Crest Hill Branch
- + Please call for additional Information
- + Signalized intersections at north and south corners
- + Traffic Counts:
Weber Road (2019 count): 20,900 vehicles per day

±11.748
Acres (divisible)

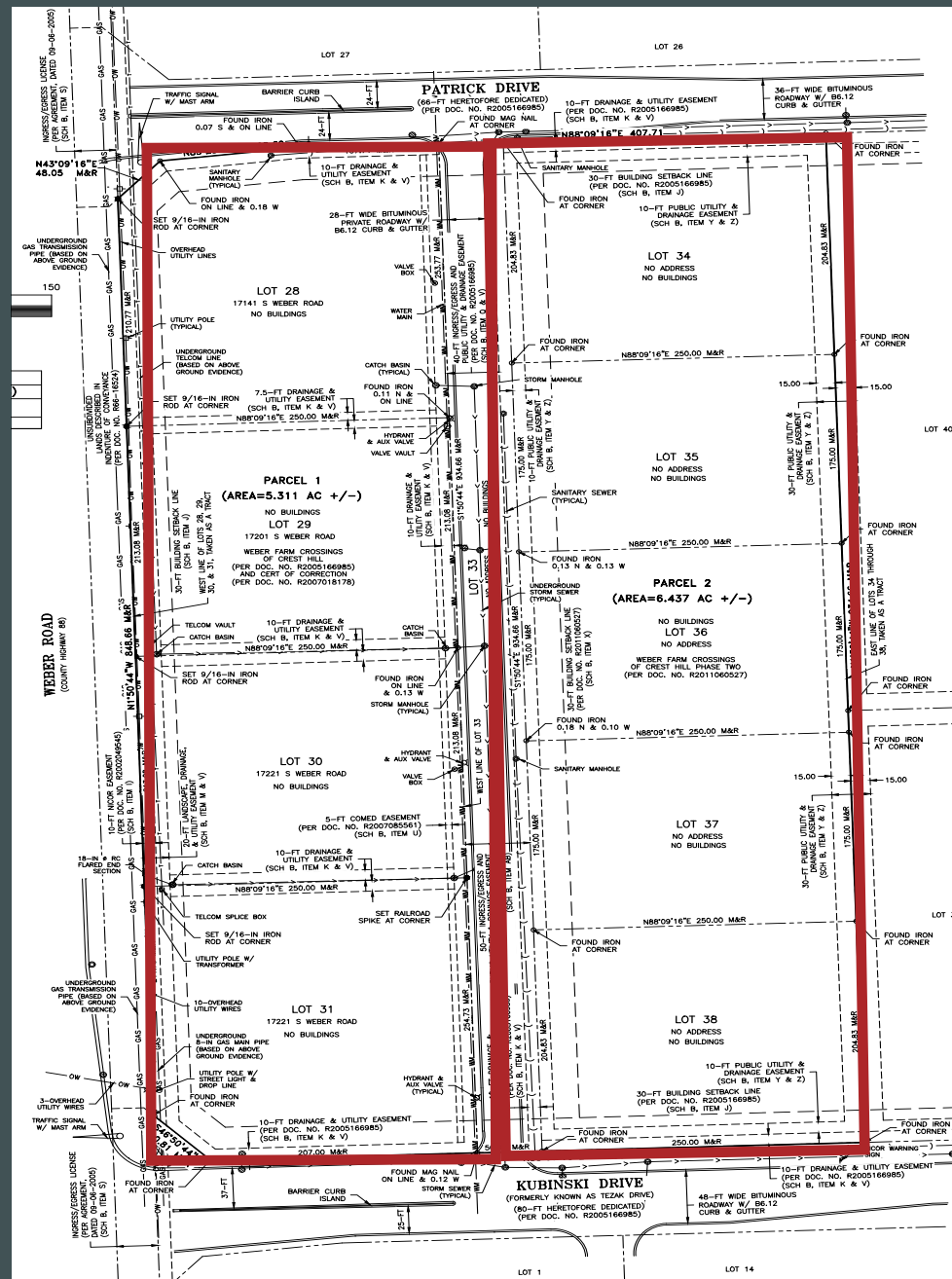
Site Aerial



Plat of Survey

NEQ of Weber Rd & Len Kubinski Drive
Crest Hill, IL 60403

Item 2.



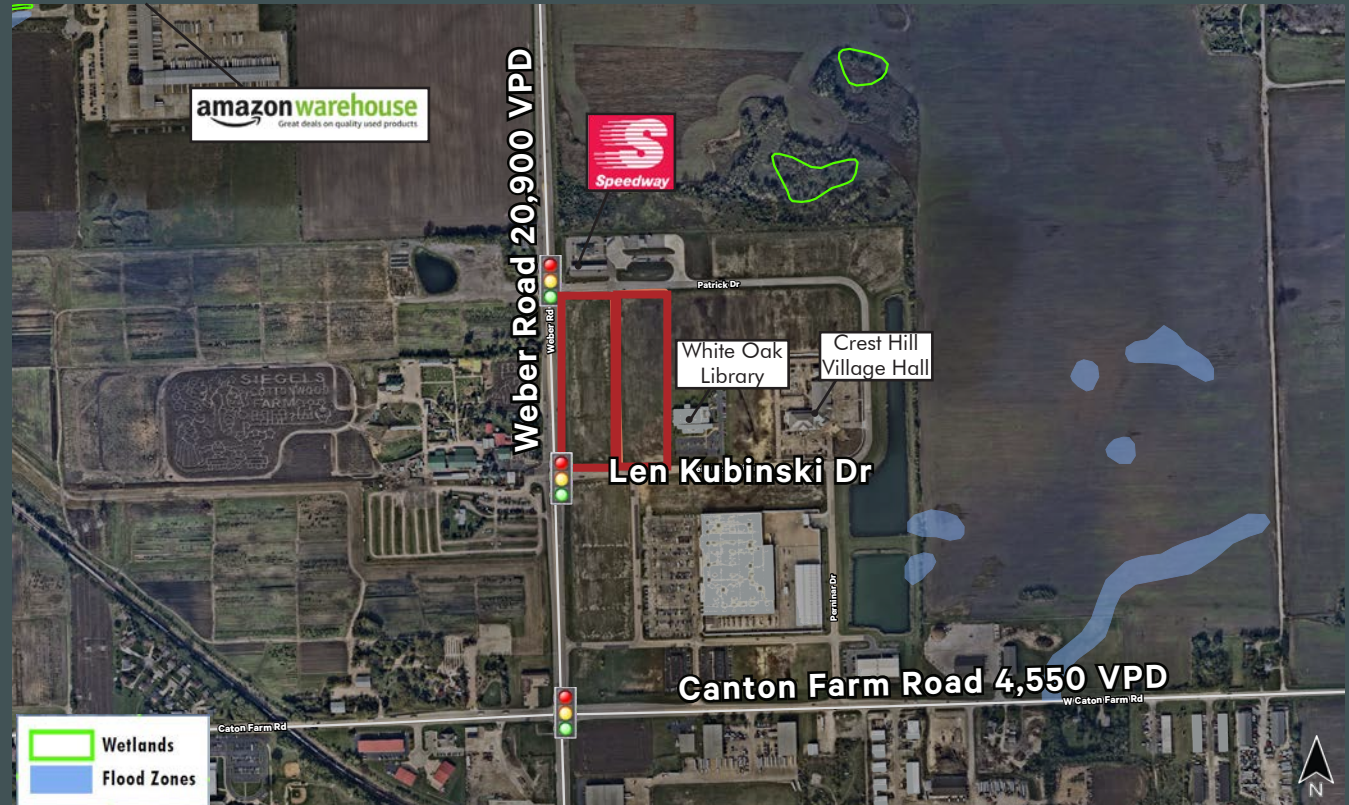
Demographic Snapshot

NEQ of Weber Rd & Len Kubinski Drive
Crest Hill, IL 60403

Item 2.

	1 MILE	3 MILES	5 MILES
Population	3,663	72,724	202,628
Households	1,491	26,224	69,705
Average Household Income	\$73,470	\$77,632	\$81,549
Daytime Population	4,352	61,492	180,884

Floodplans / Wetlands



Aerials

NEQ of Weber Rd & Len Kubinski Drive
Crest Hill, IL 60403

Item 2.

Looking Northwest



Looking Southwest

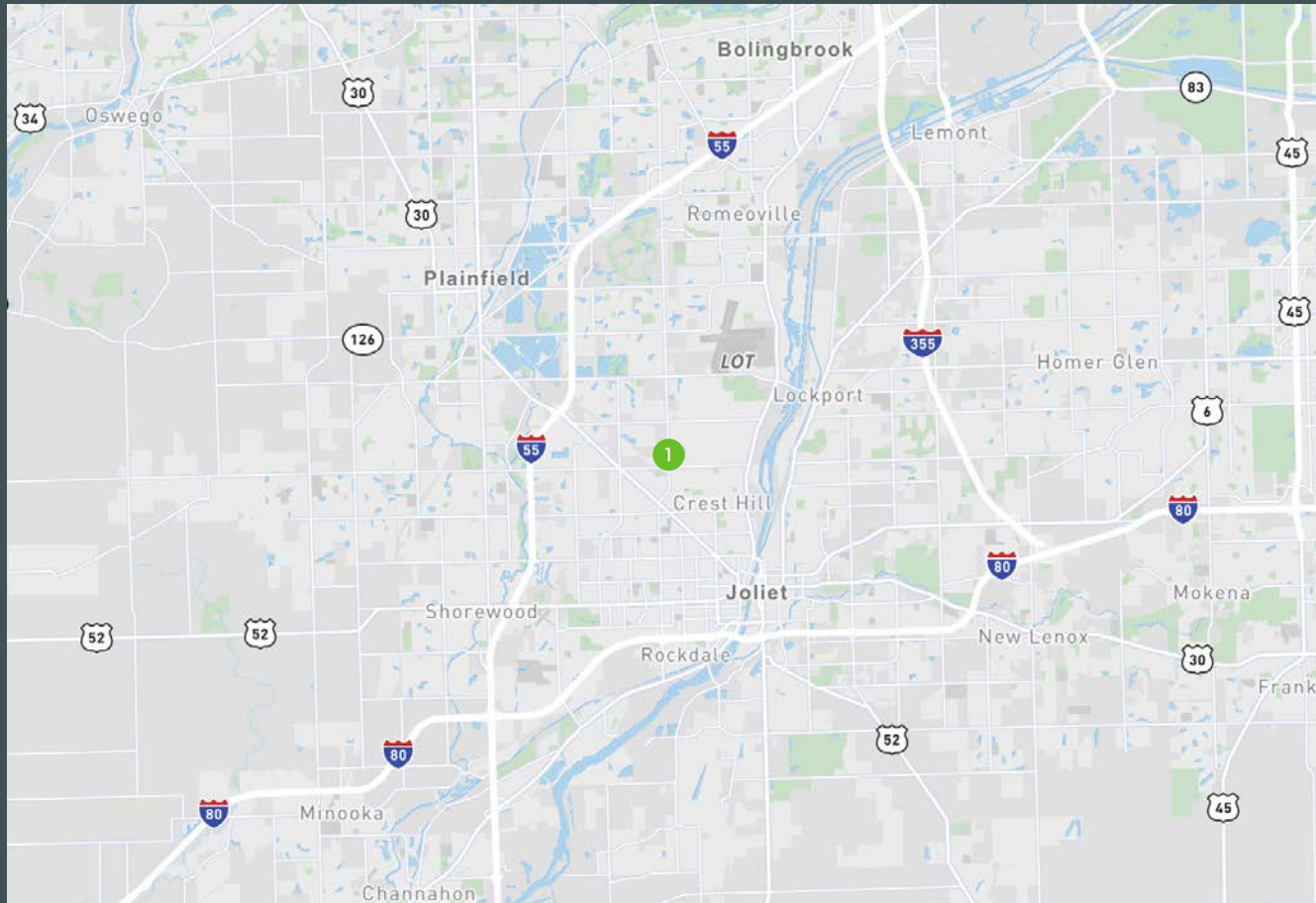


Looking Southeast



Looking Northeast





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Agenda Memo

Crest Hill, IL

Meeting Date: October 24, 2022

Submitter: Jim Marino, City Administrator

Department: Administration

Agenda Item: City Center & Public Works Building Construction Investigation

Summary: At previous council meetings councilmembers expressed concerns about how the city center and public works buildings were constructed and a desire to pursue an investigation into these concerns to hold individuals accountable for the myriad problems, poor decisions, and substandard workmanship. I kept you informed about my solicitation of companies to perform such an investigation. I contacted six companies to request a proposal. Of the six, two indicated that they do not perform this type of investigation. Proposals from the four other companies are attached, and their fee is shown below.

<u>Company</u>	<u>Fee</u>
DLA	\$24,000
BDO USA	\$75,000
Moss Adams	\$80,000
MKA International	\$128,000

Recommended Council Action: Direct staff whether to proceed with this investigation, and if so directed, identify which company to engage for the investigation.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: \$0.00

Cost: \$24,000 to \$128,000

Attachments: Proposals



CITY OF CREST HILL, IL

October 6, 2022



A WORD FROM OUR FOUNDER & CEO

Item 3.

