



Regular City Council Meeting

Crest Hill, IL

February 02, 2026

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

1. **OPENING OF MEETING**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS**
 - A. Public Hearing for the Alternative Water Source Distribution System Improvements-Amended PEID-Larkin Avenue
5. **PUBLIC COMMENT FOR AGENDA ITEMS ONLY: (*Limit 3 minutes per person*)**
6. **CONSENT AGENDA: (*All items on the Consent Agenda are considered routine by one motion. These items will not be separately discussed unless an Alderperson so requests, in which event the item will be removed from the Consent Agenda and considered separately.*)**
 - A. Approve the Minutes of the Work Session Meeting Held on January 12, 2026
 - B. Approve the Minutes of the Regular Meeting Held on January 19, 2026
 - C. Approve the Minutes from the Work Session Meeting Held on January 26, 2026
 - D. Award the Contract to P.T. Ferro Construction Company for the Division Roadway Reconstruction Improvement in the Amount of \$2,023,482.72
 - E. Approve a Resolution Approving an Amendment to the Construction Agreement by and between the City of Crest Hill, Will County, Illinois and M & J Underground, Inc. for Caton Farm Road Water Main Extension
 - F. Approve an Ordinance Approving Final Plat of Subdivision, Special Use Permit, and Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances with Respect to Certain Real Property Located at 1812 N Larkin Ave in Crest Hill, Illinois (Application of Extra Space Storage LLC)
 - G. Approve a Resolution Designating Glenn Gehrke as the Illinois Municipal Retirement Fund (IMRF) Authorized Agent for the City of Crest Hill
 - H. Approve a Resolution Approving an Agreement by and between the City of Crest Hill, Will County, Illinois, and ACP CreativIT, LLC for Audio Upgrades to the City Council Chambers in the Amount of \$29,854.00

- I. Approve a Resolution for a Professional Services Agreement for a PFAS Treatment Equipment and Pilot Testing Study by and between the City of Crest Hill, Will County, Illinois and Strand and Associates, Inc. in the Amount of \$10,000.00
- J. Approval of the Regular and Overtime Payroll from January 12, 2026, through January 25, 2026, in the Amount of \$295,291.66
- K. Approval of Additional Comp Time Buy Back in the Amount of \$10,820.63
- L. Approval of the List of Bills Issued through February 2, 2026, in the Amount of \$626,650.18

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

A. Mayor's Report:

B. City Clerk's Report:

- 1. Approval of The Renwick Club HOA to use the Community Room for their Board Meeting

C. City Treasurer's Report:

D. City Attorney:

E. City Administrator:

- 1. Recommendation for Approval of New Finance & Negotiation Prep Committees

F. Public Works Department:

G. City Engineer:

H. Finance:

I. Police Department:

J. Community Development:

11. **UNFINISHED BUSINESS:**

12. **NEW BUSINESS:**

13. **COMITTEE/LIAISON REPORTS:**

14. **CITY COUNCIL COMMENTS:**

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

16. **EXECUTIVE SESSION:**

17. **ADJOURNMENT:**



Agenda Memo

Crest Hill, IL

Meeting Date:	February 2, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	(Public Hearing) Alternative Water Source Distribution System Improvements-Amended PEID-Larkin Avenue.

Summary: As required by the IEPA, the City of Crest Hill is having a public hearing tonight to present the City proposed “Alternative Water Source Distribution System Improvements-Amended Preliminary Environmental Impacts Determination (PEID)”.

Illinois Procedures for Issuing loans from the Public Water Supply Loan Program requires that the Illinois Environmental Protection Agency conduct an assessment of the environmental impacts of the proposed improvements. As part of this approval process the City is required to solicit the public’s comments regarding the environmental impacts of the proposed improvement.

Strand and Associates will provide a brief description of the project. Once completed, the floor will be open to the public so the city can solicit comments. These comments will be recorded and sent to the IEPA for review.

If comments are not provided here tonight, they can be sent to Chris Covert, Project Manager, Infrastructure Financial Assistance Section, Illinois Environmental Protection Agency Bureau of Water, W. lles Avenue, P.O. Box 19276, Springfield, Illinois 62794-9276 or Ronald J Wiedeman P.E., City Engineer , City of Crest Hill 20600 City Center Boulevard Crest Hill, IL 60403, email: rwiedeman@cityofcresthill.com

For further information, contact Chris Covert, IEPA project manager at 217-782-2027.

Comments period will close at the end of business on February 17, 2026.

Recommended Council Action: n/a

Financial Impact:

Funding Source: n/a

Budgeted Amount: n/a

Cost: n/a

Attachments:

IEPA Amended PEID Notice 12-23-2025

1.2026 PEID Public Meeting Presentation v2

Preliminary Environmental Impacts Determination (PEID) for the Alternative Water Source Distribution System Improvements

-Larkin Avenue Water Main Lining Phase 4 Extension

Crest Hill, IL

Project Information

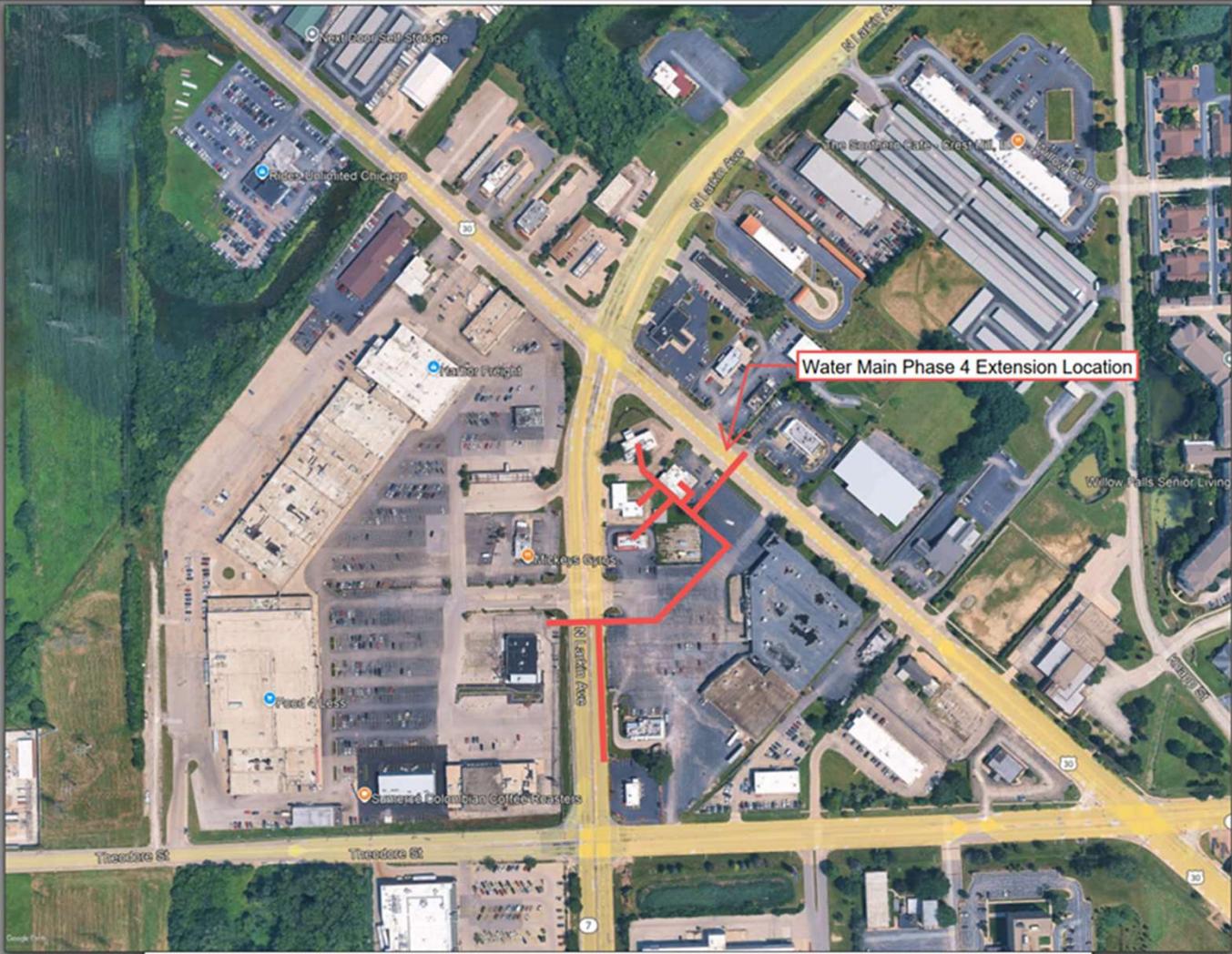
- Name: Alternative Water Source Distribution System Improvements
- Loan numbers: L17 - 6383, -6384, -6385, -6386, -7147, and -7610

Project Supplement

- ***Larkin Avenue Water Main Lining Phase 4 Extension***

Projects previously approved.

- Caton Farm Road reinforcement watermain, Currently under Construction
- Phase I of Broadway St. and Theodore St. water main lining, Currently under Construction
- Phase II through IV of Theodore St. (Oakland to US Rte. 30) and US Rte. 30 water main lining
- Eastern GPWC site - 3.5 million gallon storage tank and a receiving and pumping station
- *Western GPWC site - receiving and pumping station (Out for Bid in February 2026)*



Environmental Issues

Construction impacts

- Temporary impacts that include construction-associated noise, blowing dust, air emissions, soil erosion, and traffic disruption

Illinois Department of Natural Resources (IDNR)

- National Historic Preservation Act of 1966 – concluded that adverse effects are unlikely
- Illinois Endangered Species Act - concluded that adverse effects are unlikely
- Illinois Natural Areas Preservation - concluded that adverse effects are unlikely
- Illinois Wetlands Act - concluded that adverse effects are unlikely
- IDNR Office of Water Resources – project is outside of floodway, no permit required

Department of Army, Corps of Engineers (USACE)

- Unable to make a clear determination on Nationwide Permit 58. If impact to aquatic resources can be avoided, there may be no permit requirement. If the impacts are unavoidable, the City would likely qualify for the Nationwide Permit 58. A wetland delineation could help determine if these aquatic resources can be avoided.

Tribal Consultation

- 10 tribes were contacted, no responses with concerns

AMENDED PROJECT SUMMARY AND ENVIRONMENTAL ASSESSMENT

The following project summary and environmental assessment has been prepared by the Illinois EPA to assist the loan applicant in complying with the public notice requirements. This is an amendment to the PEID which was issued November 26, 2024. This report is based on information submitted to the Illinois EPA by the City of Crest Hill. Sources of information include the following documents: Alternative Water Source Distribution Improvements – Larkin Avenue Water Main Lining (Phase 4 Extension) prepared by Strand Associates, Inc. dated October 24, 2025 and the Environmental Checklist and Certification form with applicable consultations prepared by Strand Associates, Inc. dated October 2025.

PART I – PROJECT INFORMATION

Project Name: Larkin Avenue Water Main Lining Phase 4 Extension
Loan Applicant: City of Crest Hill
County: Will Project Numbers: L176383, 6384, 6385, 6386, 7147, 7610
Current Population: 20,223 Future Population (20 year): 20,223

Project Description: The City of Crest Hill is proposing various water distribution system improvements in order to transfer to a treated Lake Michigan water supply. Activities include the lining of approximately 15,575 lineal feet of 8 to 12-inch diameter watermain and the addition of a 3.5 million gallon storage standpipe and associated pump stations (Eastern Receiving and Pump Station and Western Receiving and Pump Station). This work will be conducted in five phases. L176384 consists of the first of four watermain lining events and is currently in construction. L177610 consists of the construction of the standpipe. L176383 will consist of the construction of both the Eastern Receiving and Pump Station and Western Receiving and Pump Station. L177147, L176385, and L176386 will consist of the remaining watermain lining events.

The amended plan submitted October 2025 consists of the lining of an additional 800 lineal feet of watermain and the installation of approximately 900 lineal feet of new watermain for L177147.

Project Location: See attached map for project location.

Project Justification: The City's residents currently receive drinking water from 8 shallow wells. In order to meet future demands, the City has decided to join a regional water commission, the Grand Prairie Water Commission (GPWC), to supply its residents with water from Lake Michigan by 2030. The activities proposed in the project plan will ensure a safe water supply through 2030 and provide the transition to the Lake Michigan water source.

Estimated Construction Start Date: L176384 – started; L177610 and 6383 – Winter 2026; L177147 – Summer 2026; L176385 – Winter 2027; L176386 – Spring 2028

Estimated Construction Completion Date: All phases will be completed by Summer 2028

Project Cost Estimate: \$35,852,975 (includes \$2,852,974 previously awarded for L176384)

PART II – PROJECT AFFORDABILITY FOR RESIDENTS AND UTILITY CUSTOMERS

The applicant is proposing to finance the project costs with loans from the Public Water Supply Control Loan Program (PWSLP). For L177610 annual repayments on a PWSLP loan in the amount of \$7,500,000 at an estimated interest rate of 2.16% for a term of twenty (20) years are \$462,146. For L176383 annual repayments on a PWSLP loan in the amount of \$10,500,000 at an estimated interest rate of 2.16% for a term of twenty (20) years are \$647,005. For L177147 annual repayments on a PWSLP loan in the amount of \$7,000,000 at an estimated interest rate of 2.16% for a term of twenty (20) years are \$431,336. For L176385 annual repayments on a PWSLP loan in the amount of \$4,000,000 at an estimated

interest rate of 2.16% for a term of twenty (20) years are \$246,478. For L176386 annual repayments on a PWSLP loan in the amount of \$4,000,000 at an estimated interest rate of 2.16% for a term of twenty (20) years are \$246,478.

The loan program rules include provisions for incentives such as reduced interest rates, partial principal forgiveness (a reduction in the amount of principal borrowed that would otherwise have to be repaid), and extended repayment periods for qualifying applicants. The criteria used to determine incentive qualification are found in Sections 662.210 and 662.250 of the Procedures for Issuing Loans from the PWSLP which is available on the Agency's website. The final decision for incentive qualification will be determined at the time a loan agreement is issued using updated Census Bureau and Department of Labor data. The Agency adjusts qualifying criteria annually on July 1st.

Using current data, the City of Crest Hill is eligible to receive a 30 to 40-year loan term (the applicant's borrowing ordinance must reflect the term, and a Useful Life Calculation Form based on as-bid costs must be submitted), 1.62% small community interest rate, and partial loan principal forgiveness. Principal forgiveness is not guaranteed until a loan agreement is issued. The final loan and annual repayment amounts will be based on the as-bid project costs, and the loan terms in effect on the date the loan agreements are issued. A rate increase is not necessary to repay the loan.

Source of Loan Repayment: User rates

Current Average Monthly Residential Water Use: 513 cubic feet

Current Average Monthly Residential Cost of Service: \$31.17

Projected Average Monthly Residential Cost of Service: \$31.17

How the monthly residential rate/cost of service is calculated: The City's water customers are charged a flat fee of \$25.50 for the first 400 cubic feet of water used and \$5.02 per 100 cubic feet beyond the initial 400.

Median Household Income (MHI): \$71,408

Financial evaluation of the proposed project: To evaluate the costs of the proposed project for the community, a percentage comparison of the MHI to the average, annual cost for water service is utilized. The MHI listed above is from the current fiscal year's census information. The proposed annual cost of \$374.04 for service is 0.52% of the MHI for the City. This percentage is for comparison only and has no impacts on whether a project qualifies for funding from the IEPA. The percentage comparison and MHI are two of several criteria used to determine whether a loan project qualifies for interest rate reductions or principal forgiveness.

PART III – ENVIRONMENTAL ISSUES ASSOCIATED WITH THE PROJECT

Project construction impacts: Temporary adverse environmental impacts such as construction-associated noise, blowing dust, air emissions, traffic disruption, and soil erosion will likely occur during construction.

Illinois Department of Natural Resources (IDNR) State Historic Preservation Office (SHPO): An IDNR SHPO letter dated October 25, 2023, indicates that there are no anticipated impacts to historic, architectural, and archaeological resources from the proposed project and that it complies with Section 106 of the National Historic Preservation Act of 1966.

IDNR Impact Assessment: The loan applicant submitted project information to the IDNR EcoCAT website to determine compliance with the Illinois Endangered Species Act, Illinois Natural Areas Preservation Act and the Illinois Wetlands Act. The review results indicated that protected resources are in the vicinity of the locations submitted and the project will be further evaluated. A September 20, 2025 letter by IDNR states that the project was reviewed for compliance with Title 17 Illinois Administrative Code Part 1090 of the Interagency Wetland Policy Act and Part 1075 for Endangered Species Protection and Natural Areas Preservation and was determined to be in compliance. Adverse effects were determined to be unlikely and the consultation was terminated.

IDNR Office of Water Resources (OWR) Assessment: The City submitted project information to the IDNR Office of Water Resources (OWR) for consultation for project activities which may be occurring in regulatory floodways. The Department has concluded that the new pump station is located outside the floodway of Railroad Creek, therefore it does not require an IDNR/OWR permit. The new watermain construction and watermain replacement do not require an IDNR/OWR permit because Railroad Creek has a drainage area of less than one square mile at the project sites. The lining to the existing watermain located within the designated floodways of Rock Run North, St. Francis Academy Creek, and St. Anne School Tributary is considered maintenance and repair to an existing structure and is exempt from needing an IDNR/OWR permit.

Department of the Army, Corps of Engineers: The City submitted project information to the U.S. Army Corps of Engineers (USACE) for consultation under Section 404 of the Clean Water Act. The Department was unable to make a clear determination as to whether a Nationwide Permit 58 would apply. According to the USACE September 2, 2022 letter, "Upon a map review of your project zones, there could be at least eight possible "Waters of the US" within the proposed construction area. You may choose to have a wetland delineation completed for your project area to help determine if these aquatic resources could be avoided during construction. Any disturbance or placement of fill material in jurisdictional wetlands or rivers may require a permit from this office under Section 404 of the Clean Water Act. If all rivers and wetlands can be avoided in project construction, and utility line crossings are directionally bored underneath aquatic resources, it is possible that no permit would be required from this office. If impact to aquatic resources for your project area are unavoidable, your project would likely qualify for Nationwide Permit 58 - Utility Line Activities for Water and Other Substances." A definitive consultation from USACE must be received prior to the the Agency issuing a loan agreement for any impacted phase(s) of the proposed projects to ensure any and all recommendations are contained in the construction plans and specifications.

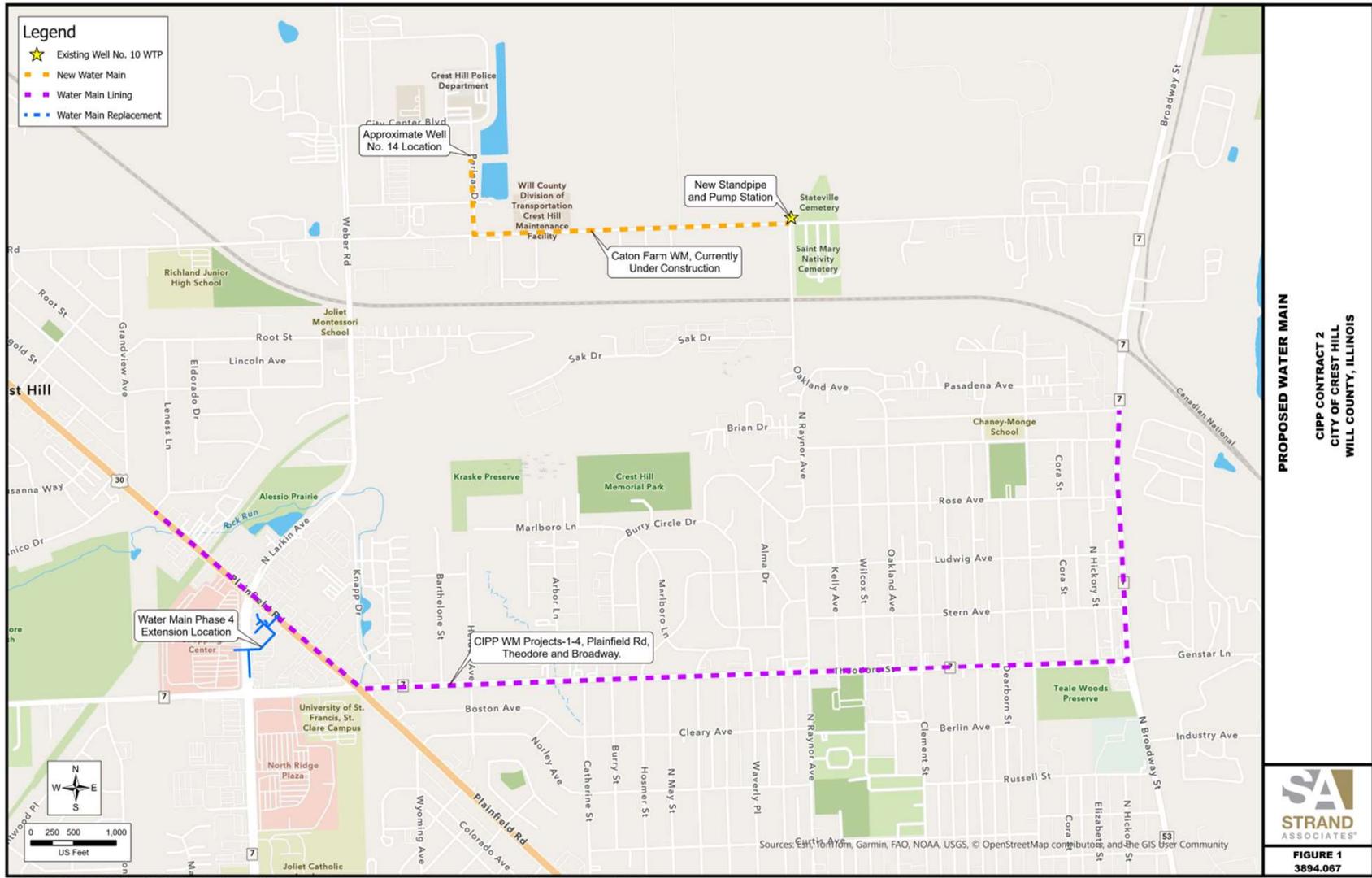
Tribal Nations: Project information was submitted to all tribal nations with property interests in the project area. No responses were received.