"We are fully committed to the long-term success of our clients. We credit our strong client relationships over the past 20 years to the trust we build with those we serve. We offer our clients deep expertise in technical areas of internal audit, accounting, corporate finance and compliance, and provide superior service delivered by our team of experienced professionals."

DAVID LANDAU, CPA, CVA
FOUNDER & CEO

IMPORTANT FACTS ABOUT DLA

Item 3.



- Founded In 2001
- DLA is Led by former members of the “Big Four”
- Leadership team averages 30 years of experience
- 130 employees located in the United States
- Worked with over 65 real estate companies
- Internal Audit, Accounting Advisory, Forensic Accounting, Capital Advisory & Restructuring, and IT Advisory Services
- Former CFO’s, CCO’s, auditors and attorneys on staff
- Works with all major accounting firms and numerous law firms
- Provided advisory services to hundreds of SEC registrants and numerous privately held corporations

SERVICES

Item 3.



INTERNAL AUDIT

- Outsourced & Co-Sourced Internal Audit
- SOX Compliance
- Controls Evaluation
- Enterprise Risk Management
- Computer Assisted Audit Techniques
- Compliance and Operational Reviews
- Fraud Risk Assessment
- Business Process Improvement
- Policies & Procedures Development
- Anti-Money Laundering
- Mock Regulatory Audits



FORENSICS, VALUATION & LITIGATION SUPPORT (FVLS)

- Valuation for Financial Reporting
- Whistleblower Investigations
- Construction Audits
- Commercial Litigation
- Ancillary Revenue Reviews
- Employee Embezzlements
- Partnership/JV Reviews
- Business Valuation
- Matrimonial Services
- Fraud Investigation
- Receivership
- Damages Calculations



ACCOUNTING ADVISORY

- Technical Accounting
- Financial Reporting
- Drafting Financial Statements
- Interim CFO & Controller
- IPO Readiness
- Audit Preparation
- Staff Augmentation
- Outsourced Accounting Function/Monthly Bookkeeping



CAPITAL ADVISORY & RESTRUCTURING

- M&A and Capital Advisory
- Secondary Sale Structuring & Execution
- Liability Management
- Restructuring Advisory



IT ADVISORY SERVICES

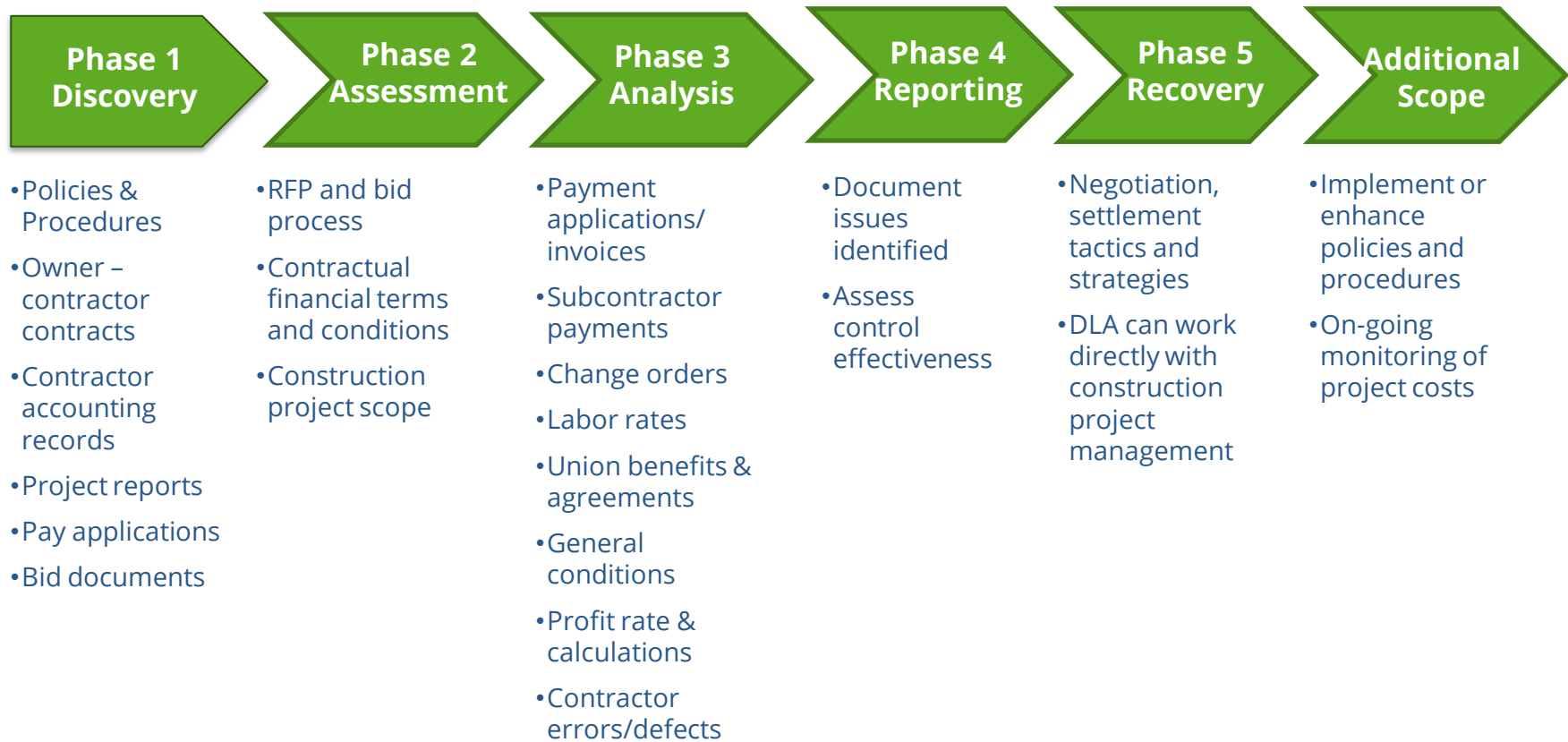
- IT Risk Assessment
- System Selection
- IT Change & Project Management
- IT Governance & Controls
- Disaster Recover & Business Continuity Program
- Information Technology Readiness Assessments - SSAE/SOC



TAX ADVISORY

- Business and Personal Tax Planning
- Business and Personal Tax Preparation
- Estate & Trust Tax Preparation
- IRS representation
- State and Local Tax Consulting
- Sales and Use Tax Consulting

DLA's audit approach and tools have been developed with on-site construction experience and are continually refined based on the numerous client engagements performed



Phase 1 Discovery

Pre-Audit

- Review policies and procedures for bid award, purchasing, change management, and compare to industry standards
- Review disbursement process including payment approval, lien waivers, and retention requirements per the contract
- Interview project management team to obtain an understanding of the project
- Walkthrough and document construction process with process owners:
 - Evaluate whether processes follow policy and meet industry standards
 - Provide guidance on changes to policies and procedures
- Obtain all documents required for the review

Phase 2 Assessment

Review a sample of major trades' bid selections and contracts:

- Validate bids are clear as to the project scope, schedule, deadlines, including required cost categories for each major task, general conditions, labor rates, fees, insurance and change orders
- Review support of the delivery of solicitations to the required number of bidders, answers to bidder questions are sent to all bidders, and bids are received timely and recorded
- Validate that a subcontractor bid-leveling analysis was performed
- Validate that the amount of the winning bid agrees with the subcontract and contract amounts
- High level review of contracts used for the project and contract clauses included

Phase 3 Analysis

Review a Sample of Payment Applications

- Validate Schedule of Values to contract
- Re-perform calculations
- Confirm correct carry forward of totals from prior month amounts
- Validate supporting documentation required per contract is included
- Verify proper approvals are obtained
- Validate items included in the payment application are in accordance with contract scope and provisions, including rates and mark-ups utilized
- Review whether general conditions are per contracted terms
- Ensure the appropriate lien waivers are included and that final lien waver was obtained prior to release of final payment
- Validate that all rates including fee, insurance, and subcontractor default insurance rates are applied accurately per the contract
- Ensure that retainage was withheld in accordance with the terms of the contract

**Phase 3
Analysis
(Continued)**

Review a Sample of Change Orders

- Review payment application and note change order line items. Obtain executed copies of the change orders and all supporting documents
- Confirm that a change order request was transmitted to owner within the contractually stipulated time period
- Verify that the change order request is accompanied by sufficient cost data, including labor rates, materials and hours for each task and are supported with sufficient cost data including time sheets, third party invoices, receipts, shipping tickets, material tickets, or other necessary documentation
- Review for improper pricing, mathematical inaccuracies, or other errors
- Verify that the GC fee or other markups are properly added or deducted in the change order, and that sub/vendor charged reduced markup for work performed
- Validate that the change order is not a duplication of work included in the original project
- Verify that the change order request is accompanied by a detailed description of the circumstances and the specific reasons for the change order request (i.e. change is reasonable and appropriate)
- Ensure the scope of work was priced appropriately in conjunction with the unit costs, equipment rates or labor rates stipulated in the agreement
- Review the change order to validate that it only includes reimbursement of costs for additional scope or for approved time extensions and does not alter any contractual terms and conditions
- Ensure the change order was properly authorized and approved by owner
- Validate that if change orders exceed the project budget line item that the proper approval was obtained in advance of services being rendered
- Review substitutions on the project and ensure that adequate credits are provided and that substitutions are expressly authorized by appropriate individuals

ENGAGEMENT ECONOMICS

Item 3.

We estimate our fee and effort for the construction review to be approximately \$24,000 and 70 hours. Our fees will be billed on an hourly basis, in quarter hour intervals using the discounted rates below, and are based on the actual hours we incur:

Position	Discounted Rate
Partner	\$620
Managing Director	\$500
Senior Manager	\$320
Manager	\$290
Senior	\$200
Associate	\$130

ASSUMPTIONS

Item 3.

- All lump sum contracts.
- Payment applications contain a full inventory of change orders known to date.
- A list of all invoices and payment to date have been aggregated in Excel format and will be provided for this review.
- Inventory of change orders by contractor can easily be discerned
- All known and suspected improprieties by Crest Hill employees or third parties have been disclosed to DLA
- Our fees will be billed on an hourly basis, in quarter hour intervals, utilizing the rates above, and are based on the actual hours we incur. Invoices are rendered bi-weekly.
- The proposal and pricing estimated herein are valid for acceptance within 60 days and, thereafter, are subject to change.
- Please be advised that the fees are an estimate. We will seek your approval for additional fees, if it is anticipated that the additional fees will exceed 5% of above the budget.

DLA TEAM MEMBERS

Item 3.

Team Member	Experience	Expertise and Competitive Advantage
Phil Ramacca President & COO Philip.Ramacca@dlallc.com (631) 521-5693	30 Years of Experience <ul style="list-style-type: none"> Formerly with Ernst & Young 	<ul style="list-style-type: none"> Expertise in SOX, control design and implementation, Construction, internal audit, technology optimization, IT controls and governance, process and organization optimization and project management Primary management contact – ensures management satisfaction, presents to the Audit Committee
Errol Labosky Managing Director Internal Audit and Advisory Services Errol.Labosky@dlallc.com (201) 741-2482	25 Years of Experience <ul style="list-style-type: none"> Formerly with Deloitte and Vornado Realty Trust 	<ul style="list-style-type: none"> Expertise in internal audit, SOX, construction auditing, enterprise risk management, financial controls and process re-engineering Management contact – ensures management satisfaction, presents to the Audit Committee
Jacob Goldman Senior Manager Internal Audit and Advisory Services Jacob.Goldman@dlallc.com (443) 421-0728	15 Years of Experience <ul style="list-style-type: none"> Formerly with Department of Defense, Experis, and New York Presbyterian Hospital 	<ul style="list-style-type: none"> Expertise in construction audits on multi-billion-dollar development projects Developed and executed construction-based risk assessments, audit programs and quality control reviews Engage in regular communications with the construction team

SELECT CLIENTS

Item 3.



LEADERSHIP TEAM

Item 3.



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Head of Accounting Advisory
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A PROPOSAL TO PROVIDE
CONSTRUCTION AUDIT SERVICES FOR:

City of Crest Hill

OCTOBER 7, 2022





Tel:
Fax:
www.bdo.com

713-960-1706
713-960-9549

2929 Allen Parkway,
20th Floor
Houston, TX 77019

October 7, 2022

Jim Marino
City Administrator
City of Crest Hill
1610 Plainfield Road
Crest Hill, IL 60403

Dear Mr. Marino:

We thank you for the opportunity to present our qualifications to provide construction audit services to City of Crest Hill (the City). BDO USA, LLP's Construction Audit and Advisory Practice is dedicated to providing world-class quality service as part of our core culture and through our team's depth of public sector and construction industry experience.

Throughout this proposal, we endeavor to show the City our commitment to your organization's success through our key value propositions and key differentiators.

A few of our key differentiators are:

- ▶ We have a dedicated construction leadership team with experience serving organizations throughout the United States.
- ▶ BDO continues to innovate. As an example, BDO recently released an automated construction audit tool that promotes transparency and helps reduce errors when invoices are submitted by the construction project team.
- ▶ We have deep experience and understanding of the construction industry and risks to public sector municipalities.
- ▶ Our integrated service delivery approach will be co-developed with management and is designed to be collaborative and transparent.
- ▶ We offer superior value to fee ratio versus other national consulting firms.

We are truly excited about the opportunity to partner with the City. Our clients experience our culture through a service approach characterized by extensive involvement of senior professionals, direct access to top technical resources, and straightforward, proactive communications delivered through a centralized, responsive, and knowledgeable client service team. On the following pages, we have highlighted why BDO is the right partner for the City.

Sincerely,

BDO USA, LLP

Dawn Williford
Partner
Contract Compliance Practice Leader
713-407-3867
dwilliford@bdo.com



Table of Contents

Our Understanding of Your Needs	4
Execution Plan	5
About Our Dedicated Construction Practice	6
High Quality, Adaptive Approach	7
Efficient Service Methodology	8
Public Sector Industry Credentials	9 - 10
Client Success Stories	11 - 14
Leaders Serving the City	15
Proposed Fees	16

Our Understanding of Your Needs

The City of Crest Hill (the City) is in the process of completing a construction program to build a Public Works building and a City Center/Police Station project. The Public Works building project has achieved final completion and the City Center/Police Station project is in the final stages of construction. The City is interested engaging an independent third party to perform an assessment of the effectiveness of the controls and governance systems in place to deliver both projects.

BDO proposes our Construction Controls Assessment (CCA) to address the City's needs. Our CCA methodology is founded on industry leading practices gathered from the analysis of many large scale construction projects and programs across different industries including public sector projects. Our professionals will work with your team to review your existing project management control framework, identify gaps that can impact project performance, and provide recommendations based on our experience working with some of the largest projects and programs in the world to help improve your overall project governance system and project performance.

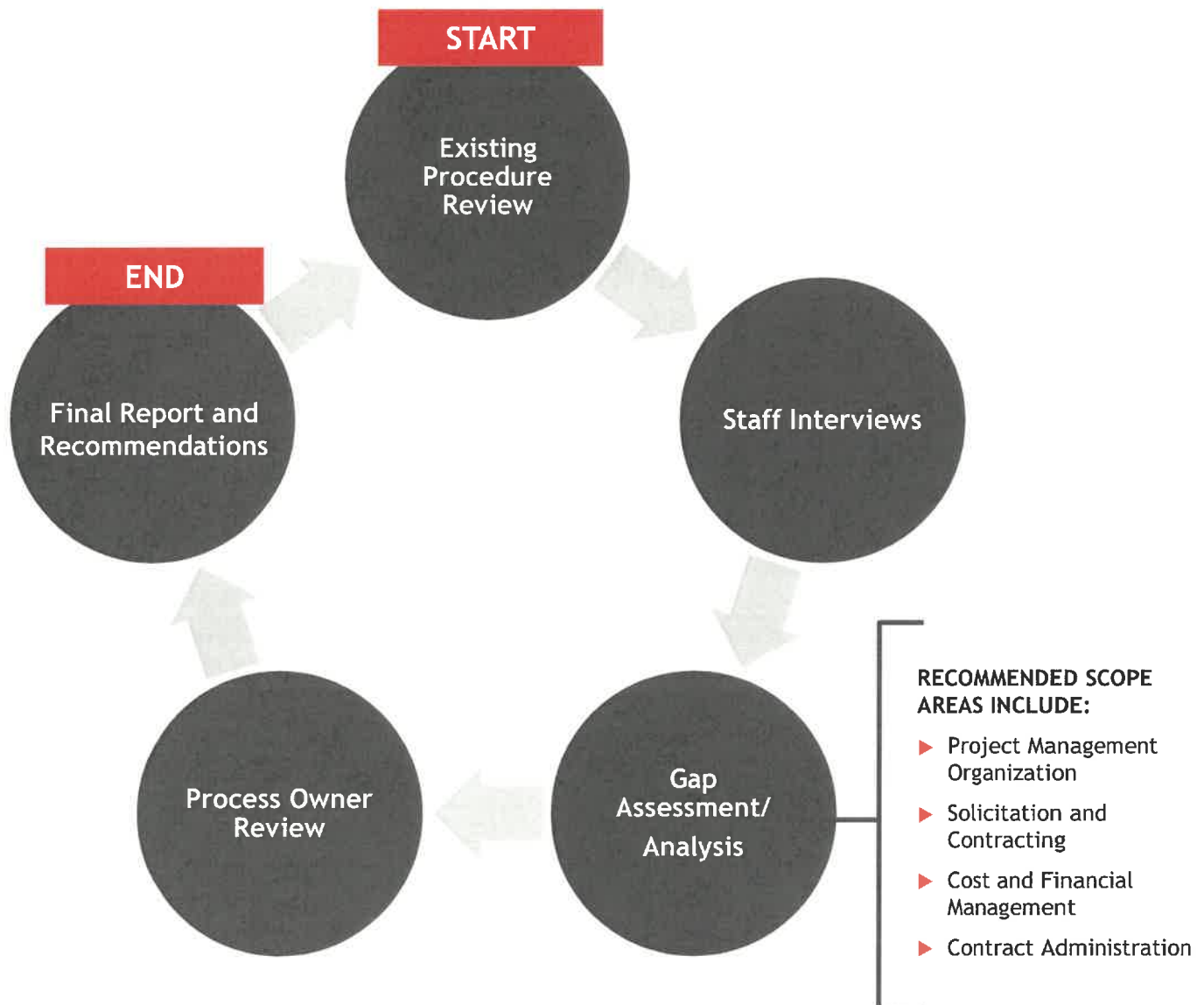


Execution Plan

CONSTRUCTION CONTROLS ASSESSMENT

A review of internal processes is a fundamental exercise that includes interviewing personnel involved in the construction process, reviewing project documentation, identifying control gaps, and benchmarking against industry leading practices and our professional judgement.

BDO professionals will review current/existing procedure documents as well as arrange a series of meetings with key personnel to learn what practices are taking place. Processes taking place will be compared to industry leading practices and customized for the City based on prevailing risks and construction methods utilized by the City.



About Our Dedicated Construction Practice

Our practice professionals understand the changes and challenges facing the sector, from fierce competition and rising costs to bonding and insurance issues. Many of our professionals have experience as project managers, architects, engineers, and data scientists in the industry. We leverage our experience, combined with our technical knowledge to bring valuable insights and value to our clients.

We are at the forefront of the construction conversation, remaining active in organizations and associations and contributing research and insights regularly to a wide variety of news outlets, trade publications, webinars, events, and thought leadership. We value the importance of industry participation as a key opportunity to increase our knowledge on industry trends and issues and cultivate conversations to keep our clients up to date as changes happen. We work collaboratively with traditional audit, tax, and consulting professionals to help our clients holistically navigate today's issues.

100+

U.S.-based Construction Industry
Specialized Services Professionals



300+

U.S.-based Construction and Real
Estate Professionals

3,000+

Construction Industry Clients
in the U.S.



1,000+

Construction and Real Estate
Professionals Across 21 Countries

DEDICATED TEAM

We have a team of dedicated professionals who bring unique skill sets and backgrounds to our construction advisory / audit engagements.



Engineers



Construction
Auditors



Certified
Public
Accountants



Fraud
Examiners



Construction
Leaders



Cost
Engineers



Forensic
Accountants



High Quality, Adaptive Approach

Ensuring our audit procedures are tailored to each client and construction project allows us to deliver high quality and value-added services. BDO has developed industry-specific customizations into our methodology.

This includes, but is not limited to:

- ▶ Industry-specific testing strategies
- ▶ Risk supplements
- ▶ Working paper guides

We also customize required communications to help ensure those matters most important to those charged with corporate governance are given the highest attention. As a result, our engagement teams are best equipped to understand our clients and their businesses and to provide specific audit content and compliance strategies for audit areas that are unique to our clients' environments.

COORDINATED APPROACH

- ▶ **We will work closely with the City to customize our audit plans** since each construction project is unique and has different risks.
- ▶ **We will gather information to enable** us to design customized procedures and conduct the audit in the most efficient manner and within the agreed time frame and budget. Information gathering will also include a request list.
- ▶ **We will promote clear and timely communication of issues** to avoid last minute surprises and enable smooth and timely reporting.
- ▶ **Should we uncover fraud or something that looks like fraud**, we will alert management immediately and stop work.

Efficient Service Methodology

WHY BDO'S APPROACH IS DISTINCTIVE



Process efficiencies without sacrificing audit quality. We understand the importance of keeping our services affordable. Our audit methodology has been specifically designed to provide your engagement team with the tools they need to perform a high-quality audit in a cost-effective manner.



Technologically advanced. BDO is committed to the Assurance 2023 Technology Driven plan, which aims to standardize processes that drive expansive automation, digital relationship enablers, and emerging technologies that can be built upon for the future of assurance services work at BDO. This program is heavily focused on technologies to drive growth, efficiency, and capacity throughout your audit engagement. This plan and our focus on technology will lead to a technology-driven practice.



Effective communications. Effective listening and regular, proactive, two-way communication throughout our audit process is the cornerstone of our audit quality and superior client service. This focus on communication allows your audit team to gather the information necessary to perform the audit and keep you up to date on the status of our services. This way, you can provide timely input and evaluate whether our services meet your expectations.



Scalable. Every business we audit is unique. Obtaining a strong understanding of your business is essential to tailoring our services to your company's unique risks and business needs and avoiding a one-size-fits-all approach. Our audit methodology has been specifically designed to be flexible and scalable, so your engagement team can incorporate its understanding of your business into the audit approach to appropriately size our efforts to your operations.



Early and continuous partner involvement. Our professional partner-to-staff ratio is lower than our major competitors, enabling more time for partners to be actively involved in the audit. Your audit partner has considerable business and audit experience, and BDO believes the engagement partner should be actively involved throughout the audit process in a hands-on manner. Our audit methodology has been specifically designed to facilitate this level of partner involvement.



Environmentally friendly. Our networked, electronic audit platform significantly reduces BDO's carbon footprint by reducing travel, workpaper storage, and transportation costs.

Public Sector Industry Credentials

STATE AND LOCAL GOVERNMENT PRACTICE

Today's pace of change continues to be accelerated for state and local governments now more than ever. New challenges require a new approach. BDO understands and can help modernize state and local government operations and help create positive change that benefits government workers, citizens, and communities — all while delivering **exceptional client service** focusing on **quality** in everything we do.

Beyond traditional audit and tax work, BDO offers a breadth of specialized services to our clients, including:

- ▶ An Advisory practice that specializes in IT strategic operations, upgrading infrastructure, strengthening security posture, project management, post-implementation review, process improvement, and recruiting services.
- ▶ An Asset Management practice that is among the leaders in their space and experienced in GASB 72.
- ▶ A Valuation practice experienced in fair valuing derivative instruments as well as derivative accounting and related pronouncements, including GASB 53.
- ▶ Dedicated Compensation and Benefits practice including actuaries that review GASB 67/68 and 74/75 valuations.
- ▶ Third-Party and Information Technology assurance groups specializing in SOC examinations of service providers/ organizations, evaluation of internal business and IT controls, as well compliance of PCI DSS requirements.

We deliver our services to the following sectors:



State and territorial governments



Public finance authorities



County and city governments



Transit systems



Tribal governments



Public utilities
(electric | water | wastewater)



Airport systems



Port authorities



State retirement plans



Pension and OPEB plans



Public housing authorities



Public universities



HUD projects

Public Sector Industry Credentials

THOUGHT LEADERSHIP AND CLIENT EDUCATION

We demonstrate our knowledge and experience in our relevant client work and thought leadership – from proprietary research to timely reports and industry events, BDO is at the forefront of the public sector conversation and believe in the power of industry participation. Many of our practice professionals are in the field with our clients, author articles on salient issues, and comment on breaking news. We are speakers at industry conferences and seminars, are active in organizations and trade associations, and serve as resources for trade publications.

Our goal is to bring perspective on opportunities, trends, issues and regulations that frame our approach and services to address our clients' needs.

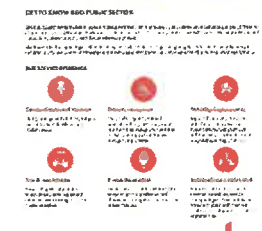
Publications and technical updates

We share our knowledge through a variety of thought leadership, keeping you abreast of relevant news and hot topics that go beyond balance sheets and financial statements.

- ▶ **BDOKnows** — series of newsletters, flash reports and in-depth discussions addressing significant financial reporting developments.
- ▶ **Public-Private Partnership (P3s)** — Drawing upon our P3 practice's 20+ year history, BDO's mobilization process can capture the unique nuances to develop tailored strategies to win alignment and approval for your development goals.
- ▶ **Significant Accounting and Reporting Matters Guide** — quarterly digest of final and proposed financial accounting standards.
- ▶ **GASB, FASB, and Single Audit Flash Reports** — information about selected developments and emerging issues are immediately e-mailed to BDO professionals for timely communication to clients.
- ▶ **Tax Newsletters and Alerts** — updates on federal, state, local, expatriate, and international developments along with other specific tax planning and strategy considerations.
- ▶ **Industry Newsletters, Alerts, Reports, Proprietary Studies, Infographics, and Surveys** — a variety of publications depicting specific industry issues, emerging trends, and developments.