Public comments are invited on the proposed project. For further information contact:

Chris Covert, Project Manager
Infrastructure Financial Assistance Section
Illinois Environmental Protection Agency
Bureau of Water
2520 W. Iles Ave.
P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-2027



EXISTING WATER MAIN LINING AND NEW WATER MAIN INSTALLATION



Questions?

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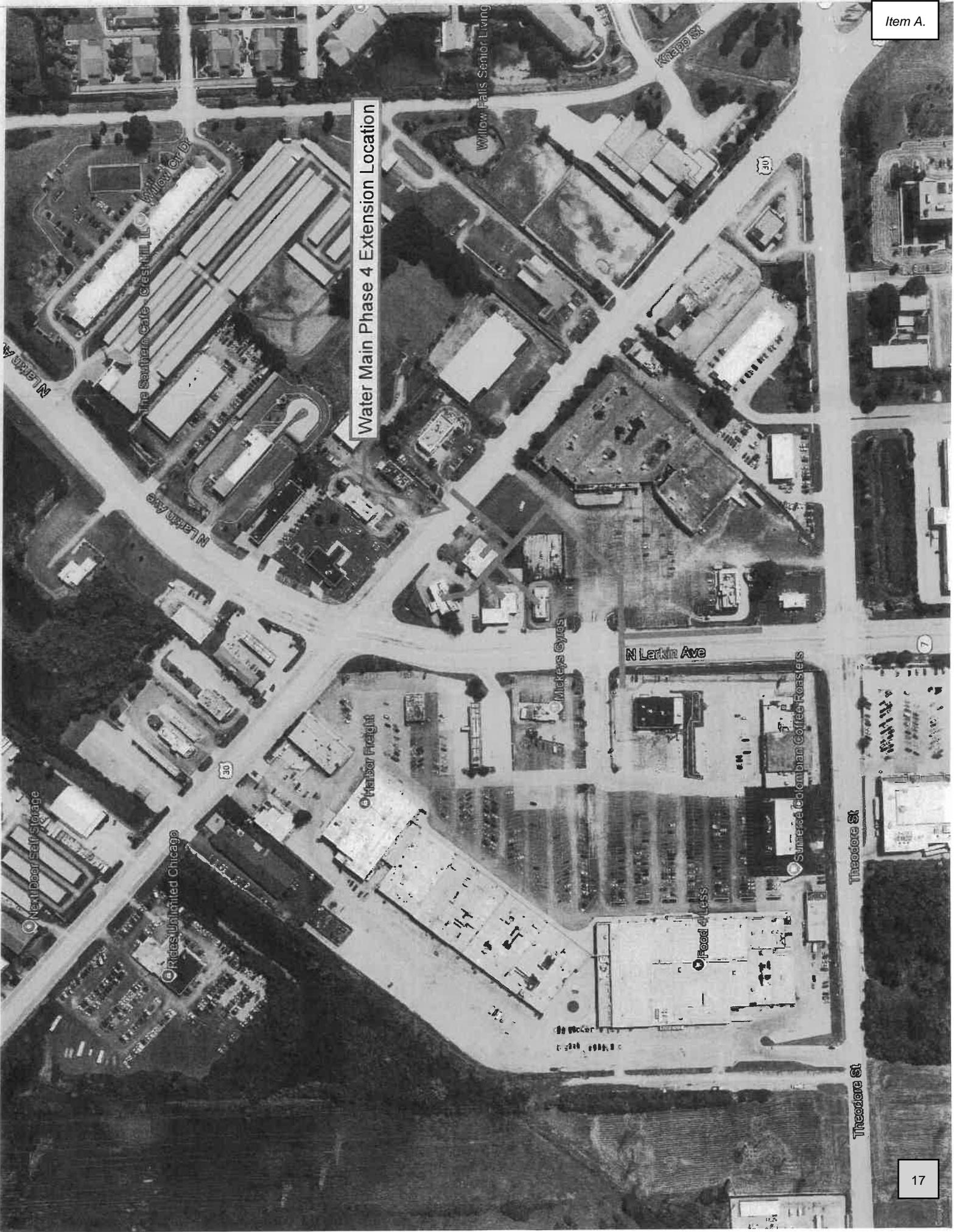
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Public comments are invited on the proposed project. For further information contact:

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P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-2027



Water Main Phase 4 Extension Location



Agenda Memo

Crest Hill, IL

Meeting Date: February 2, 2026
Submitter: Blaine Wing, City Administrator
Department: Administration
Agenda Item: Recommendations for 1/12/2026 Work Session Minutes

Summary: There was discussion on 1/19/2026 during the Council meeting about the 1/12/2026 Work Session minutes and allowing Council member Angelo Deserio to participate remotely.

Council member Angelo Deserio has since confirmed that he is fine with not being paid for the 1/12/2026 meeting and it is my recommendation that the work session meeting minutes should also reflect his remote attendance as an absence. Going forward, if any elected official (Mayor, Council Member, Clerk, Treasurer) or voting appointed member (Planning Commission member, or Civil Service Member) request to call in to participate in a meeting, they will need to note the specific exception that allows them to participate verbally for the record and minutes.

Recommended Council Action: Request for approval with noting the above.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: None

Cost: Unknown

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 12, 2026

The January 12, 2026, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:02 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

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

Also Present were: City Administrator Blaine Wing, Finance Director Glenn Gehrke, Community & Economic Development Director Daniel Ritter, Public Works Director Gary Richardson, City Attorney Mike Stiff.

Mayor Soliman requested a vote to allow Alderman Deserio to participate remotely as he was out of town.

Alderperson Oberlin made a motion to allow Alderman Deserio to participate remotely. Seconded by Alderman Albert. Roll call: Ayes: Dyke, Gazal, Oberlin, Cipiti, Albert, Kubal. Nays: None. Abstain: Jefferson. MOTION CARRIED.

MAYOR

1. Consideration of Lockport Township Fire Protection District Request for Minor PUD Change to Allow Issuance of Full Building Permit for New Training and Maintenance Facility

Mayor Soliman introduced the request from the Lockport Township Fire Protection District for a minor PUD change. He explained that Fire Chief O'Connor had sent a letter on January 6th requesting an amendment to allow the fire district to proceed with their training facility construction on Division Street while IDOT approval was still pending.

Mayor Soliman noted, it has been a lengthy process in regard to the improvements and turn lanes, which slowed down the construction and this could take additional months for the Fire Department to begin construction.

Community & Economic Development Director Dan Ritter provided technical details, explaining that the Fire District was looking for an approval to be able to start the foundation and the building work. He clarified that while the original PUD approval required IDOT approval before any building permits but going through the IDOT review process as well as just getting approvals and understanding what they want takes time with IDOT. He proposed an alternative condition that would still require

completion of all IDOT requirements but prior to occupancy rather than building permits and all of that has been reviewed and approved.

Fire Chief O'Connor addressed the Council, explaining the situation: "Essentially what we're doing, you can see in the correspondence back and forth, we did not anticipate the process with IDOT going so long, so it seems like a very reasonable requirement at the time when we agreed to this. Obviously, now we're at the point where all work has stopped."

Chief O'Connor detailed that they had a meeting that morning with IDOT and City Administration, noting that it was more a formality and really did not accomplish anything. He also mentioned they had advised IDOT that the traffic study included anticipated traffic for a gun range that was no longer part of the project, though IDOT seemed unmoved by this argument.

Aldersperson Oberlin asked about the recommended action mentioning a new agreement. Director Ritter confirmed an ordinance with updated conditions would be presented at the next meeting.

Alderwoman Gazal expressed concern about IDOT delays affecting multiple projects, asking if there is anyone above who is managing these things since they are stopping a lot of our construction. Director Ritter acknowledged this was a common problem across communities.

Mayor Soliman added that Danny Rios from IDOT's District Office was on their Zoom call, showing all key players were involved but progress remained slow.

Chief O'Connor noted they had reached out to Senator Cappell and Representative Manley, "but to no end."

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: None.

Mayor Soliman updated the Council regarding the 2026 Liquor & Tobacco Licenses.

- 42 Liquor Licenses
- 21 Tobacco Licenses
- 19 Video Gaming Licenses
- BYOB License

He stated that everyone was paid and compliance. He then thanked his Deputy Liquor Commissioner, Dave Stengele and the Mayor's Administrative Assistant, Marybel DeHaro. Also, thanked Administrative Clerk Sam Tilley and the Deputy Clerk Karen Kozierka.

CLERK1. Community Room Policy Discussion

City Clerk Christine Vershay-Hall turned the discussion over to the City Attorney Mike Stiff and City Administrator Blaine Wing. Attorney Stiff presented a memo outlining considerations for a community room policy, explaining they have discussed this several times but never landed on exactly what is wanted in the policy.

Attorney Stiff reviewed various policy considerations including eligibility, reservation processes, fees, and restrictions. He emphasized key decision points, such as whether it will be open to anyone or do they want to allow political or religious groups or not, which was a discussion that started at the last meeting.

Alderman Gazal initiated discussion about current practices, explaining that homeowners' associations had been using City facilities for meetings, with police unlocking doors. She expressed concern about the purpose of the room, stating that originally, we were going to open it to residents for small gatherings, which is why the kitchen was designed.

The discussion quickly focused on whether to allow parties versus limiting use to meetings. Alderman Kubal stated firmly, that it has been used for HOA meetings which is reasonable, and he does not think it would be appropriate to use it as a party room for children's parties or showers.

Several Council members agreed that given staffing limitations, the room should be limited to non-profit organizations and HOA meetings rather than private parties. Alderman Gazal noted that the issue is there is not enough staff to monitor the room if used for parties.

Extensive discussion followed about whether room reservations should require Council approval. Mayor Soliman commented that he thought having a policy would avoid everything having to come before the City Council and go straight to the Clerk's Office to reserve.

Clerk Vershay-Hall indicated she was comfortable making decisions for HOAs and non-profit organizations.

Alderman Albert preferred that the City Administrator's Office would oversee this.

City Attorney Stiff methodically went through policy elements, with the Council deciding:

- No partisan political events or religious activities
- No private social events (parties, showers)
- No fees or deposits for approved groups

- Users responsible for cleanup
- No alcohol allowed
- Hours limited to regular business hours

Alderman Cipiti suggested reviewing other communities' policies, specifically mentioning provisions for random checks by police. The discussion became quite detailed about enforcement and liability, with Attorney Stiff explaining the need for an indemnity agreement.

After extensive back-and-forth about specific language and provisions, City Attorney Stiff indicated he would draft a comprehensive policy incorporating the Council's decisions and bring it back for final review.

This item will be placed on the Consent Agenda.

TREASURER

There were no agenda items.