Topical resources available for our clients, include:

- ▶ Community Infrastructure Act: [Community Infrastructure](#)
- ▶ Community Resilience: [Community Resilience](#)
- ▶ Innovation and Transformation: [Business Innovation](#)
- ▶ Corporate Governance and Financial Reporting: [Corporate Governance](#)
- ▶ Single Audit: [Frequently Asked Questions](#)
- ▶ [OMB Uniform Guidance](#)
- ▶ [The Latest in COVID-19 Funding Compliance Guidance](#)



BDO KNOWS CONSTRUCTION

Project Example: Public Mid West University



SITUATION

- ▶ The University embarked on a \$240M construction program to complete a stadium expansion and engineering school building projects.
- ▶ Management requested assistance in performing an independent review of controls over the delivery of capital projects, review of contractor Guaranteed Maximum Price ("GMP") proposals, monitoring of project costs, and review of project change orders.
- ▶ Our scope includes:
 - Assessing project management controls against leading industry practices.
 - Review of contractor GMP proposals along with supporting documentation.
 - Monthly assessments of project costs against the commercial terms of the contract.
 - Audits of select change orders.

APPROACH

- ▶ BDO performed an initial process assessment to evaluate the project management controls and practices in place to deliver capital projects and provide recommendations to address gaps identified.
- ▶ BDO is reviewing contractor GMP proposals against supporting documentation to assess reasonableness of costs proposals prior to the execution of the GMP change order.
- ▶ BDO is also reviewing, on a monthly basis, contractors' payment applications to assess compliance with contractual requirements.

OUTCOME

- ▶ BDO provided recommendations to help improve the University's project management controls.
- ▶ Overstated labor rates were identified during initial labor rate audits avoiding overbilling of labor costs throughout the duration of the project.

BDO KNOWS CONSTRUCTION

Project Example: Large Wastewater System



SITUATION:

- ▶ One of the largest wastewater systems in the United States invested over \$5 billion in updates, additional capacity, and new construction.
- ▶ Hundreds of contractors, 10 years of construction, and dozens of project managers with one goal of building new infrastructure and replacing aging systems to increase capacity and reduce wastewater runoffs.
- ▶ Our scope included:
 - Assessing the progress of the infrastructure project, including budget forecasting and program budget monitoring for regulatory reporting purposes;
 - Auditing overhead rates for professional services firm for compliance with contract and organizational policies; and
 - Auditing certain project costs to verify labor, equipment, and materials were charged in accordance with the contract and schedule of values.

APPROACH:

- ▶ The objective of the engagement was to assist our client in managing the overall costs of this \$5 billion program.
- ▶ In order to maximize coverage, BDO performed an annual risk assessment of the construction activity to determine which projects represented elevated risk, to identify the projects to be audited.
- ▶ BDO's scope included reviewing and verifying all costs invoiced by the general contractor including subcontractor costs, consultants, and program managers.

OUTCOME:

- ▶ Numerous errors were identified with overhead rates, resulting in over \$65 million in savings throughout the projects' duration.
- ▶ Errors were identified in the calculation of the total program costs, which effected bond financing, rate calculations, and bond repayment terms.
- ▶ Over \$100 million was identified as overbillings and overcharges, including duplicative charges and lump sum contracts being billed before work commenced.

BDO KNOWS CONSTRUCTION

Project Example: Regional Healthcare System



\$229M HEALTHCARE FACILITY

SITUATION:

- ▶ New construction outpatient facility completed for \$229M was approximately 30% complete when the client requested construction audit and project oversight.
- ▶ The construction project was executed under a guaranteed maximum price.
- ▶ Our scope included analysis of the construction contract and an evaluation of the contractor's billing, specifically equipment rental rates and general contractor markups, and change orders to determine compliance to contract terms, provisions, and cost.
- ▶ Project incurred approximately \$6 million in change orders.

APPROACH:

- ▶ The objective of the engagement was to review documentation of costs incurred and paid by the client in completion of the project to determine if the requests for reimbursement were in alignment with the applicable contracts, fee schedules, and industry standards.
- ▶ Full detailed review of equipment rental rates and markup percentages on change orders was performed.
- ▶ BDO's scope included reviewing and verifying all costs invoiced by the general contractor including subcontractor costs, in addition to direct costs paid for by the owner.

OUTCOME:

- ▶ Potential overcharges totaling over \$3 million were identified due to:
 - General contractor owned rental equipment billed in excess of the fair market value and prevailing rates.
 - Overhead and profit were calculated by inappropriately applying agreed percentage for overhead before applying profit by general contractors, resulted in profit on profit.
 - Several change orders submitted for cost adjustment were in fact a part of the original budget and scope of work.

BDO KNOWS CONSTRUCTION

Project Example: Mid-Atlantic Area University



SITUATION:

- ▶ The University had a continual need to expand and renovate buildings on campus through a multi-year master campus plan.
- ▶ With the extensive construction needs of the University, leadership desired independent audit coverage to supervise the costs of construction and verify the University is receiving value for costs incurred/invoiced.
- ▶ The University was in the process of constructing two buildings, with a total budget of \$95 million.

APPROACH:

- ▶ BDO provided formal training for the University's internal audit resources.
- ▶ Performed construction cost reviews for the two new construction projects throughout the duration of the both projects.
- ▶ Examined labor, equipment, change order, and insurance rates, as well as related party and subcontractor costs.
- ▶ Identified insurance, vendor, and change order overbillings and reconciled labor costs to the agreed-upon rates.
- ▶ Transitioned aspects of construction audit functions to the University's internal audit department and provided oversight of their work to develop internal construction cost review expertise.

OUTCOME:

- ▶ Overcharges totaling \$1.9 million (2% of the contract value) were identified due to inaccurate labor burden billing rates and various calculation errors.
- ▶ The general contractor billed fully burden labor (FUTA, SUTA, workers compensation, insurance, etc.) at full regulatory rates rather than the actual rates incurred and to be billed per contract requirements.

Leaders Serving the City



Carlos Torres

Director, Risk
Advisory Services
Engagement Leader

281-318-9200
carlos.torres@bdo.com

Carlos focuses on providing construction advisory services to owners and contractors. He has more than 16 years of accounting, audit, and advisory experience.

Prior to joining BDO, Carlos worked for a Big Four firm as an advisory manager. In this role, Carlos led engagement teams executing construction audits in the oil and gas, healthcare, transportation, higher education, government, gaming, and pharmaceutical industries for both U.S.-based and international projects and programs.

Carlos has extensive experience in all areas of the project delivery lifecycle advising clients on ways to improve existing project processes and controls. Carlos also has broad experience performing contract compliance assessments of large construction contractors and vendor audit programs resulting in the identification and recoveries of millions of dollars in overbillings and process improvement opportunities to reduce or avoid future overbillings.

Carlos is a Certified Public Accountant (CPA), a Certified Fraud Examiner (CFE), and a Certified Construction Auditor (CCA).

REPRESENTATIVE PROJECTS

- ▶ \$357m university research building
- ▶ \$155m university stadium expansion project
- ▶ \$85m university school of engineering building.
- ▶ \$2B school district bond program

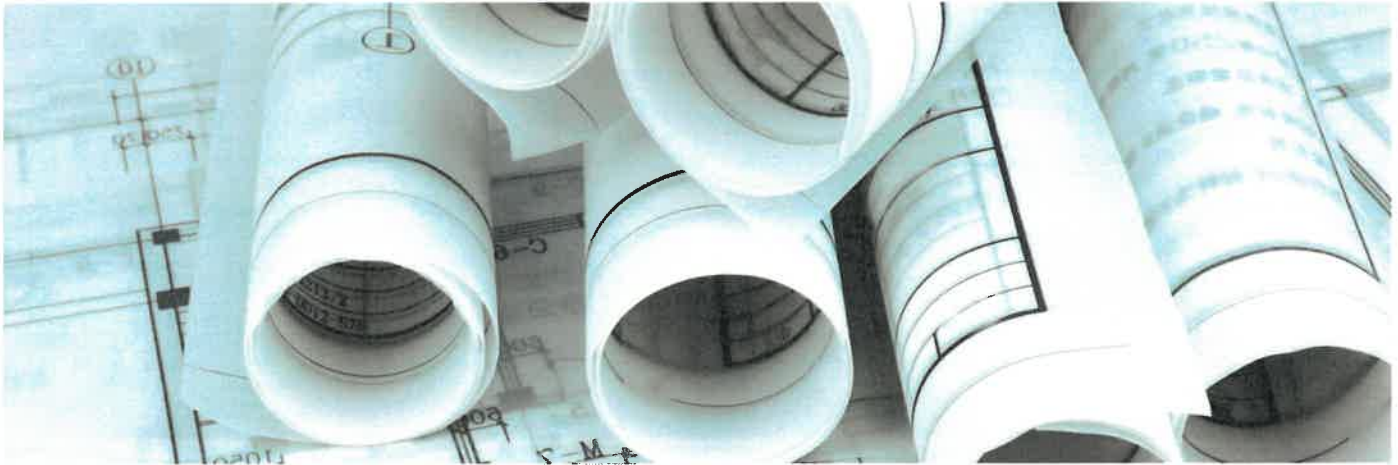
PROFESSIONAL AFFILIATIONS

American Institute of Certified Public Accountants
Association of Certified Fraud Examiners

National Association of Construction Auditors

EDUCATION

B.B.A., Universidad Politecnica de Puerto Rico



Proposed Fees

We are committed to quality, value-added service.

- ▶ We understand the importance of efficiencies and cost control and have specifically designed our methodology to provide your engagement team with the tools they need to perform a high-quality audit in as cost-effective a manner as possible.
- ▶ In addition, as an important client, you may contact us at any time without additional charges. A collaborative relationship is important to us. We are committed to investing the necessary time to discuss the changes, challenges, and potential issues which may impact you and your business.

WE BELIEVE IN COMPLETE TRANSPARENCY, WHICH MEANS:

- ▶ We quote services based on experience and realistic expectations to avoid unexpected fees.
- ▶ It is not our practice to bill for routine telephone consultations or questions unless they require significant research. If you request special services outside the scope of services outlined in this proposal, we will discuss those services and provide management with a fee estimate related to such assistance. We will not allow concerns about fees to jeopardize a relationship based on mutual trust and respect.

Our fee proposal:

Service	Fee
Construction Controls Assessment	\$75,000

Our fees are exclusive of out-of-pocket expenses, which will be billed separately as incurred. We render bills on a monthly basis and payment is due upon presentation. The amount billed reflects the approximate progress on completion of the professional service provided.

At BDO, our purpose is helping people thrive, every day. Together, we are focused on delivering exceptional and sustainable outcomes—for our people, our clients, and our communities. Across the U.S., and in over 160 countries through our global organization, BDO professionals provide assurance, tax, and advisory services for a diverse range of clients.

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Material discussed is meant to provide general information and should not be acted on without professional advice tailored to your needs.

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OPPORTUNITY RISING

CONSTRUCTION ADVISORY WORK PLAN FOR

CITY OF CREST HILL

Stephen Bacchetti, Partner

Colleen Rozillis, Partner

Moss Adams LLP
999 Third Avenue, Suite 2800
Seattle, WA 98104
(206) 302-6500



October 5, 2022

Mr. Jim Marino
City Administrator

City of Crest Hill
1610 Plainfield Road
Crest Hill, IL 60403

Dear Mr. Marino:

Thank you for the opportunity to present our qualifications to provide construction advisory services for the City of Crest Hill (the City). We understand you're seeking a service provider with a depth of functional skills necessary to assess and report on the performance of your capital program.

Our team has significant experience performing capital program assessments, performance audits, and construction cost and compliance audits. With our deep government and construction industry specific knowledge, we can consistently provide the City with the highest quality service. Our approach is collaborative, and we'll include your team in every step of the construction audit process to successfully deliver value-added results. We've audited numerous large-scale public and private construction projects valued between \$2 million and \$3.5 billion.

Additionally, our professionals have outstanding credentials, capabilities, and knowledge of the construction industry along with the skills and capabilities of certified construction auditors (CCAs) needed for the engagement. Our combined professional construction expertise will be of specific value to the City. We bring the requisite understanding and knowledge of construction management methods, contracting strategies, and project controls to conduct successful capital program assessments. This team—consisting of skilled professionals and performance auditors—has completed multiple construction program assessments and is familiar with different types of construction contracts and project delivery methodologies. We've worked directly with general contractors and/or construction managers on issues arising out of schedule delays, construction quality, change orders, excess charges, and project progress reporting.

Our performance as construction auditors and business advisors will demonstrate our commitment to high-quality services that are consistent with our proven track record. We look forward to helping you achieve your construction audit goals. If you have questions regarding this work plan, please don't hesitate to contact us.