CITY ADMINISTRATOR

1. SWARM Presentation

City Administrator Blaine Wing introduced Mike Alesia from Alliant Insurance Services, the insurance broker for SWARM (Southwest Agency for Risk Management). Mr. Alesia explained that SWARM was created in 1982 as a cooperative insurance pool, with Crest Hill as a founding member.

Mr. Alesia provided a detailed overview of SWARM's insurance structure, explaining the layered coverage:

- SWARM has a primary insurance layer with Obsidian through the first ten million dollars with a 40-million-dollar aggregate.
- Second layer is a 5-million-dollar excess of ten million.
- Arch has the top layer of five million excess of 15 million.

So, SWARM enjoys a 20-million-dollar limit shared by its members.

Mr. Alesia explained the loss fund concept, which the loss fund is a pool of money that SWARM has, we have about sixteen million dollars, seventeen million dollars to pay all claims underneath the deductible. This meant that for major claims, the City would not pay directly - the loss fund would cover the retention amounts.

Alderwoman Gazal asked questions about coverage for elected officials, specifically about internal disputes. She asked if she were discriminated against internally, could she hire SWARM to defend her.

Mr. Alesia clarified that SWARM defends the City and its officials when sued in their official capacity but would not provide coverage for one elected official to sue another. This led to an extended discussion where Alderwoman Gazal pressed the point, saying, she was told at a meeting that SWARM would protect the officials against another, and they can eliminate something that was already in place to protect the elected officials against another.

The presenter explained various scenarios, confirming that SWARM provides defense when officials are sued from outside parties but not for internal disputes.

He stated clearly, "SWARM does not sue," when asked if the insurance would cover an official wanting to bring suit.

2. FY 2026 Budget Status & General Budget Presentation

City Administrator Blaine Wing presented the budget status, showing that the general fund had spent about \$8.1 million of its \$12.7 million budget, or 64%. He noted, "Typically, at this point in time, we normally would be around 67 percent so we're actually on budget and actually slightly under budget." The general fund reserve stood at a healthy \$13 million.

For enterprise funds (water and sewer), City Administrator Wing noted they were under budget but warned about unplanned maintenance costs, particularly for water pumps. The enterprise reserve fund held \$16 million.

When Alderwoman Gazal asked about the 3% difference, City Administrator Wing explained it represented about \$380,000 under budget. She immediately asked, "Is there a way we can take that money and put it into [a] project that we need, such as the street?"

City Administrator Wing explained these were unrestricted funds that could be allocated by Council and mentioned upcoming discussions about a general fund policy. He noted they were at about 110% of recommended reserves and would be developing a policy to potentially use some funds for one-time capital projects, like the plaza or Division Street improvements.

Finance Director Glenn Gehrke added important context about the revenue side, explaining that budget amendments are based solely on expenses, not revenues, and promised to provide revenue details at the next workshop.

3. Fiber Agreement Discussion with MetroNet and Ripple

Two fiber optic companies presented their proposals to bring high-speed internet to Crest Hill. Ben Rusick from MetroNet explained they would bring "100 percent fiber optic infrastructure into town for both residential and commercial use." He detailed their extensive presence in Illinois, having started 9 years ago in Romeoville and Plainfield.

Mr. Ben Ruzick from Metro Net emphasized the benefits: "Your traditional co-ax may have some fiber backbone, and then it's ultimately fed out by co-ax. With 100 percent fiber optic build, it's fiber all the way into the home." He noted that fiber internet had become one of the top three questions from homebuyers and mentioned studies showing home values increase 14-17% when fiber is available.

Mayor Soliman asked if this would be more expensive and Mr. Ruzick responded, stating that it would be less expensive.

Mr. Steve Maher from Ripple Fiber followed, explaining their plans for the entire Will County area, including Joliet and Crest Hill. He detailed their pricing starting at \$65 for five hundred megabits per second, with discounts available for those on public assistance. Both companies emphasized symmetrical upload/download speeds as a major advantage over traditional cable.

Council members expressed confusion about having two companies doing similar work. Alderperson Oberlin asked, "It seems kind of bizarre to me...I'm envisioning everybody digging up and laying all these fiber optics all over the City." Mr. Maher reassured her that the companies typically would not overbuild each other as it was not economically viable, comparing it to not having two electric providers.

It was asked if the customer service is in the United States and both companies have their customer service in the United States.

Technical questions arose about how different speeds could be delivered through the same fiber. The representatives explained it was controlled at the distribution points, not in the fiber itself. After both presentations, the Council agreed to place both agreements on the consent agenda for the next meeting.

Mayor Soliman conducted an informal vote to place this agenda item on the Consent Agenda.

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

NAYES: None.

ABSENT: None.

4. Credit Card & Purchasing Policy Update Discussion

Finance Director Glenn Gehrke presented a revised credit card policy aimed at improving control and accountability. Alderwoman Gazal strongly opposed the expansion of credit card holders, stating she felt the credit cards should be managed by department heads and not have so many people with credit cards.

Director Gehrke explained the rationale: "What we're doing now is actually giving the credit card to the person. Now that person is specifically

controlled. It is their credit card. They're responsible for that." He described recent problems where charges could not be identified because cards were shared among departments, citing a specific incident where they had to contest a \$465 charge because no one could identify who made it.

Finance Director Gehrke stated that the preferred method would be a purchase order but in some circumstances a card is needed for an online purchase or if it is an emergency purchase. Director Gehrke stated that we want to keep the credit card purchases at a minimum.

Director Gehrke commented that individual cards with specific limits and names would provide better control than the current system of department cards with \$20,000 limits being passed around.

City Treasurer Jamie Malloy expressed skepticism about issuing more cards, warning about the challenges of recovering funds if employees misused cards and then resigned.

Alderman Oberlin strongly supported the proposal and commented that if something happens with one card, you can close that card immediately and it is not going to affect everybody.

Alderman Jefferson suggested suspending credit card use entirely until proper controls were in place.

Alderman Cipiti commented that there is still potential that the credit card will be handed off to someone else.

Alderman Dyke commented that no one is going to want their credit card with their name on it given to someone else and will be more cautious about the credit card.

Alderman Deserio feels this will be more proficient for the City.

Mayor Soliman conducted an informal vote for the reorganization of the Credit Card with the correction to remove the sharing of the card in the Credit Card Policy.

Alderman Cipiti and Alderwoman Gazal passed originally and then Alderman Cipiti was undecided.

AYES: Ald. Kubal, Albert, Oberlin, Deserio, Dyke.

NAYES: Ald. Jefferson.

ABSTAIN: Ald. Gazal.

UNDECIDED: Ald. Cipiti.

ABSENT: None.

Mayor Soliman asked Alderwoman Gazal for her vote, after passing. Alderwoman Gazal stated that the Mayor had his votes, and she is still undecided and would like more time to think about this and vote at the

Council meeting. She then informed the Mayor that he cannot make her vote. Mayor Soliman stated that yes, he cannot force her to vote, but her job is to make a vote. Alderwoman Gazal commented that she knows she has a job, and she does not have to make a straw vote, and she knows her responsibilities and does not need to be told by the Mayor and the City Administrator what she needs to do. Alderwoman Gazal then stated she is abstaining.

This will be on the agenda Monday, January 19, 2026.

5. Updated Agreements with Azavar and SpyGlass

Administrator Blaine Wing introduced the topic of updated agreements with two firms, Azavar and SpyGlass, both involved in auditing City costs to identify potential savings. The City of Crest Hill's partnership with Azavar began in 2013, whereas SpyGlass has a history stretching back even further. These updated agreements promise to be more beneficial for the City, particularly noting that SpyGlass has adjusted their terms to reduce the return window from 36 months to a more favorable 12 months.

During the discussion, Alderperson Oberlin raised a concern regarding outdated information in the documents, specifically pointing out that the address listed was 1610 Plainfield Road, the former location of City Hall. Recognizing the error, Administrator Wing agreed that this needed to be corrected and committed to ensuring the documents would be updated to reflect the city's current address.

Administrator Wing elaborated on the engagement with these firms, highlighting that both Azavar and SpyGlass are strategic partners focused on scrutinizing various City expenses to uncover savings opportunities, such as telecommunications and utility audits. Through extensive negotiations, the City was able to secure terms that provide better returns, especially focusing on efficiency and financial prudence.

The conversation also touched on the mechanism through which these firms operate. Primarily, they analyze current expenditures and contracts, offering insights into overpayments or cost-saving opportunities that can then be leveraged to reduce overall municipal expenses.

The Council expressed its support for moving forward with these revised agreements, recognizing the value in continuing collaboration with Azavar and SpyGlass to optimize the City's financial management.

Mayor Soliman conducted an informal vote.

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

NAYES: None.

ABSENT: Ald. Albert.

PASSED: Ald. Jefferson.

6. Request by City Council Member Discussion

City Administrator Blaine Wing presented a list of about ten topics that Council members had requested for future discussion. He noted he had not tracked who made each request as they came via various informal methods - sticky notes, hallway conversations, texts, etc.

Given the late time (approaching 10 PM), the Council agreed to table this item for a future meeting. Administrator Wing suggested that going forward, requests should be made formally during Council meetings or work sessions so they could be properly recorded by the Clerk.

Mayor Soliman asked if anyone had any objections to table this agenda item and having this at a future work session meeting. There were no objections.

7. Labor Attorney Selection Process Discussion

The City received eight proposals for labor and employment legal services. City Administrator Wing explained it had been more than a decade since the City selected a labor firm, and he could not find records of the previous process. He offered two options: have HR and Administration narrow to 3-5 firms for Council to interview or have him interview 3-5 firms and narrow to 2-3 for Council.

Administrator Wing outlined his approach, including creating a matrix evaluating firms' experience with local government, specific unions (MAP and Local 150), attorney availability, and hourly rates. He noted time was critical as labor negotiations with one union would begin in a couple of months. Alderwoman Gazal asked if the City Attorney could provide input, which was agreed to be appropriate.

Council members preferred having Administrator Wing conduct initial interviews and then bring the firm to Council.

ECONOMIC DEVELOPMENT DEPARTMENT

1. Discuss the Route 66 100th Anniversary Event, Budget, and Signage

Community & Economic Development Director Dan Ritter presented plans for celebrating Route 66's 100th anniversary in 2026. He proposed installing 2-3 photo-opportunity signs similar to the existing one at City Hall, creating a scavenger hunt where people could win gift cards to local businesses.

Proposed locations included Merichka's Restaurant, the new Dunkin' Donuts/Quick Run on Route 66, and Prairie Bluff Golf Course. All locations had tentatively agreed to host signs.

Alderman Dyke asked to use the same sign for all locations to save money.

Alderman Cipiti suggested making signs unique to each location rather than generic Route 66 signs: "Merichka's is famous for the poor boy sandwich. Anyway we could have that on the sign. People getting a selfie with that and the attention that would bring to the restaurant would be, I think, greater than just the plain sign." He also asked about getting the host businesses to contribute financially.

Director Ritter explained that custom designs would increase both cost and timeline, and he doubted businesses would contribute without knowing the return on investment. He emphasized the signs would remain City property and could be relocated for future use.

Discussion about reusing the existing sign revealed it was too large for the gas station site. Several Council members felt it should remain at City Hall where it was popular for photos.