Sincerely,

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Partner
(503) 323-7385
stephen.bacchetti@mossadams.com

Colleen Rozillis, PMP
Partner
(206) 302-6795
colleen.rozillis@mossadams.com

Table of Contents

	Executive Summary	1
	Firm Background	1
	Service Philosophy	1
	Firm Experience	1
	Capital Program Assessment	5
	Project Staffing	9
	Professional Fees	16
	Client Acceptance	16

Executive Summary

As a large, national professional services firm, we offer our clients a significant benefit: we're large enough to have the resources you need, yet small enough to provide the personal, timely service you desire. Clients who've chosen our construction audit solutions have told us that they've benefited from the extensive industry experience of our engagement teams, regional professionals, staff continuity, and high level of senior team member attention.

FIRM BACKGROUND

Moss Adams is a fully integrated professional services firm dedicated to growing, managing, and protecting prosperity. With over 3,800 professionals across more than 30 locations in the market capitals of the West and beyond, we work with the world's most innovative, dynamic, and promising clients and markets. Through a full spectrum of accounting, consulting, and wealth management services, we bring the deep industry specialization and inspired thinking our mid-market clients seek.

Since we put down roots in the Pacific Northwest more than 100 years ago, we've steadily expanded to serve clients not only in the west, but also across the nation and globally. Our full range of services includes accounting (assurance and tax), consulting (IT, strategy & operations, transactions, and specialty), as well as individual and institutional wealth management.

Moss Adams is one of the 15 largest US accounting and consulting firms and a founding member of Praxity, a global alliance of independent accounting firms providing clients with local expertise in the major markets of North America, South America, Europe, and Asia.



SERVICE PHILOSOPHY

Our commitment to being highly responsive to our clients is a fundamental part of our service philosophy. Open and timely communication is key to successful relationships, and our clients contact us throughout the year to help them. We offer continual access to senior-level team members who have the knowledge and experience to consistently meet our clients' needs.

FIRM EXPERIENCE

Construction Advisory Practice

Our team has significant experience performing capital program assessments, performance audits, and construction cost and compliance audits. We've audited numerous large-scale public and private construction projects valued between \$2 million and \$3.5 billion, including many governmental entity construction projects. We complete many construction projects each year, ranging from full program reviews to close-out audits. In these engagements, we've acted as the principal auditor.

We bring the requisite understanding and knowledge of construction management methods, contracting strategies, and project controls to conduct successful construction audits. We understand site requirements as well as local and state regulation and compliance issues. Our team includes professionals who have outstanding credentials, capabilities, and knowledge of the construction industry along with the skills and capabilities of certified construction auditors and certified public accountants needed for the engagement. Our combined professional accounting and construction expertise will be of specific value to the City.

A sample of our current and past construction audit clients includes the following:

- Banner Health System
- Beaverton School District
- Beverly Hills Unified School District
- Central Washington Hospital
- City of Arvada
- City of Los Angeles
- City of Phoenix
- Community Memorial Health System
- Cottage Health System
- Coushatta Tribe of Louisiana
- Dignity Health
- Dry Creek Rancheria Band of Pomo Indians
- East Side Union High School District
- El Monte Union High School District
- Episcopal Senior Communities
- Good Samaritan Hospital
- Harvey Mudd College
- Hoag Hospital
- Kaiser Permanente
- Lodi Memorial Hospital
- Long Beach Community College District
- Los Angeles Unified School District
- Maricopa County
- Maricopa County Community College District
- Maricopa Integrated Health Systems
- Marin General Hospital
- MultiCare Health System
- Newhall School District
- Oak Valley Hospital District
- Parkland Health and Hospital System
- Phoenix Children's Hospital
- Presbyterian Healthcare Services
- Puyallup Tribe of Indians
- Salinas Valley Memorial Healthcare System
- Salt Lake Airport Authority
- San Francisco State University
- San Jose Unified School District
- Scripps College
- Security Properties
- Soka University
- St. Charles Health System
- Stanford Hospital and Clinics
- Sutter Health
- Swedish Health Services
- Sweetwater Union High School District
- University of Alaska
- University of Chicago
- University of Hawaii
- University of Oregon
- University of Southern California
- University of Texas System
- West Contra Costa Unified School District
- Wyoming Medical Center
- Yuma Regional Medical Center

Construction audit services are only as effective as the people performing the services, which is why the partners and managers at Moss Adams play such a significant role in our engagements. The partners and managers serving the City will work closely with you and be highly involved in all phases of the

relationship, from planning and preparation to fieldwork and review. Our senior-level involvement will provide efficient job management, close supervision, timely resolution of issues, and expeditious reviews of work performed. For these reasons, we're confident our construction audit team is the best fit for the City.

Testimonials

Port of Tacoma

"We brought in Moss Adams for capital program assessment services. The team we worked with had the experience and expertise our projects needed and an understanding of the complexities that are unique to working with a public entity. They were very thorough and efficient, providing a lot of value for us. Based on their background and the breadth of their experience, they were able to suggest ideas, industry standards and best practices that we can implement."

Jewish Homes of San Francisco

"We engaged with Moss Adams construction audit team in the early stages of a \$130 million project to build a 200-unit senior care facility. Even with limited documentation and response from the contractor, Moss Adams was able to identify a significant area of risk right away. Their audit report was well received by management and the board committee overseeing the construction project. Ultimately, the identification of the problem and their proactive approach helped contain the risk and contributed to a change in contractor. We see tremendous value in the services Moss Adams provides."

Heritage Hotels and Resorts

"Moss Adams performed a construction audit on a very large project that went over budget and beyond scope. They helped save us a substantial amount of money and saved our relationship with our general contractor. The team went above and beyond, making themselves available, ensuring we had a positive outcome and confidence in the services they provided. We continue to work with Moss Adams today."

Beaverton School District

"Moss Adams has provided value for us on multiple projects, delivering significant cost savings. We have enjoyed working with Moss Adams and highly recommend them."

Sweetwater Union High School

"I consider the Moss Adams Performance Audits the best consultant reports I have come across in my 40 years of governmental experience. The product Moss Adams delivers is excellent –well documented, thorough, easy to understand, and consistently of the highest quality. The consultants at Moss Adams are honest and direct –taking the mystery out of the performance audit process."

Government Experience

You'll receive more effective services from our specialized professionals who have a deep understanding of the pressures you face, like the need for greater efficiency under tight budget constraints. Our significant experience working with tax-exempt organizations means our professionals are more likely to help you spot potential problems, create effective solutions, and understand the industry-specific impacts of today's major disruptors like cybersecurity and globalization, as well as the constant drive to innovate.

Moss Adams has a group of specialized practices with nearly 300 professionals who specialize in serving tax-exempt entities including governments, higher education institutions, not-for-profits, tribal and gaming

entities, energy and utility entities, and federal contractors. This firmwide team currently serves over 3,000 clients throughout the United States and provided more than 398,000 hours of service to those clients in 2021.

Internal Audit Experience

Internal audit services represent a core component of our firm's Government Services Practice. Our comprehensive, dedicated internal audit team has significant experience conducting audits and assessments related to compliance, finance, fraud, governance, management, operations, performance, policies and procedures, and technology. We serve local governments, tribes, higher education, and not-for-profits. We have earned recognition and an outstanding reputation for our services based on a solid track record and discriminating analysis.

Our internal audit professionals come from government, private industry, and public accounting, and work exclusively on internal and performance audit engagements. Because of the extensive audits we conduct for government clients, we have developed a series of proven practice components including investigative methodologies, engagement oversight and supervision, document management, fieldwork, communications and reporting protocols/practices, and risk assessment frameworks.

Our internal audit team consists of over 30 professionals, including partners, directors, senior managers, managers, seniors, and staff, all of whom specialize in delivering internal audit services. Our internal audit professionals have a deep understanding of local government policies, processes, and procedures. They offer relevant certifications to the City's internal audit services, such as CIA, CPA, CFE, PMP, CISA, and CCA, and our engagement team includes members of the IIA. Our training requirements for professional audit and consulting staff further make sure that our knowledge remains current.

Capital Program Assessment

Methodology

Our approach to performing construction and capital program risk assessments encompasses planning, on-site fieldwork, interviews, documentation of evidence to support findings, analysis of options, recommendations, and a high-impact report that typically includes implementation plans. Our typical project approach is conducted through the following four major phases: 1. Start-Up and Management, 2. Fact Finding, 3. Analysis, and 4. Reporting. The specific tasks that comprise each phase of our proposed work plan are described in detail below. Based on our understanding of your needs, we will conduct the following procedures on ten specific contracts:

- Contract administration management and controls
- Bid and procurement management and controls
- Change order and scope management and controls application
- Expenditure management and controls
- Design and construction budget management and controls
- Project close-out controls

Our approach to evaluating contracting processes and controls focuses on evaluating the controls that exist to determine whether procurement activities are performed in your best interest and with adequate documentation. Source selection methods include the following:

- Method of procurement and contracting fits the nature of the construction project
- Competitive bidding practices for procurement of contractors and subcontractors are in place
- Documentation requirements for procurement activities are established
- Proper oversight and approval of contracts granted and work pricing is completed by the owner
- Work to be performed is confirmed by the project manager, cost estimates are reviewed, and there's an approval process for contractor and subcontractor selection
- Best-practice construction controls are covered within construction contracts
- Contract approval is limited to a list of authorized individuals

The specific tasks that comprise each phase of our proposed work plan are described in detail below.

PHASE 1

START-UP AND MANAGEMENT

At project initiation, we will confirm the City's expectations, project timing, deliverables, and outcomes.

Initiate Project

We will conduct a kickoff meeting with the City to confirm expectations and discuss overall project scope, logistics, deliverables, timing, and progress reporting requirements. We will clarify the responsibilities of Moss Adams and the City personnel (e.g., providing requested documents and scheduling interviews),

timing of specific project activities, and format of each required deliverable. Also, we will establish an interview list and finalize our approach to each phase of the project.

Perform Project Management

We will conduct rigorous project management activities for the duration of the project. These activities will include providing guidance to the consulting team; coordinating with the City; working issues and solving problems; monitoring progress against the approved work plan; and developing, submitting, and discussing progress reports with the City. Progress reports will be provided at the frequency requested by the City.

Provide Quality Assurance

We believe it's important to recognize the need for quality by delivering excellent client service and engagement oversight. A partner will review all deliverables before submittal to the City.

DELIVERABLES



- Interview list
- Progress reports

PHASE 2

FACT FINDING

This phase encompasses fieldwork, including document review, interviews, walk-throughs, and an optional online survey, as well as the development of preliminary findings based on the results of fieldwork.

Review Documents

We will gather relevant documentation for review. Examples of documentation we may request include the following:

- Accounting policies, guidelines, reporting tools, and accounting system documentation
- Master plan and construction project list
- Planning documents
- Procurement bid and award process documentation (including proposals of successful and unsuccessful bidders and bid recaps).
- Job cost and accounting reports and capabilities
- Program-wide schedules and reports (baseline vs. actual)
- Design and construction contracts and or planned contracting delivery methods
- Guidelines regarding reimbursable expenses and allowable costs
- Professional services contracts (architects and engineers (A/E))
- Construction, architect, and engineering payment applications and invoices
- Records necessary to evaluate and verify direct and indirect costs
- Change order log and sampling of change orders
- Close-out records and reports.

- Approvals for use of allowances and contingencies.
- Key stakeholder reporting

The objectives of documentation review include gaining a sufficient understanding of your capital program environment, further defining issues and surrounding facts, and gaining insights to prepare for interviews.

Conduct Interviews and Walk-Throughs

We will conduct interviews with the City leadership to identify areas of greatest risk and concern and gain an understanding of current controls, processes, vulnerabilities, threats, likelihoods, and impacts. We will work with the City to schedule interviews. We will conduct interviews with representatives of all relevant the City departments.

As part of these interviews, we can also perform process walk-throughs. Walk-throughs are a roving interview whereby we will learn about the details of relevant processes, compliance, performance, and finance management/reporting. Walk-throughs will also allow us to make initial observations to identify important questions and issues that require follow up. Once completed, each walk-through will provide an effective means to gain further depth of understanding of fraud risks.

Present Preliminary Findings

We will present preliminary findings to the City. The purpose of sharing preliminary findings is to verify facts to make sure the basis for each finding is accurate and valid and to avoid surprises by giving the City a chance to preview findings. Findings will form the basis for analysis of opportunities for improvement.

DELIVERABLE



- Document request list

PHASE 3

ANALYSIS

This phase will determine the significance of issues identified and how best to address them.

Key business and control risks will be defined in an assessment framework with the following elements:

- Control objectives
- Findings (opportunities for improvement)
- Recommendations
- Impact of occurrence

Prepare Draft Findings and Recommendations

We will update findings and add draft recommendations based on our analysis. Recommendations will focus on implementing appropriate actions aimed at reducing risks and strengthening controls.

Present Draft Findings and Recommendations

We will present draft findings and recommendations to the City. The purpose of sharing draft findings and recommendations is to test the practicality of recommendations and, again, avoid surprises.