Budget discussions centered on whether to allocate \$40,000.00 or \$50,000.00. Director Ritter recommended \$50,000.00 to provide flexibility for the signs, promotional materials, website updates, and gift cards. He noted individual signs ranged from \$7,000.00 to \$20,000.00, depending on size and design.

Alderman Gazal emphasized the significance of it being the 100th Anniversary of Route 66.

Alderman Albert pointed out Crest Hill's delayed response to Route 66 promotion, noting the State had given out millions for Route 66 promotion years earlier. He stated, "Some of these communities along Route 66 are very, very impressive with what they've done to promote tourism.

The Council supported a \$50,000.00 budget, though Alderman Dyke preferred \$40,000.00. Director Ritter agreed to solicit design preferences via email and pursue grants from Heritage Corridor and JADA to offset costs.

2. Text Amendments to the City of Crest Hill Zoning Ordinance, Code of Ordinances and Development Handbook with Respect to Regulations Governing Non-Conforming Uses and Structures, Court Reporter Requirements for Development Applications, and Parking Lot, Driveway, and Street Access Regulations

Community & Economic Development Director Dan Ritter briefly explained these amendments addressed longstanding issues that had hindered development and created unnecessary variance requests. He specifically mentioned the court reporter's requirement for special use applications as an example of requirements that added cost and complexity.

The Planning Commission had unanimously recommended the amendments. Alderman Kubal responded, "If this will make it easier and more efficient to bring new business in, I'm all for it."

The item was approved for the next Council meeting agenda.

3. QuikTrip's Request for the Approval of a Fourth Amendment to the Purchase Contract for the Old City Hall Site

Community & Economic Development Director Dan Ritter returned with yet another extension request for the QuikTrip purchase contract. He explained that IDOT issues had been resolved, and design amendments were made, but QuikTrip still needed to complete zoning approvals, including a driveway variance and subdivision request.

The timeline would have zoning items in February, City Council approval in early March, with closing within 30 days of zoning approval. The extension would be for 90 days or 30 days after zoning approval, whichever came first.

Director Ritter emphasized that this should be our last extension, correct unless there is an unforeseen circumstance.

Mayor Soliman conducted an informal vote.

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

NAYES: Ald. Cipiti, Gazal,

ABSENT: None.

The informal vote passed with Alderman Cipiti maintaining his consistent opposition, stating "I'm going to be consistent on my vote on this and I'm a no."

Alderman Dyke raised a constituent concern about yard waste still at curbs past the collection deadline. This sparked brief discussion about whether Public Works should provide special pickups.

Community & Economic Development Director Dan Ritter explained that other communities with leaf vacuum equipment could oversee this, but Crest Hill lacked such expensive machinery. It was noted that residents could still dispose of yard waste in regular garbage.

ENGINEERING DEPARTMENT

There were no agenda items.

POLICE DEPARTMENT

There were no agenda items.

PUBLIC WORKS DEPARTMENT

There were no agenda items.

PUBLIC COMMENTS

Resident Linda Dyke spoke about the credit card issue, contrasting it with her church workplace where employees cannot make purchases directly. She stated her intentions is to FOIA monthly credit card statements to see what is being purchased with these credit cards because as a taxpayer, she feels she has a right to know.

Linda Dyke also questioned whether the Finance Department's three employees working 120 hours per week total could not properly monitor purchases, suggesting a time study might be needed.

Resident Stuart Soifer recommended the RAMP system for credit card controls, explaining how it provided immediate notifications and receipt requirements whenever purchases were made. He also noted that the Community Room policy should specify that all events must be open to the public since it is a taxpayer-funded facility, as is required at the library.

EXECUTIVE SESSION

1. 5ILCS 120/2(c)(2): The collective negotiating matters between the public body and its employees or their representative, or deliberations concerning salary schedules for one or more classes of employees.

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

Executive session: 10:37 PM.

Alderman Oberlin made a motion to reconvene from the executive session for 5ILCS120/2(c)(2). Seconded by Alderman Deserio. Roll call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nays: None. MOTION CARRIED.

Reconvened: 10:57 p.m.

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

The meeting adjourned at 10:57 p.m.

Approved this ____ day of _____, 2026.
As presented _____
As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 19, 2026

1. OPENING OF MEETING

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

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

Following the pledge, Mayor Soliman addressed the Council and stated that we are honoring audience, saying "Today in our country we honor the life of Martin Luther King." He spoke at length about Dr. King's legacy, noting "So we certainly would like to celebrate his life. He's a wonderful man who was killed and died way too early in his life." Mayor Soliman emphasized that "he did change the course of history for this work for this country. And his death was not in vain because it was because of his promotion of civil rights in the 1960s that made many changes that were long overdue."

Mayor Soliman reflected on the nation's progress: "We as a country have come a long, long way, but we're not there yet. We still have a lot of work to do. But again, he did not die in vain." On behalf of the City of Crest Hill, Mayor Soliman offered condolences to the King family and asked everyone to keep them in their thoughts and prayers. He then requested a moment of silence in honor of Dr. King's life.

3. ROLL CALL

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

Also present were: City Administrator Blaine Wing, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Community & Economic Development Director Dan Ritter, and City Attorney Mike Stiff.

Absent were: Alderman Joe Kubal.

Mayor Soliman commented that he received a message from Alderman Joe Kubal, and he is excusing him from tonight's meeting.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

A. Business promotion-Mr. Auto Care.

Mayor Soliman announced that the scheduled business promotion for Mr. Auto Care, located at 2424 Plainfield Road, unit number five hundred, would need to be rescheduled. The owner, Chris Maycooth, had called at 6:00 PM to report that a late customer had arrived at his auto repair shop. Mayor Soliman noted that "like any good businessman, he's going to take care of that individual." The business had held its grand opening ribbon cutting in September and had been operating for about five months. The promotion would be rescheduled for a future City meeting.

5. PUBLIC COMMENT FOR AGENDA ITEMS ONLY:

No one approached the podium to make public comments on the consent agenda items.

6. CONSENT AGENDA:

Mayor Soliman asked if any of the Council members wished to have any items removed from the consent agenda for further discussion.

Alderman Jefferson requested to remove item 6B (Approval of Work Session minutes from January 12, 2026).

Alderman Gazal requested to remove items 6C (Approving text amendment ordinance) and 6L (Approval of the list of bills).

Mayor Soliman proceeded to read the consent agenda items:

6A. Approve the Minutes of the Regular Meeting Held on January 5, 2026.

6B. Approve the Minutes from the Work Session Meeting Held on January 12, 2026. *(REMOVED for Discussion)*

6C. Approve an Ordinance Approving Text Amendments to the City of Crest Hill Zoning Ordinance, Code of Ordinances and Development Handbook with Respect to Regulations Governing Non-Conforming Uses and Structures, Court Reporter Requirements for Development Applications, and Parking Lot, Driveway, and Street Access Regulations (Case # TXT-25-2-12-1) *(REMOVED for Discussion)* **Ordinance #2045**

6D. Approve an Ordinance Granting Lockport Township Fire Protection District's Request for a Minor Change to the Non-Residential Planned Unit Development Conditions in Ordinance 2016 Passed on April 7, 2025. **Ordinance #2046**

6E. Approval of Pay Request #36 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$241,593.01

6F. Approval of a Right of Way for Fiber Optic Network Agreement by and between the City of Crest Hill and Metro Fibernet, LLC. **Resolution #1374**

- 6G. Approval of a Right of Way Use Agreement for Fiber Optic Network by and between the City of Crest Hill and Ripple Fiber Illinois, LLC. **Resolution #1375**
- 6H. Approve a Resolution Approving a Professional Services Agreement by and between the City of Crest Hill, Will County, Illinois, and Azavar Audit Solutions, Inc. and Approving a Joint Engagement Letter by and between Azavar Audit Solutions and Cozen O'Connor to Assist in the Collection of Municipal Taxes and/or Fees. **Resolution #1376**
- 6I. Approve a Resolution Approving a Snapshot Audit Agreement by and between the City of Crest Hill, Will County, Illinois, and Spyglass Group, LLC. **Resolution #1377**
- 6J. Approval of the Regular and Overtime Payroll from December 28, 2025, through January 5, 2026, in the Amount of \$ 305,183.41
- 6K. Approval of Additional Payroll Police Retention Bonus in the Amount of \$75,000.00
- 6L. Approval of the List of Bills Issued through January 31, 2026, in the Amount of \$1,418,132.16. (REMOVED for Discussion)

Mayor Soliman asked for a motion to approve the 9 Consent Agenda items, excluding items **6B**, **6C** and **6L**.

Aldersperson Oberlin asked a question on the January 5, 2026, minutes. She had a note that there was a motion made, but the second was not included in the minutes on page 11. Mayor Soliman asked City Clerk Christine Vershay-Hall to make those changes.

Aldersperson Oberlin made a motion to Approve the Consent Agenda with changes to 6A regarding the seconds. Seconded by Alderman Albert. Roll Call: Ayes: Dyke, Deserio, Gazal, Oberlin, Cipiti, Albert. Nays: None. Abstain: Jefferson. Absent Kubal. MOTION CARRIED.

Mayor Soliman commented that they would now discuss the items that were removed from the Consent Agenda to discuss separately.

- 6B. Approve the Minutes of the Work Session Meeting Held on January 12, 2026.

Alderman Jefferson raised concerns about the remote attendance of Alderman Deserio at the January 12 work session. Alderman Jefferson stated they had a motion that was granted for remote access to the meeting and that the reason for the remote access for Alderman Deserio does not follow with the City Ordinance. The reason given for Alderman Deserio to remote in was that he was out of town.

Alderman Jefferson then read from the Ordinance, explaining that members could only attend remotely for four specific reasons: personal illness or disability, employment purposes or city business, family or other emergency, or an unexpected childcare obligation. He emphasized: "The reason stated that he was out of town, which doesn't fall into the criteria of acceptability for being remotely attending a meeting."

City Attorney Mike Stiff responded that he had understood the absence was due to employment reasons, based on staff discussions. However, Alderman Jefferson countered: "That's not what was said. I came in and reviewed the minutes and I replayed it several different times to see if I heard something of that nature, but the reason was just being out of town."

When asked directly if it was employment related, Alderman Deserio clarified: "I'm retired, so it was not employment related. It was family business." Mayor Soliman asked City Attorney Mike Stiff if that answer would suffice. This statement led to further discussion about whether this met the Ordinance requirements. City Attorney Mike Stiff stated that it would not suffice. The Ordinance that was passed was consistent with what was changed in the Open Meetings Act to allow remote attendance absent in a disaster declaration. The categories of legitimate reasons for it would mirror what was in the Open Meetings Act. City Attorney Stiff further explained that there were internal discussions with staff stating that it was business/employment related and would suffice for a reason to be remote at the meeting.

Alderman Deserio asked if his position in the Civic Organization that he belongs in, which that trip to Arizona was for, justify a business trip because he is on the Board of Directors for that organization. City Attorney Mike Stiff responded that it gets into the interpretation of employment. City Attorney Stiff asked if Alderman Deserio was compensated. Alderman Deserio responded that he is compensated for being a Director of one of the charities that the Civic Organization manages, yes. City Attorney Stiff stated that he can make an argument both ways. Attorney Stiff explained that he does not know what a court would say, and he has not looked at any Open Meetings Act PAC opinions as to what constitutes employment, whether that has ever been looked at. The City has amended the ordinance to mirror the Open Meetings Act. As a non-home rule community, City Attorney Stiff stated that he did not think the City could change what employment means, so it really depends on what the PAC thinks what employment means, and he has not looked at that.

Alderwoman Gazal stated that next time the Council can be a little more specific, so we do not have to go through these issues. City Attorney Stiff stated that from now on Council is going to have to ask the person who wants to be remote when they are hooking in remotely, if they are not making the three-day notice requirement where they can make it in writing, to state on the record one of the four reasons met.

After extensive debate about the validity of the work session and whether its actions were null and void, City Attorney Mike Stiff stated that the attendance was either authorized or not authorized as there was a quorum with one Council member still there, everything is still valid that occurred at the last workshop. There is a quorum currently within this Council also.

Alderman Jefferson clarified that it is not the vote that he is concerned over, it is the violation of the ordinance and believes this should be suspended until legal opinions are in place.

City Administrator Blaine Wing commented that the vote is still valid since with or without Alderman Deserio, there was a quorum. He then stated to address the item that was pulled tonight, which is 6B, what the Council would need to do is just reflect that in the minutes to adjust it.

City Clerk Christine Vershay-Hall suggested: "We could just table it and put it on the next Council Meeting approval." She also stated that they have thirty (30) days to approve these minutes.

Alderwoman Gazal made a motion to TABLE Consent Agenda Item 6B to Approve the Minutes of the Work Session Meeting Held on January 12, 2026. Seconded by Alderman Cipiti. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Dyke. Nays: Albert. Absent: Kubal. MOTION CARRIED.

- 6C. Approve an Ordinance Approving Text Amendments to the City of Crest Hill Zoning Ordinance, Code of Ordinances and Development Handbook with Respect to Regulations Governing Non-Conforming Uses and Structures, Court Reporter Requirements for Development Applications, and Parking Lot, Driveway, and Street Access Regulations (Case # TXT-25-2-12-1).

Alderwoman Gazal asked Community & Economic Development Director Dan Ritter to explain the Ordinance to the public. Director Riggs provided a detailed explanation of three main Amendments:

1. **Court Reporter Requirements:** "We removed the reporter requirements that required a physical court reporter to be here and do a court reporting of any special use or rezoning. That cost was paid by any applicant." Director Ritter explained this was redundant now that meetings are recorded and live-streamed. The City took that out as a cost savings to applicants.
2. **Section 5.5 Amendment:** Director Ritter described this as "an unclear section of our code that's been interpreted 10 different ways before I got here." The section had required properties to be brought into full compliance with every aspect of the code upon sale, which created legal conflicts. The Amendment clarified this to align with existing nonconforming use regulations.

3. **Driveway Requirements:** The previous code limited all properties to 30-foot driveways. The Amendment created different standards for commercial and industrial properties, as "30 foot's just not even really sufficient for a commercial driveway width."

Alderman Gazal asked about website updates, and Director Ritter confirmed a full update was in progress that would include all Amendments since 2018. The City Planner is compiling those Amendments, and we will have a fully up-to-date Ordinance up on our website within a month or so.

Alderman Albert made a motion to Approve an Ordinance Approving Text Amendments to the City of Crest Hill Zoning Ordinance, Code of Ordinances and Development Handbook with Respect to Regulations Governing Non-Conforming Uses and Structures, Court Reporter Requirements for Development Applications, and Parking Lot, Driveway, and Street Access Regulations (Case # TXT-25-2-12-1). Seconded by Alderman Oberlin. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Albert, Dyke, Deserio. Nays: None. Absent: Kubal. MOTION CARRIED.

- 6L. Approval of the List of Bills Issued through January 31, 2026, in the Amount of \$1,418,132.16.

Alderman Gazal raised several questions about the bills totaling \$1,418,132.16. She first asked Police Chief Ed Clark about Flock cameras listed at \$25,000.00, inquiring whether this was an annual expense. Chief Clark confirmed that it is an annual expense, and they have ten cameras. Chief Clark also added that the City is getting eight additional cameras and those were paid with a grant.

Alderman Gazal then questioned payments to interim employees, specifically Julius Hanson who received two payments: \$20,977.88 and \$30,210.75. She asked: "Is this a mistake, or an error? How can somebody make all that money for an interim?"

City Administrator Blaine Wing explained these were bills for November and December submitted together at year-end. Alderman Gazal expressed frustration: "Still November and December this guy made \$50,000.00. I am like, are we all in the wrong business here?" City Administrator Wing stated he wished we can all get paid an hourly rate that is much higher but that is when you have an interim and that amount is what the City agreed upon. Alderman Gazal also noted disappointment that the interim worked Winterfest instead of allowing regular employees to earn overtime.

Regarding the winter newsletter costing \$5,101.00, Alderman Gazal questioned whether this was more expensive than previous years when newsletters were included in water bills. City Administrator Wing confirmed previous costs were around \$3,600.00, but the current newsletter

had more pages and utilized a graphic designer. Alderman Dyke asked if we could put the newsletter together in-house to reduce the cost, but City Administrator Wing stated it would be cheaper to have the graphic designer create the newsletters now that the graphic designer has a template to do so. Because of that, it will be cheaper to get these made in the future.

Finance Director Glenn Gehrke said that he looked up the payments for the interim employees questioned and it was bills submitted by MGT for November and December which included snowplowing overtime and an additional payroll week in December.

Alderman Albert made a motion to Approval of the List of Bills Issued through January 31, 2026, in the Amount of \$1,418,132.16. Seconded by Alderman Dyke. Roll Call: Ayes: Oberlin, Cipiti, Albert, Dyke, Deserio. Nays: Gazal, Jefferson. Absent: Kubal. MOTION CARRIED.

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

7A. MAYOR’S REPORT:

Mayor Soliman reported on the grand opening ribbon cutting at Soprano’s Pizzeria on Saturday at 20641 Renwick Road. The owners are Manny Serna, his family, and his father Hector. Present at the event were Treasurer Jamie Malloy, Alderman Albert, Alderperson Oberlin, Alderwoman Gazal, and Alderman Dyke. Mayor Soliman welcomed the Serna family to Crest Hill, noting they also have a location in Lockport.

7B. CITY CLERK’S REPORT:

City Clerk Christine Vershay-Hall provided the Resolution and Ordinance numbers:

- 6C: Ordinance # 2045
- 6D: Ordinance # 2046
- 6F: Resolution # 1374
- 6G: Resolution # 1375
- 6H: Resolution # 1376
- 6I: Resolution # 1377

7C. CITY TREASURER’S REPORT:

City Treasurer Jamie Malloy raised concerns about having to FOIA information from the Finance Office. She stated she is noticing that when she requests items from the Finance Office she finds out that they are not being sent over to her and that she must FOIA to get the information.

City Treasurer Malloy specifically mentioned requesting overtime information for an employee and payment information for the past HR representative who had 87 hours on a report. City Treasurer Malloy noted: "Per his contract, it states he cannot go over 40 hours without the Mayor

and the Council approving it. So I requested a copy of his payment. I never got the copy and then I had to FOIA them."

City Administrator Blaine Wing responded that the information had been sent to her email and IT had confirmed delivery. He explained the 40-hour limit applied to work weeks, not pay periods, clarifying that the employee "never worked over 40 hours in a work week" but could work up to 80 hours in a two-week pay period.

7D. CITY ATTORNEY:

City Attorney Mike Stiff reported no agenda items. Alderwoman Gazal questioned him about the SWARM presentation from the previous Monday, expressing frustration that promised legal representation had not materialized. She stated: "We were told that by repealing the ordinance, we will be presented by an attorney from SWARM. We all witnessed that meeting that none of that happened."

Alderwoman Gazal criticized the Council for not granting an extra week for more information and expressed concerns about the repeal of legal defense coverage stating some Council, because the rest didn't care, were paying the price because one female elected official used that ordinance to defend herself and now the rest of us must pay the price. She then questioned why in the past an alderman used the ordinance to help him and there was not an issue, she questioned if it was because a female tried to use it now.

7E. CITY ADMINISTRATOR:

City Administrator Blaine Wing reported no agenda items.

Alderman Dyke inquired about the status of live streaming work sessions, referencing his November 3rd inquiry. City Administrator Wing explained that the third camera, which had failed, was just repaired and received the past week. He anticipated having the system operational within 30 days, explaining: "That third camera would be the one that would actually, during our work sessions would, allow us to stream our meetings."

Alderman Cipiti also requested adding drainage issues in the Jasmine Creek area to the next work session agenda, noting: "There's been a lot of hardship, lot of financial loss. Some homeowners have been dropped by their insurance companies as a result of damage in this area."

Alderwoman Gazal questioned City Administrator Blaine Wing about a seven-month investigation that began shortly after his hiring. She asked what initiated the investigation and requested an executive session briefing. Administrator Wing explained that the investigating attorney was on maternity leave, causing delays.

Alderwoman Gazal also raised concerns about an employee eating lunch in a storage area near dumpsters, calling it "inhumane." City Administrator Wing responded that he had addressed the issue with department Directors,

and the employee was now eating in her vehicle by choice, having declined to use available lunchrooms.

7F. PUBLIC WORKS DEPARTMENT:

There were no items to report.

7G. CITY ENGINEER:

There were no items to report.

7H. FINANCE:

There were no items to report.

7I. POLICE DEPARTMENT:

Police Chief Ed Clark entertained questions. Alderwoman Gazal inquired about cameras being non-functional from December 25 to January 7. Chief Clark explained that Administration (himself and two Deputy Chiefs) oversees the cameras, and they believed a warning system was in place, but it was not working. IT has now installed proper notifications that will alert both Police Administration and IT if issues arise.

7J. COMMUNITY DEVELOPMENT:

1. Approve a Resolution Authorizing the Execution of a "Fourth Amendment to Contract for Purchase of Real Estate" by and between the City of Crest Hill and QuikTrip Corporation for the Purchase of Property Located at 1610 Plainfield Road, Crest Hill, Illinois.

Community & Economic Development Director Dan Ritter explained this was the fourth Amendment to the sale contract for the former City Hall to QuikTrip Corporation. The first three Amendments addressed IDOT's review delays regarding site access. This extension would provide either another 90 days or 30 days after zoning approval, whichever comes first. QuikTrip is scheduled for February Planning Commission review with Council consideration in March.

Alderman Albert made a motion to Approve a Resolution Authorizing the Execution of a "Fourth Amendment to Contract for Purchase of Real Estate" by and between the City of Crest Hill and QuikTrip Corporation for the Purchase of Property Located at 1610 Plainfield Road, Crest Hill, Illinois. Seconded by Alderperson Oberlin. Roll Call: Ayes: Albert, Dyke, Deserio, Oberlin. Naves: Cipiti, Jefferson, Gazal. Absent: Kubal. **MOTION CARRIED. Resolution #1378**

Director Ritter also announced a joint City Council/Planning Commission meeting tentatively scheduled for March 9th for the comprehensive plan kickoff with consultants Houseal Lavigne. He noted: "They'll be here all day. They will be meeting with Directors. But at night, we want to do kind of a combined meeting."