DELIVERABLE



- Draft findings and recommendations

PHASE 4

REPORTING

This phase covers the production of deliverables, including draft and final reports and recommended audit plan to optimize the construction project and capital program performance throughout the duration of the program.

Submit Draft Report

We will package our work in a draft report for the City's review. The draft report will include the necessary level of detail to allow the document to stand on its own and contain the following sections:

- Executive summary
- Study objectives, scope, and methodology
- Findings and recommendations

Submit Final Report

Based on feedback from the City, we will revise the draft report and submit our final report.

Present Final Report

We will present the final report to the City and prepare a presentation to facilitate these briefings.

DELIVERABLE



- Draft and final risk assessment report

Timeline

Assessment of key business and control risks of this nature typically take approximately one to two months to complete from project startup and requested documentation receipt to delivery of the final report. The overall timing will depend on the availability of key City personnel and the general timing of this work in relation to other relevant work impacting the City. We will work with the City to develop a mutually acceptable project schedule.

Project Staffing



Working with the right team of professionals makes all the difference to your engagement. The team members we've thoughtfully selected to serve your specific needs have years of experience conducting construction audits and serving higher education institutions. But more than that, you'll find they bring an optimistic perspective focused on helping the City explore and embrace opportunities for improvement. Your Moss Adams team will personally engage with your team and bring a high level of energy to the engagement.

Our proposed team composition reflects a robust combination of quality assurance, project management, contract analysis, and internal controls assignments that leverage the specialized expertise of our team members. As your engagement reviewer, Stephen Bacchetti will provide

oversight and quality assurance across all facets of the engagement. Colleen Rozillis will serve as quality assurance reviewer. Tammy Lohr will serve as performance manager. Jordan Wahl will lead the construction audit services as construction manager, supported by a talented team that includes consultants specially dedicated to performing construction contract audit services. In this way, we'll leverage the expertise of our team members to provide maximum insights and value to the City.

Our proposed team composition is provided below. Each team member is highly qualified, as demonstrated by the detailed resumes listed on the following pages.

Team Member	Firm Role	Project Role
Stephen Bacchetti, CPA, CIA, CCA	Partner	Engagement Reviewer
Colleen Rozillis, PMP	Partner	Quality Assurance
Tammy Lohr, CFE	Senior Manager	Performance Manager
Jordan Wahl	Manager	Construction Manager
Nick Granberg	Senior	Audit Lead
Adam Rondeau	Senior	Audit Resource
Brad Hagaman	Senior	Audit Resource
Henry Morris	Senior	Audit Resource
Micky Nguyen	Staff	Audit Resource

Stephen Bacchetti, CPA, CIA, CCA, *Partner*



*Role: Engagement
Reviewer*

Professional Experience

Stephen has more than 12 years of experience in construction advisory services and leads the firm's construction advisory services team. He performs specialized review and audit services for construction projects and capital improvement programs, including risk assessments; internal controls, process, and documentation reviews; construction contract audits; and construction bond performance audits. Stephen works closely with local governments, Tribes, universities, K-12 school districts, hospitals and health care systems, and commercial real estate developers, as well as construction contractors and project managers on structures and developments that range from millions to billions of dollars. He has planned, managed, and executed engagements that have resulted in significant cost savings and control and reporting improvements for his clients.

In addition to his construction auditing and internal controls experience, Stephen also has a background in International Financial Reporting Standards (IFRS) in the transportation industry.

Professional Affiliations

- Member, American Institute of Certified Public Accountants
- Member, California Society of Certified Public Accountants
- Certified Public Accountant (CPA)
- Certified Construction Auditor (CCA)
- Certified Internal Auditor (CIA)

Education

- BS, accounting, California State Polytechnic University

Colleen Rozillis, PMP, Partner



Role: Quality Assurance

Professional Experience

Since 2005, Colleen has advised local, state, and Tribal governments; K-12 and higher education; utilities; private companies; and not-for-profits to improve organizational and program operations and efficiency, facilitate strategic leadership and planning, and cultivate more effective governance. She works collaboratively with clients to understand their goals and objectives and define organizational and programmatic changes to better equip and position them to achieve those goals. Colleen serves as the firm's public sector, not-for-profit, and tribal consulting industry group leader and leads ESG consulting for the firm.

Her government experience includes planning, policy, and financial analysis for local and state agencies in Alaska, Arizona, California, Colorado, Hawaii, Michigan, Montana, Nevada, Ohio, Oregon, Pennsylvania, Texas, Utah, and Washington. Before joining Moss Adams, she managed the Performance Reporting Branch of the Washington State DOT and authored the 2011-2015 WSDOT Strategic Plan.

Colleen has recently provided performance audit services to clients including the California Institute for Regenerative Medicine, City of Abilene, City of Stockton, Concordia University, County of Maui, Lake Stevens Sewer District, Orange County, Santa Clara Valley Water District, SOAR Oregon, Sound Transit, and the states of Oregon and Utah.

Professional Affiliations

- Chair of the Board of Trustees, Humanities Washington
- Project Management Professional (PMP)
- Member, Society for Corporate Governance
- Member, Project Management Institute
- Member, International City & County Management Association
- Member, Institute of Internal Auditors
- Member, Association of Local Government Auditors

Education

- MS, public policy and management, Carnegie Mellon University
- BA, English and political science, University of Michigan
- Diversity and Inclusion Certificate, Cornell University

Tammy Lohr, CFE, *Senior Manager*



Role: Performance Manager

Professional Experience

Tammy specializes in assessing operational performance, evaluating the efficacy of existing organizational structure and staffing levels, identifying system and resource needs, and streamlining processes to improve operations for public sector organizations including state government, local government, school districts, and higher education institutions. She focuses on key elements of each engagement to develop high-quality deliverables that address client needs and meet applicable professional standards.

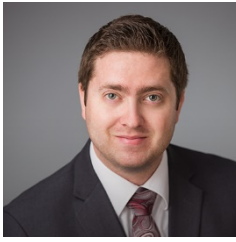
By using a collaborative approach to working with her clients, Tammy delivers projects and reports that are attuned to each client's unique operating environment and with recommendations designed to optimize organizational performance. Prior to joining Moss Adams, she worked as a performance auditor for the Washington State Auditor's Office.

Professional Affiliations

- Member, International City and County Manager's Association (ICMA)
- Member, Society for Human Resources Management (SHRM)
- Member, Institute of Internal Auditors (IIA)
- Member, Association of Certified Fraud Examiners (ACFE)

Education

- MPA, Daniel J. Evans School of Public Policy and Governance, University of Washington
- BA, public health, University of Washington

Jordan Wahl, Manager

Role: Construction Manager

Professional Experience

Jordan assists in conducting construction audits for the education, health care, infrastructure, and commercial real estate industries. He also helps provide clients in a diverse group of industries with a variety of federal contract compliance services. Prior to joining Moss Adams, Jordan interned with Reser's Fine Foods, where he assisted with accounting procedures and performed accounts payable analysis.

Professional Affiliations

- Member, Institute of Internal Auditors

Education

- BS, business management (emphasis in finance), Brigham Young University–Idaho

Nick Granberg, Senior

Role: Audit Lead

Professional Experience

Nick brings extensive experience working as a project engineer for multiple construction companies since 2017. He understands all aspects of successful projects and the risks associated with each decision, having assisted with many multimillion-dollar projects. Prior to joining Moss Adams, Nick was a project engineer at UMC, Inc.

Education

- BS, engineering management (focus in mechanical engineering), Gonzaga University

Adam Rondeau, Senior

*Role: Audit
Resource*

Professional Experience

Adam has worked in the construction industry since 2012, with experience as a project engineer and then project manager for commercial, multi-family, mixed-use, hospitality, historical renovation, public K-12, retail, and warehouse projects. He has managed all aspects of the project lifecycle for projects across the country with budgets ranging from \$3 million to \$40 million. Prior to joining Moss Adams, Adam was a project manager at Pence Construction.

Professional Affiliations and Certifications

- Construction Control Professional (CCP)
- Engineer-in-Training (EIT)

Education

- BS, civil and environmental engineering, San Jose State University

Brad Hagaman, Senior

*Role: Audit
Resource*

Professional Experience

Brad is a senior consultant with the Business Consulting group at Moss Adams. He has helped companies optimize their organizational needs in public accounting, focused primarily on cities, counties, school districts, and special purpose districts. He is experienced in a number of auditing best practices, including GAGAS and Yellow Book.

Brad has recently provided internal audit services to clients including the City of Glendale, City of Newport Beach, City of Stockton, Douglas County, New Mexico Highlands University, Otis College of Art and Design, and the Sierra Health Foundation.

Prior to joining Moss Adams, Brad was a senior audit associate and worked alongside partners and senior managers for over 40 clients annually including the City of Prineville, City of Saint Helens, Crook County, Crook County School District, Lincoln County School District, Medford School District, Oregon Coast Community College, Perrydale School District, Rainier School District, Scio School District, Silver Falls School District, Springfield School District, and Wasco County.

Education

- BS, business administration, Pacific University

Henry Morris, Senior

*Role: Audit
Resource*

Professional Experience

Henry Morris is a senior consultant focusing on construction audit services. He is experienced in working with owner representatives and subcontractors as well as monitoring cash flows, the profitability of contractor-owned equipment, and other metrics. Prior to joining Moss Adams, Henry worked as a project accountant for GLY construction.

Education

- BS, business administration, Gonzaga University

Micky Nguyen, Staff

*Role: Audit
Resource*

Professional Experience

Micky helps public and social sector clients improve their operations through strategic planning, process improvement, organizational assessments, and performance auditing. He is skilled at distilling complex information into accessible, graphical formats for various audiences. Prior to joining the Moss Adams Consulting team, he served clients in our assurance practice.

Micky has provided consulting services to clients including the City of Glendale, City of Santa Monica, City of Salem, the Claremont Colleges, and University of California, Davis.

Professional Affiliations

- Member, Association of Local Government Auditors

Education

- BBA, accounting, finance, and operations, University of California-Irvine

Professional Fees

For our clients, it's about more than the dollars you pay at the end of the day; it's about value. Consider both the tangible and intangible benefits of working with us. You'll get solid and timely deliverables. But more than that, the experience you'll have working with forward-thinking, industry-specialized professionals who work side by side with you to explore new possibilities is where you'll see the value. Invest in your future prosperity and experience a different style of service with us.

We're committed to estimates that are fair and commensurate with the experience and level of service described in this work plan. Expenses will be billed separately at cost not to exceed 5% of the fees including a technology and administration fee.

Service Description	Project Name(s)	Price	Quantity	Total (Not-to Exceed)
Capital Program Assessment	City Hall/Police Building (est. \$20m) and Public Works Building (est. \$6m)	\$40,000	2	\$80,000

CLIENT ACCEPTANCE

This proposal and fee arrangement are subject to the successful completion of our standard new client acceptance procedures. If we're awarded this engagement, we'll complete our procedures as quickly as possible. Assuming no significant matters come to our attention during our client acceptance process, we'll submit an engagement letter to the City following notification of your acceptance.



THANK
YOU

Assurance, tax, and consulting offered through Moss Adams LLP. ISO/IEC 27001 services offered through Cadence Assurance LLC, a Moss Adams company. Investment advisory services offered through Moss Adams Wealth Advisors LLC.

October 10, 2022

JIM MARINO
CITY ADMINISTRATOR
CITY OF CREST HILL
1610 Plainfield Road
Crest Hill, IL 60403

[Sent via email to:jmarino@cityofcresthill.com](mailto:jmarino@cityofcresthill.com)

RE: CREST HILL CITY CENTER
CITY OF CREST HILL
MKA PROJECT No. TBD
CONSULTING SERVICES PROPOSAL

Dear Mr. Marino:

It was a pleasure meeting with you and Mayor Ray Soliman. Further to our meeting on September 29, 2022, *MKA International, Inc. (MKA)* has prepared this proposal for our services. Our tasks in relation to the completed design and in-progress construction of the City Center will be as follows:

- Getting Started:
 - Initial site visit to the City Center.
 - Initial meeting with City of Crest Hill representatives.
 - Initial meeting with Harbour Contractors, Inc. representatives.
 - Initial meeting with the Architect of record.
- Review and analyze the following documents provided by your office:
 - Contract for professional services between Architect and City of Crest Hill.
 - Preliminary design and design development documents prepared by the Architect.
 - Estimated construction costs based on preliminary design and design development documents.
 - Initial construction schedule prior to start of construction and later progress updated schedules.
 - Architectural and Engineering construction documents including “permit” set, subsequent revisions, and “issued for construction” set of drawings and specifications.