Director Ritter reported that St. Anne's Church is under contract with a potential buyer who contacted the City today. The proposed use would need to meet the previously approved special use conditions or require new approvals. The buyer intends a religious use.

8. UNFINISHED BUSINESS:

There was no unfinished business.

9. NEW BUSINESS:

There was no new business.

10. COMMITTEE/LIAISON REPORTS:

Alderman Gazal invited residents to Crest Hill's First Annual Easter Egg Hunt on Saturday, March 28th at 12 PM. Alderman Jefferson added that children could take pictures with the Easter bunny. The location would be at City Hall with more information forthcoming.

11. CITY COUNCIL COMMENTS:

Alderman Gazal shared a Martin Luther King Jr. quote: "He stressed the need for leader with the sound of integrity who loves justice over publicity." She continued with another favorite quote: "We must use time creatively in the knowledge that the time is always right to do right."

12. PUBLIC COMMENT:

No one approached the podium for public comment.

13. ADJOURNMENT:

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

Alderman Dyke made a motion to adjourn at 8:10 p.m. Seconded by Alderman Deserio. Roll Call: Ayes: Oberlin, Cipiti, Albert, Dyke, Deserio, Jefferson, Gazal. Nays: None. Absent: Kubal. MOTION CARRIED.

Approved this ___ day of _____, 2026.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 26, 2026

The January 26, 2026, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:04 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Jamie Malloy, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert.

Also Present were: City Administrator Blaine Wing (remote via phone), Finance Director Glenn Gehrke, Community & Economic Development Director Daniel Ritter, City Engineer Ron Wiedeman, City Police Chief Ed Clark, City Attorney Mike Stiff.

Absent were: Alderman Angelo Deserio and Alderman Joe Kubal.

Mayor Soliman commented that he talked to both Alderman Deserio and Alderman Kubal and they were both excused for the meeting.

Additionally, Mayor Soliman announced that City Administrator Blaine Wing would be attending remotely via telephone due to illness. City Attorney Mike Stiff clarified that while the remote attendance policy passed by Council applies only to elected officials, not employees, City Administrator Wing was technically taking a sick day and volunteering his time for important agenda items.

City Administrator Wing identified himself as Chester Blaine Wing III, calling in due to illness, having taken a full sick day but volunteering to participate due to the importance of the agenda items.

Mayor Soliman asked if there were any Council objections to allowing City Administrator Wing to join the meeting remotely. There were no objections.

MAYOR

Mayor Ray Soliman introduced the Knapp Drive Traffic Study presentation, noting that copies were available for all Council members and acknowledging the presence of several Willow Falls residents in the audience. He explained the meeting procedure: City Engineer Ron Weideman would present the study findings and recommendations, followed by questions from Council members, and then public comments.

1. Knapp Dr. Traffic Study Presentation

City Engineer Ron Wiedeman began by recapping that in mid-2025, Council had authorized a contract with Christopher Burke to perform a traffic calming study along the Knapp corridor. The study, completed in December, aimed to evaluate cut-through traffic on Knapp between Illinois Route 7/Theodore Street and Larkin Avenue, with the goal of developing

alternatives to reduce cut-through traffic by drivers avoiding the Larkin/Route 7/30 triangle. The study also included analysis of QuikTrip development's impact on Knapp Road.

City Engineer Ron Wiedeman detailed the study area's major intersections: Knapp at Larkin/Weber, Knapp at Illinois Route 7/Theodore, and the minor intersections at Willow Falls Circle Drive North and South. Engineer Wiedeman explained there were sixty-four cars in the morning and 131 cars in the afternoon taking the cut-through at Knapp Road.

Speed data revealed another significant concern. While the posted speed limit is 25 mph, the average speed was 32 mph, with the 85th percentile at 37 mph.

City Engineer Wiedeman then presented nine alternatives looking to the future as well, ranging from simple to complex solutions:

Alternative 1 involved installing an all-way stop sign at Willow Circle South, building a barrier median on IL 7/Theodore, and signage at Knapp Road implementing time restrictions preventing southbound left turns from Knapp to IL 7 / Theodore during peak hours (3:30-7 PM Monday through Friday). Engineer Wiedeman noted the dangerous movement of eastbound Theodore traffic trying to access Knapp.

Alternative 2 proposed temporary speed tables (not speed bumps) along Knapp Drive. Engineer Wiedeman explained. This option is offered to get drivers to slow down. Two of these temporary speed tables could be installed for approximately \$10,000 as a trial.

Alternatives 3 involved road narrowing along Knapp Drive and curb extensions and parking for Willow Circle Drive, which will have a tunneling effect, thus slowing down traffic on Knapp Road. The road narrowing would be combined with adding speed tables.

Alternative 4 is alternative 3 (road narrowing and speed tables) and adding left-turn restrictions at Illinois Route 7 (Theodore Street).

Alternative 5 would make Knapp Road completely right-in, right-out at Theodore, which Engineer Wiedeman acknowledged would "have a pretty good impact on all your businesses along there," while decreasing traffic.

Alternatives 6 and 6b involved constructing a new access road to Route 30, requiring coordination with QuikTrip, and potentially impacting their development. 6b is constructing a new access road and putting a cul-de-sac at Willow Circle South and closing Knapp Road to the south.

Alternative 7 proposed constructing two cul-de-sacs in the middle of Knapp, which would dramatically impact both cut-through traffic and local businesses.

Alternatives 8 and 9 involved installing roundabouts. However, these options would be "very complex" and "very expensive," with Alternative 9 requiring major structural work over the existing ditch.

After presenting all options, City Engineer Wiedeman recommended an iterative approach starting with Alternative 1. Engineer Wiedeman suggested installing a barrier median on Theodore which would restrict left turns and install a stop sign at Willow Circle Drive South and make restricted times to make left turns off Knapp Road to go eastbound on Theodore Street for busy morning and afternoon times. Engineer Wiedeman suggests monitoring these results for a year before considering additional measures like speed tables.

Public comment featured two Willow Falls residents. Lupe Rullis from 1892 Willow Circle Drive expressed appreciation for the study after a period of feeling unheard.

Resident Rullis shared residents' experiences, stating that their biggest concerns are the speed of traffic, volume of the traffic and the big trucks and the buses using Knapp Road. When asked her preference of the options given in the presentation, she favored "a mixture" including speed tables.

Resident Marilyn Miller from 1895 Willow Circle Drive stated she was concerned about emergency vehicles, having seen an ambulance and fire truck making left turns onto Theodore that afternoon. She wanted to know if there is a barrier on Theodore Street, how would the emergency vehicles get through? Engineer Weideman stated that the barrier would not be a problem and the emergency vehicles would be able to get through.

Mayor Soliman conducted an informal vote to use alternate #1 with time restrictions for no left hand turn onto Theodore Street with the stop signs at Willow Falls South with a formal resolution drafted by the City Attorney to incorporate review requirements.

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

NAYES: None

ABSENT: Ald. Deserio, Kubal

CLERK

There were no agenda items.

TREASURER

There were no agenda items.

CITY ADMINISTRATOR1. Discussion of Known Storm Drainage Issue Areas in Crest Hill

City Administrator Blaine Wing, participating remotely, introduced this item at the request of Alderman Mark Cipiti, noting he had been working on various stormwater issues with residents since starting nine months ago. He referenced his memo beginning on page 201 of the meeting packet, along with a 2019 memo on page 202 detailing previous City expenditures for dredging and cleaning. City Administrator Wing emphasized that the City had since learned the cleaned area was not City property.

City Engineer Ron Wiedeman presented maps showing the Jasmine Creek drainage area. He displayed an overall exhibit showing how water flows through the area, eventually passing through Joliet property and reaching Rock Run.

Alderman Tina Oberlin asked who was paying taxes on the Canterbury properties. City Attorney Stiff had not verified but suspected taxes were not being paid by a company listed as out of business for years. Alderman Albert checked the Will County GIS site finding that the assessed value of the property is a dollar.

Mayor Soliman expressed concern about setting precedent but remained pragmatic about costs, estimating initial cleanup at \$50,000-60,000 with annual maintenance around \$20,000.

Engineer Wiedeman added that existing easements are blocked by fences, sheds, and pools, requiring new access easements for maintenance equipment.

Two affected residents provided compelling testimony. Resident Sue Wojtak presented a document from the recorder's office that she claimed showed part of the drainage easement was granted to the City of Crest Hill in 1995. This sparked a technical discussion about the difference between easements and ownership, with the City Engineer and City Attorney explaining that drainage easements do not convey ownership, only usage rights.

Ms. Wojtak detailed severe flooding impacts and stated that she has about forty thousand dollars' worth of property that will need to be torn out this spring. Ms. Wojtak criticized past City work, thus creating a huge problem.

Resident Lisa Majewski of 2027 Water Tower Place, whose property includes one of the easements, testified to maintenance efforts. She traced problems to work done 10-15 years ago when the area was retrenched and boulders were added, making machine access difficult.

City Administrator Blaine Wing summarized staff's recommendation to proceed with condemnation, develop an engineering plan, and establish

ongoing maintenance. He estimated \$50,000-60,000 for initial cleanup and \$10,000 annually for maintenance of this area, noting other locations would have additional costs.

Mayor Soliman conducted an informal vote to direct the City Administrator to begin the condemnation process, develop proper engineering solutions, and establish a maintenance program.

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

NAYES: None

ABSENT: Ald. Deserio, Kubal

2. Council Chambers – Audio Upgrade Recommendation

City Administrator Blaine Wing presented two quotes for audio equipment repairs and upgrades, with the lowest bid just under \$30,000 and the second over \$81,000. He noted that Stuart Soifer from the recommended company was present to explain the proposal.

Stuart Soifer introduced himself as a resident taking a citizen's approach to the problem. He diagnosed the core problem as poor system design rather than faulty equipment, contradicting previous assessments.

Mr. Soifer's proposal included replacing wireless microphones used by staff with hardwired versions matching the Council's existing microphones, requiring new wiring. Each output needed independent control to prevent issues like the TV operator lowering a microphone and affecting all outputs.

The solution involved expanding the DSP (digital signal processor), which Mr. Soifer identified as "underpowered," adding the new microphones, and reprogramming the system. The proposal would repurpose existing wireless microphones for other uses: two for guest tables, one handheld for events, and a gooseneck microphone for the podium.

Training emerged as a key topic. Administrator Wing explained it would include "the Council and the elected officials, the Planning Commission, and our adjudication person as well as our Civil Service Commission." Mr. Soifer advocated a train-the-trainer approach for efficiency.

Mayor Soliman conducted an informal vote to approve the ACP Creative IT audio upgrade proposal not to exceed \$30,000.