- Bids, quotes and / or proposals from contractors, subcontractors, and suppliers.
 - Approved submittals including product data, shop drawings, testing data, warranties, etc.
 - Contracts and Purchase Orders with contractors, subcontractors and suppliers.
 - Change Orders (CO), Request for Information (RFI) and Architect's Supplemental Instructions (ASI).
 - Approved Application for Payments and signed Waivers of Lien from subcontractors and suppliers. Associated updated Schedule of Values.
 - Construction progress photos from start of construction to present.
 - City of Crest Hill Building Department inspection records.
 - Meeting minutes.
- Concurrent with the above document review and analysis we expect to attend meetings with the following:
- City of Crest Hill staff.
 - Mayor and City Council.
 - Architect of record.
 - Harbour Contractors.
- Review and analyze documents and minutes pertaining to public meetings in which the design and construction of the City Center was discussed and/or costs were approved by the City Council.
- Time and expenses for travel from the MKA office located at 1400 Opus Place in Downers Grove, Illinois to Crest Hill.
- Provide oral reporting to the City Administrator of our progress.

The above services are in association with the City Center only, and Client acknowledges that MKA's role is consulting and advisory in nature. Our services will be billed on a time and expense basis in accordance with the enclosed Terms and Conditions and Fee Schedule.

An estimated budget for our services is \$128,000.00; however, the actual invoices may be less. Prior to exceeding the budget, we will advise you of additional anticipated tasks. Please advise us of any special billing procedures we should follow to facilitate the processing of our monthly invoices.

JIM MARINO
MKA Project No. TBD
October 10, 2022
Page 3 of 3

The following are not included:

- Forensic accounting services.
- Professional (architectural or engineering) design services.
- Analysis of documents related to environmental issues.
- Contract/invoice analysis which Harbour Contractors, Inc. has performed.
- Analysis of documents related to furniture, fixtures and equipment (FF&E) that are not permanently affixed to the building.

Please sign and date this letter of agreement where indicated below and return the original to my attention.

Thank you for giving us the opportunity to assist you. We look forward to contributing towards a successful resolution.

Sincerely,
MKA INTERNATIONAL, INC.



Juergen J. Fuss, AIA

JJF/mls

Accepted for: **CITY OF CREST HILL**

By: _____

Date: _____

Enclosures: Terms & Conditions
Fee Schedule

TERMS & CONDITIONS

Item 3.

This agreement is between MKA International, Inc., hereafter called "MKA", and The City of Crest Hill, hereafter called "Client".

MKA will provide services in a manner consistent with that level of care and skill ordinarily exercised by other professional consultants performing comparable services under comparable circumstances at the time services are performed under the Agreement. No other representations to Client, express or implied, and no warranty or guarantee not expressly stated herein is included or intended in this Agreement.

Limitation of Liability: To the fullest extent permitted by law, the Client agrees to limit the liability, if any, of MKA, its officers, directors, employees, consultants or agents, to the Client and to all contractors and subcontractors on the project, due to professional negligent acts, errors or omissions, strict liability or breach of contract of MKA, to the sum of \$50,000 or MKA's fee, whichever is greater. However, if MKA's fee exceeds \$250,000, liability to client and to all contractors and subcontractors shall not exceed \$250,000.

Indemnity: Client agrees to save, indemnify and hold harmless MKA, its officers, directors, employees, consultants or agents, against any and all liability, including negligence, breach of contract, breach of express or implied warranty, misrepresentation or strict liability or any other claims seeking damages for personal injury, death (Client's employees included), property damage, loss of profits, damage to products or business reputation or other losses or damage arising out of the services provided, judgments, or demands, save and except claims or litigation arising through the sole negligence or sole willful misconduct of MKA. Client will make good to and reimburse MKA for any expenditures, including reasonable attorneys' fees, MKA may make by reason of such matters and if requested by MKA will defend any such suits at the sole cost and expense of Client.

Billing and Payment of Services: Invoices are issued monthly according to the attached fee schedule. Payment is due in full within fifteen (15) days of the invoice date. Interest may be charged at 1.5% per month (or at the maximum legal rate) on all balances unpaid thirty (30) days after the invoice date. In addition, client agrees to pay all costs of collection, including reasonable attorneys' fees and court costs incurred by MKA in collecting any delinquent account.

Opinions of Cost: MKA does not guarantee that estimates, proposals, bids or actual construction costs will not vary from opinions of probable cost prepared by MKA nor that the project can be constructed or repaired within the budget established by the owner.

Dispute Resolution: All claims, disputes, and other matters in question between the parties to this agreement, arising out of

or relating to this agreement or the breach thereof, may be decided by arbitration in accordance with the then-most current rules of the American Arbitration Association, unless the parties mutually agree otherwise. Regardless of the outcome of the arbitration, the costs associated with the dispute resolution process, exclusive of attorney fees, expert fees and other costs not related to the actual cost of administering the mediation, shall be borne equally by the parties, except as noted above.

Claims by Parties: Should litigation occur between the parties relating to the provisions of this agreement or any act arising out of the performance of this agreement, all litigation expenses, collection expenses, witness fees, court costs and attorneys' fees shall be paid by the non-prevailing party to the prevailing party.

Miscellaneous:

No Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either MKA or the Client.

Governing Law: These Terms and Conditions and the contract of which they are a part shall be governed by and construed under the laws of the State of Colorado.

Entire Agreement: This Agreement, including the Project Initiation Letter, the Fee Schedule and any other attached documents, embodies the entire Agreement between the parties and supersedes all prior conversations, proposals, negotiation, understandings or agreements, whether written or oral.

Severability: Should any provision of this Agreement be held invalid or unenforceable, the remainder of this Agreement shall not be affected and shall be enforceable to the fullest extent permitted by law or in equity.

Force Majeure: MKA shall not be liable for any failure to perform or delay in the performance of the services due to circumstances beyond its control.

Termination: This agreement may be terminated by either party seven days after providing written notice of such intent to the other party. In the event of termination, MKA shall be paid compensation for services performed to termination date, including reimbursable expenses. In the event that compensation due MKA is over thirty days overdue, MKA has the right to suspend or terminate services without prior written notice.

Surviving Conditions: All provisions under the Terms and Conditions shall survive the termination or completion of this agreement.

FEE SCHEDULE

<u>Professional Services</u>	<u>Hourly Rate</u>
Principals	\$350
Architects Building Technology Consultants	\$195-315
Clerk of The Works Consultants	\$110-200
Construction Consultants	\$160-315
Construction Cost Estimators	\$160-315
Construction Management	\$160-315
Electrical Consultants Engineers Estimators	\$170-315
Engineers [Civil Structural]	\$210-315
Fire & Electrical Forensic Consultants Engineers	\$170-315
Geotechnical Consultants Engineers Geologists	\$195-315
Mechanical Consultants Engineers Estimators	\$195-315
Restoration Consultants Estimators	\$160-315
Roofing Consultants Estimators	\$195-315
Scheduling Consultants	\$195-315
Technical [Graphics Analysts Specialized IT Operations]	\$110-245
Support Services	\$95
<u>Other Services</u>	
Deposition / Expert Witness Testimony (2 Hour Minimum Travel/Wait Time at Regular Rate)	\$525/hr
UAV Services	\$200/day
Matterport 3D Imagery	\$300/3D Space
Resistograph (Wood Decay Testing Device)	\$300/day
K9 Accelerant Detection Services	\$200/hr
Reimbursable Expenses & Sub-Contractor/Sub-Consultant Services	Cost plus 10%
Automobile Use - Based Upon IRS Published Rates	Cost plus 10%
Photocopying, Binding and Digital Photo Printing	At MKA Cost



Agenda Memo

Crest Hill, IL

Meeting Date: October 24, 2022

Submitter: Jim Marino, City Administrator

Department: Administration

Agenda Item: Waive Park District Building Permit Fee

Summary: The Lockport Township Park District submitted plans for improvements at the Prairie Bluff Golf Course. The improvements include:

- Six pickleball courts
- Additional parking east of the Fire District building
- Fabric shade structures, picnic tables and benches in the middle between the courts
- An interior road from this area to the Prairie Bluff parking lot
- Driving range building with 31 covered bays, concession stand and restrooms
- Parking lot off the exiting lot to allow those using the range an area closer to park

Based on the construction cost of \$4 million, the building permit fee amounts to \$51,520. The park district already paid \$4,910 for an excavation permit.

It is my understanding that in the past the city council has reduced building permit fees for park district construction projects. This occurred in 2012 for the Prairie Bluff building expansion. In this instance, the city's fee was reduced in half and the cost for the plan review performed by Robinson Engineering was passed on to the park district. The current and 2012 permit documents are attached.

The park district Executive Director, Bill Riordan, is asking that the fee for their current construction project be reduced. Bill understands that the park district would be responsible for paying the cost for the plan review performed by Lakeside Consultants. The cost for Lakeside's review is \$10,000.

Recommended Council Action: Reduce the building permit fee charged to the park district.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments: Building permits, pickleball court and driving range layout drawings

CITY OF CREST HILL
1610 Plainfield Road
Crest Hill, IL 60403
Phone: 815-741-5106
Fax: 815-741-5116

COPY

COMMERCIAL BUILDING PERMIT

Permit: 22-09-0011

Issued On: 10/20/2022

Permit Type: Commercial Construction

Expiration Date: 10/20/2023

Project Description:

19433 RENWICK RD
PRAIRIE BLUFF GOLF COURSE

Job Cost Estimate: 4,000,000.00

Township: Lockport

Subdivision: SQ FT: 10,491.00

In pursuance of filing of the required application and plans and specifications by:

Owner: PRAIRIE BLUFF GOLF COURSE

Primary Contractor: By owner

PERMIT DESCRIPTION: Construction of pickleball courts, parking lots and a golf range building.

NO PREMISES SHALL BE OCCUPIED UNTIL A CERTIFICATE OF USE AND OCCUPANCY OR A
WRITTEN CONDITIONAL OCCUPANCY APPROVAL BY THE BUILDING OFFICIAL HAS BEEN ISSUED.

SEE ATTACHED FOR MINIMUM REQUIRED INSPECTIONS.

THE ISSUANCE OF THIS PERMIT IS FOR THE WORK SPECIFIED IN THE APPLICATION FILED.
THEREFORE ANY UNAUTHORIZED CHANGE OR ALTERATION FROM THE AFORESAID APPLICATION
OR PLANS WILL RENDER THIS PERMIT NULL AND VOID. ALL CORRECTIONS OR ALTERATIONS
NOTED IN ANY ADDENDUMS ISSUED BY THIS DEPARTMENT SHALL BE MADE A PART OF THE
APPROVED PLANS AND SHALL BE PERFORMED AND INCORPORATED INTO THE WORK.

CALL JULIE AT 811 PRIOR TO ANY EXCAVATION.

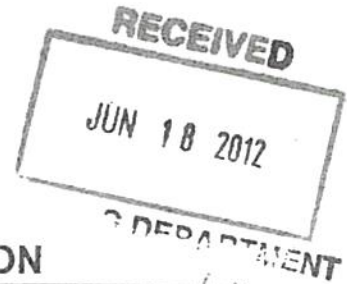
MUST POST ON THE JOB SITE IN A VISIBLE LOCATION

R. Wedeman

City of Crest Hill Development Handbook

Appendix O

CITY OF CREST HILL BUILDING DEPARTMENT COMMERCIAL PERMIT APPLICATION



FOR OFFICE USE ONLY: Permit Number C-

2012-06-0014

Please print in black or blue ink

APPLICANT AND CONTACT INFORMATION:

Owner: Lockport Fire Department
 Street No: 191 South Lawrence Ave
 City, St., Zip: Lockport, IL 60441
 Phone: 815-835-1183
 Fax: 815-835-1183

Correspondence To: Joe Mackley PE
 Street No: 201 E
 City, St., Zip:
 Phone:
 Fax:

LOCATION OF PROPOSED CONSTRUCTION:

PIN (Property Identification No.):
 Street No: 191 S. LAWRENCE AVE
 Lot No: Subdivision Name:
 Township: St. Lawrence Size in Acres:

DESCRIPTION OF PROPOSED CONSTRUCTION:

(☒) Commercial (☐) Industrial (☐) Build Out (☐) Other: Explain:
 Total cost of construction: \$ 1,248,994.00 No. of stories: 1
 Total square footage of all floor areas: Total no. of bathrooms: 4
 Is a curb or a new driveway going to be installed (☐) Yes (☒) No
 Total lot coverage (includes buildings & pavement) %:
 Total square footage of parking lot: 2,000 sq ft

TYPE OF PROPOSED CONSTRUCTION:

Type of Business: Fire Department / Restaurant / Bar / Lounge / Existing
 Intended Use of Proposed Structure: Restaurant / Lounge
 Dimensions of Proposed Structure: Approx 95' x 42'

ATTACH THREE COPIES OF THE SITE PLAN AND A COPY OF THE LEGAL DESCRIPTION:

The site plan must be signed and sealed by a Professional Engineer from the State of Illinois

ATTACH THREE COPIES OF THE BUILDING OR STRUCTURAL PLANS:

Two copies of the building or structural plans should be sealed by an Illinois Architect or Structural Engineer.
 All mechanical, electrical and plumbing plans should be sealed by an Illinois Architect or Professional Engineer.
 Letter of intent is required from the Plumbing Company doing the work.
 Letter of intent is required from the Electrical Company doing the work.
 Letter of approval from the Lockport Township Fire Protection District required.

\$13,770 +
 \$750 plan
 revision

City of Crest Hill Development Handbook

Appendix O

IF YOU ARE ERECTING A SIGN, YOU ARE REQUIRED TO OBTAIN A SIGN PERMIT**PLEASE READ THE FOLLOWING PROVISIONS AND SIGN BELOW:**

I/We agree that all work performed under said permit will be in accordance with the site plan(s) and building plan(s) which accompany this application.

I/We understand that if the proposed structure or use violates the Zoning Ordinances of Crest Hill, the entire application will be returned to the applicant for further action to bring proposed structure into compliance with ordinance requirements.

I/We understand that if construction is not commenced within 6 months from issuance, or if construction is not completed and a final inspection for occupancy is not requested within one year of issuance the permit is void. If work is **not completed within one year** the original permit is void and must be renewed to continue work or request any further action.

I hereby certify that the proposed work is authorized by the owner of record and that I am the owner or have been authorized by the owner to make this application as his/her authorized agent and that all contractors listed and/or owners doing their own construction are true and accurate.

I/We understand it is my/our responsibility to contact the appropriate fire department for a commercial hood inspection.

I/We understand it is my/our responsibility to contact the appropriate Highway Authority.

Print Name

Sue A. McLevitz

SIGNATURE

Sue A. McLevitz

Date:

6/12/12

For office use only:**ENGINEERING**

Approved By: _____

Date: _____

BUILDING/ZONING 815-741-5106

Approved By: _____

Date: _____

City of Crest Hill Development Handbook

Appendix O

List below all contractors that will be working on the project covered by the permit applied for. If after the permit is issued a change is made in the contractor that will be performing the work, the City of Crest Hill Building Department must be notified and that contractor must be licensed.

NOTE: All contractors and/or subcontractors working on the job must be licensed with the City or no permit will be issued.

General Contractor: _____
 Carpenter: _____
 Commercial Hood: _____
 Concrete: _____
 Drywall/Plaster: _____
 Electrical: _____
 Elevator: _____
 Excavator: _____
 Garage: _____
 Heating/Cooling: _____
 Masonry: _____
 Plumber: _____
 Roofing: _____
 Sewer/Water: _____
 Siding: _____
 Swimming Pool: _____
 Other: _____

No storm, sub-surface or surface water to be emptied into sanitary sewer or adjacent property. All work must be inspected - all requests for inspections must be received by 3:00 p.m. for the next business day's list.

The Building Department must be notified if any change in plans are made.

Steve Kuczkowski, Sr.

Building Commissioner

1610 Plainfield Road, Crest Hill, IL 60403

Phone: 815-741-5106

Fax: 815-741-5116

City of Crest Hill

Ray Soliman
Mayor

Christine Vershay-Hall
City Clerk

06/10/2012

Billing Statement—19433 Renwick Rd.**Bill To:**

Lockport Township Park District
1911 S. Lawrence Av.
Lockport, IL 60441

Description	Fee		Total
Permit fee 19433 Renwick Rd. as approved by City Council	\$6,885.00		\$6885.00
Plan review fee 19433 Renwick Rd.	\$750.00		\$750.00
		Total	\$7,635.00

22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hcockdesigngroup.com

PREPARED FOR
Lockport Township
Park District

1811 South Lawrence Avenue
Lockport, Illinois 60441

PROJECT
**Prairie Bluff
Pickleball-Range**

19433 Renwick Road
Crest Hill, Illinois 60403

CONSULTANTS
Civil Engineer
Ruettiger, Tonelli &
Associates, Inc.
Shorewood, IL 60404
T 815.744.6600

Electrical Engineer
Nova Engineering PC
Schereville, IN 46375
T 219.865.3352

Architect
Jon S. Ditter Architect PLLC
Lockport, IL 60441
T 815.834.0522

ISSUE FOR BID
September 1, 2022
REVISIONS

No	Date	Issue

CHECKED BY
EFH

DRAWN BY
LJL / AMM

SHEET TITLE

Layout and Materials Plan

SCALE IN FEET
1" = 30'



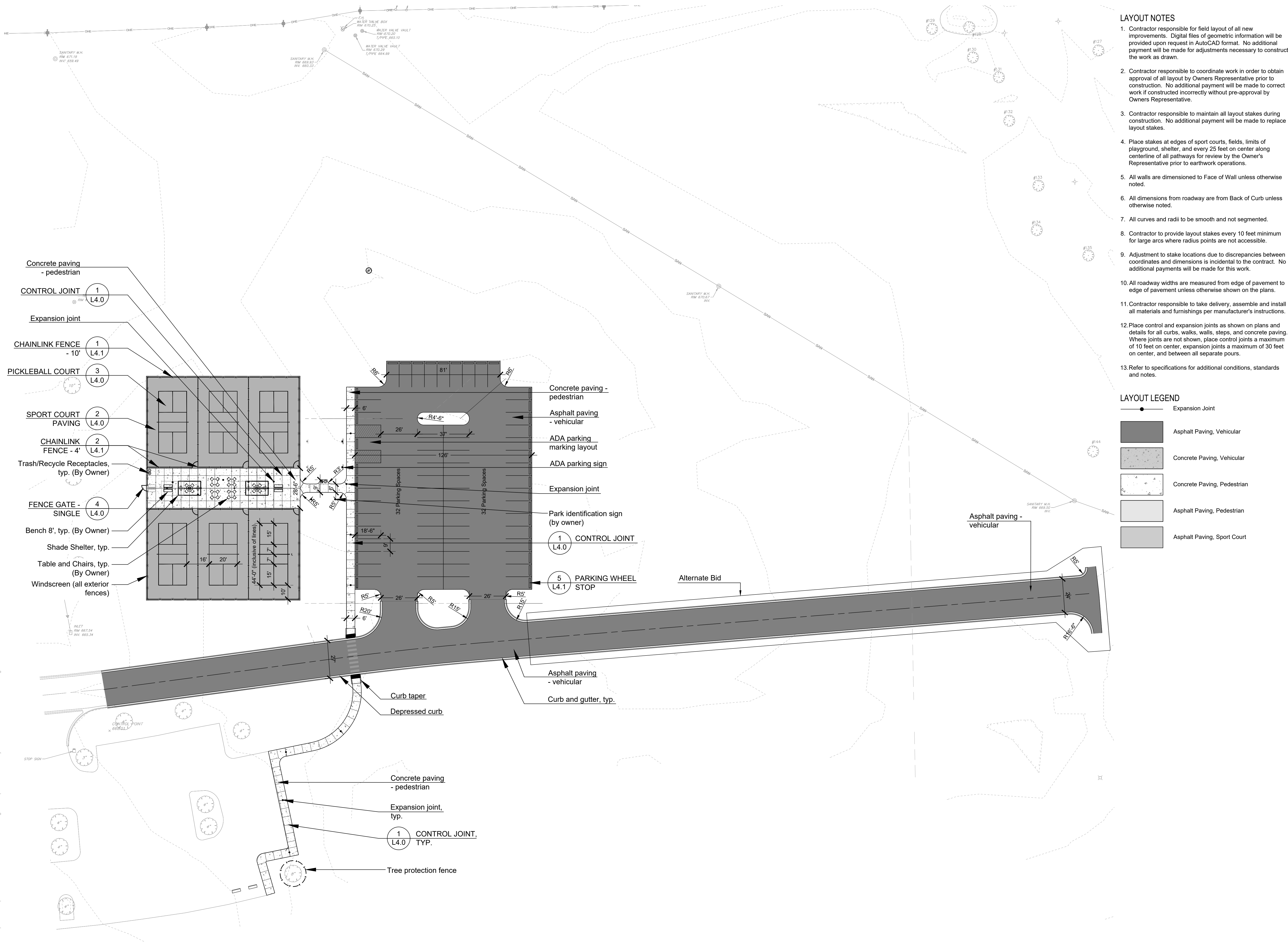
NORTH SHEET NUMBER



L1.0

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129





22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787

hitchcockdesigngroup.com

PREPARED FOR
**Lockport Township
Park District**

1811 South Lawrence Avenue
Lockport, Illinois 60441

PROJECT
**Prairie Bluff
Pickleball-Range**

19433 Renwick Road
Crest Hill, Illinois 60403

CONSULTANTS

Civil Engineer
Rueffiger, Tonelli &
Associates, Inc.
Shorewood, IL 60404
T 815.744.6800

Electrical Engineer
Nova Engineering PC
Schereville, IN 46375
T 219.865.3352

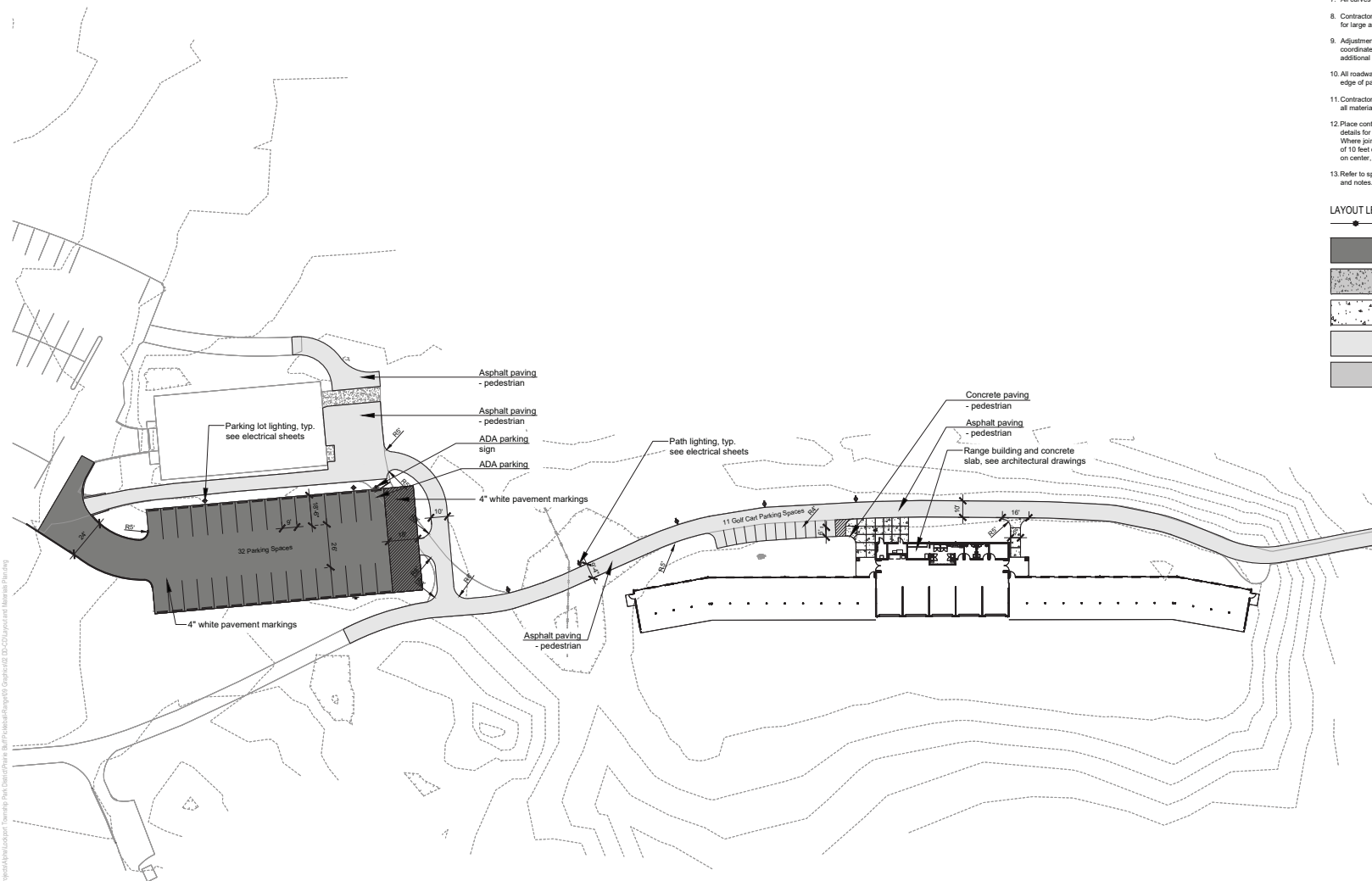
Architect
Jon S. Ditter Architect PLLC
Lockport, IL 60441
T 815.834.0522

LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

	Expansion Joint
	Asphalt Paving, Vehicular
	Concrete Paving, Vehicular
	Concrete Paving, Pedestrian
	Asphalt Paving, Pedestrian
	Asphalt Paving, Sport Court



ISSUE FOR BID
September 1, 2022
REVISIONS

No.	Date	Issue

CHECKED BY
EFH

DRAWN BY
L.J. / AMM

SHEET TITLE

**Layout and
Materials Plan**

SCALE IN FEET

1" = 30'

0' 15' 30' 90'

NORTH

SHEET NUMBER

L1.1

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Agenda Memo

Crest Hill, IL

Meeting Date: | October 24, 2022
Submitter: | Jim Marino, City Administrator
Department: | Administration
Agenda Item: | Rental Property Registration

Summary: Discuss rental property registration.

Recommended Council Action: None.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments: None