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

NAYES: None

ABSENT: Ald. Deserio, Kubal

Alderwoman Gazal raised a practical concern about remote control storage after difficulties accessing them when Administrator Wing was sick. Administrator Wing agreed to establish a designated location, with the ADA equipment, accessible to multiple staff members.

3. Recommendations of New Committees

City Administrator Blaine Wing proposed two new committees based on his six-month check-ins with Council members who expressed interest in specific areas. He presented the current Committee structure on page 236 and his recommendations for assignments.

The first proposed Committee was Finance. Its purpose would be "to help us provide some short- and long-term financial oversight, working towards our budgeting and our financial planning." The two committee members would serve as liaisons, providing recommendations to Council and the City Treasurer.

The second was a Negotiation Prep Committee, timely given upcoming contract expirations with Local 150. Administrator Wing clarified these members would not sit at the negotiation table but would help with preparation.

Administrator Wing outlined the City's three current union contracts: Local 150, and two FOP contracts for police officers and sergeants.

Mayor Soliman conducted an informal vote to approve the proposed specific assignments: Aldermen Dyke and Deserio for Finance Committee, and Aldermen Cipiti and Jefferson for Negotiation Prep (pending Jefferson's conflict resolution).

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

UNDECIDED: Ald. Oberlin

NAYES: None

ABSENT: Ald. Deserio, Kubal

The item would proceed to Monday's Agenda.

4. Discuss City Newsletter Options

City Administrator Blaine Wing presented five options for the City newsletter on page 237, motivated by the upcoming Civil Service ballot item with elections March 17th and early voting starting in early February. Administrator Wing is seeking Council input following questions about the winter newsletter at the last meeting.

Alderman Albert praised the newsletter's professional appearance but emphasized ensuring proper delivery after receiving two copies while some residents received none.

Administrator Wing suggested alternatives including doing newsletters twice yearly (spring/summer and fall/winter) rather than quarterly to combine content and reduce costs. Administrator Wing also noted

demographic considerations and emphasized the reinforcement strategy of using both print and digital channels.

Administrator Wing confirmed he would collaborate with graphic designers and communications consultants who were preparing recommended article lists for each season.

ECONOMIC DEVELOPMENT DEPARTMENT

1. 1812 N Larkin Ave, Extra Space Storage - Plat of Subdivision, Special Use, City Code and Zoning Ordinance Variation

Community & Economic Development Director Dan Ritter presented a request from Extra Space Storage at 1812 North Larkin Avenue that had received unanimous approval from the Plan Commission. The request included three components: plat of subdivision, amending an existing special use permit, and a variation from masonry requirements.

The plan would consolidate the lots and construct one additional larger building on the new property. The exterior would match existing buildings, requiring a waiver from masonry requirements.

Josh Williams from Kimley-Horn, the project's Civil Engineer, addressed the variance request: "We are requesting the variance for the brick veneer request, and we'll be matching the existing building facades with the metal framing to better match and kind of bring a coherency to the overall storage facility."

City Attorney Mike Stiff clarified the ordinance in the packet would need minor non-substantive tweaks but would include all approvals (special use, variation, and preliminary/final plat) in one vote.

Mayor Soliman conducted an informal vote to approve 1812 N Larkin Ave, Extra Space Storage - Plat of Subdivision, Special Use, City Code and Zoning Ordinance Variation.

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

NAYES: None

ABSENT: Ald. Deserio, Kubal

The item would proceed to Monday's Agenda.

ENGINEERING DEPARTMENT

1. A Resolution for a Professional Services Agreement for a PFAS Treatment Equipment and Pilot Testing Study by and Between the City of Crest Hill, Will County, Illinois and Strand and Associates, Inc. in the amount of \$10,000.00.

City Engineer Ron Wiedeman provided an update on PFAS control solutions, reminding Council that in October they had chosen Alternative 1 (water blending) from five presented options. Public Works was working to prepare wells for blending implementation later in the year, with additional PFAS testing planned to verify effectiveness.

The scope included field review and feasibility assessment at wells 7 and 10 for installing carbon-activated systems, coordinating with EPA on requirements, and establishing parameters for vendors completing the pilot study.

Alderperson Oberlin noted the proposal still referenced "Julius" as Interim Public Works Director from December, requesting it be updated to reflect the new permanent Director. City Engineer Wiedeman agreed to make the correction.

Mayor Soliman conducted an informal vote to approve A Resolution for a Professional Services Agreement for a PFAS Treatment Equipment and Pilot Testing Study by and Between the City of Crest Hill, Will County, Illinois and Strand and Associates, Inc. in the amount of \$10,000.00.

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

NAYES: None

ABSENT: Ald. Deserio, Kubal

The item would proceed to Monday's Agenda.

2. Award the Contract to P.T. Ferro Construction Company in the amount of \$2,023,482.72 for the Division Roadway Reconstruction Improvement.

City Engineer Ron Wiedeman presented the Division Street reconstruction project that was designed two years prior but had not made the previous year's budget. The scope included reconstructing the east leg of Division to a three-lane cross section from Weber to Boreal, transitioning to two lanes from Boreal to the subdivision's end, and resurfacing to the corporate limits near the old Honor Farm.

Seven bids were received, with P.T. Ferro submitting the low bid of \$2,023,482.72, significantly below the engineer's estimate of \$2,755,000. Engineer Wiedeman confirmed all documents were in order.

Mayor Raymond highlighted the savings of approximately \$650,000 below the engineer's estimate.

Mayor Soliman conducted an informal vote to approve Award the Contract to P.T. Ferro Construction Company in the amount of \$2,023,482.72 for the Division Roadway Reconstruction Improvement.

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

NAYES: None
 ABSENT: Ald. Deserio, Kubal

The item would proceed to Monday's Agenda.

3. A Resolution Approving a Revision to the Construction Agreement for the Caton Farm Rd. Water Main Extension by and between the City of Crest Hill, Will County, Illinois and M.J. Underground, Inc. to Increase the Contract Amount to \$775,874.88.

City Engineer Ron Wiedeman explained the need for a change order on the water-main installation project behind Menards leading to the new receiving station at Oakland and Caton Farm. While easements had been obtained from two of three property owners, the third parcel owned by Christofaro (in trust) presented challenges.

The contractor was approaching this section of work, though delayed by freezing weather and snow. Rather than stopping work and incurring \$15,000-25,000 in delay costs, Engineer Wiedeman proposed moving the water main north into an existing easement, requiring boring instead of open cut due to proximity to ComEd lines. The change order totaled \$51,038.88.

Aldersperson Oberlin asked if the easement would cost money if obtained. City Attorney Mike Stiff confirmed they were requesting donation but acknowledged the trust could have demanded payment.

Mayor Ray Soliman conducted an informal vote to approve A Resolution Approving a Revision to the Construction Agreement for the Caton Farm Rd. Water Main Extension by and between the City of Crest Hill, Will County, Illinois and M.J. Underground, Inc. to Increase the Contract Amount to \$775,874.88.

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

The item would proceed to Monday's Agenda.

POLICE DEPARTMENT

There were no agenda items.

PUBLIC WORKS DEPARTMENT

There were no agenda items.

PUBLIC COMMENTS

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

EXECUTIVE SESSION

1. 5ILCS 120/2 (c)(6): The setting of a price for sale or lease of property owned by the public body.

Alderwoman Gazal made a motion to enter executive session for 5ILCS 120/2(c)(6). Seconded by Alderman Jefferson. Roll call: Ayes: Dyke, Jefferson, Gazal, Oberlin, Cipiti, Albert. Nays: None. Absent: Deserio, Kubal. MOTION CARRIED.

Executive session: 10:08 PM.

Alderman Oberlin made a motion to reconvene from the executive session for 5ILCS120/2 (c)(6). Seconded by Alderman Jefferson. Roll call: Ayes: Gazal, Oberlin, Cipiti, Albert, Dyke, Jefferson. Nays: None. Absent: Deserio, Kubal. MOTION CARRIED.

Reconvened: 10:32 p.m.

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

The meeting adjourned at 10:32 p.m.

Approved this ___ day of _____, 2026.
 As presented _____
 As amended _____

 CHRISTINE VERSHAY-HALL, CITY CLERK

 RAYMOND R. SOLIMAN, MAYOR



Agenda Memo

Crest Hill, IL

Meeting Date:	February 2, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Award the contract to P.T. Ferro Construction Company in the amount of \$2,023,482.72 for the Division Roadway Reconstruction Improvement.

Summary: Bids were advertised and solicited for qualified contractors to provide unit price costs for the Division Roadway Reconstruction Improvement.

The city solicited bids through the newspaper and IDOT construction bulletin looking for qualified contractors. A total of five (7) local prequalified contractors picked up bids and seven (7) submitted bids. The bids were received for the improvement at Crest Hill City Hall until 10:00 AM local time on Friday, December 5, 2025. Bids were opened and read aloud on Tuesday, December 5, 2025, at 10:00 AM in the Council Chambers. The following is a list of the bids received:

Results

1. P.T. Ferro Construction Company	\$2,023,482.72
2. Austin Tyler Construction, Inc.	\$2,083,897.42
3. Gallagher Asphalt	\$2,162,748.70
4. D Construction	\$2,286,047.77
5. Building Paving, LLC	\$2,336,338.00
6. K-Five Construction	\$2,432,479.55
7. Performance Construction & Engineering, LLC.	\$3,044,012.00

The Design Engineering Estimate \$2,755,283.56.

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

As part of this improvement, V3 companies, Ltd will be hired to provide full-time construction inspection services. Their proposal will be provided for council approval at a later date.

Recommended Council Action: Award the contract to P.T. Ferro Construction Company in the amount of \$2,023,482.72 for the Division Roadway Reconstruction Improvement.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: \$2,200,000.00 (2027 Budget)

Cost: \$2,023,482.7225 plus CE \$120,000.00

Attachments:

Division Bid Tab.pdf

L240704 Ron W-Award Recommendation Letter Division Street 2026 0112



January 12, 2026

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

RE: Division Street Improvements
Crest Hill, Illinois

Dear Mr. Wiedeman,

We have evaluated the bids received and read aloud on December 5, 2025 for the Division Street Improvement Project. The project includes, but is not limited to, complete roadway reconstruction, milling and resurfacing, new curb and gutter, sidewalks and storm sewer. The contractor was requested to provide a cost for alternate work as well.

Bids were received from the following contractors:

- K-Five Construction (\$2,259,873.05 Base), (\$172,606.50 Alt)
- PT Ferro Construction Company (1,854,145.43 Base), (\$169,337.29 Alt)
- D Construction Inc (\$2,097,383.78 Base), (\$188,663.99 Alt)
- Gallagher Asphalt (\$1,967,336.46 Base), (\$195,412.24 Alt)
- Builders Paving LLC (\$2,141,749.00 Base), (\$194,589.00 Alt)
- Performance Construction & Engineering LLC (\$2,783,234.00 Base), (\$260,788.00 Alt)
- Austin Tyler Construction Inc (\$1,929,036.74 Base), (\$154,860.68 Alt)

The engineer's estimate was \$2,552,171.56 base bid and \$203,112.00 for Alt Bid. The apparent low bid was submitted by PT Ferro Construction Company (1,854,145.43 Base), (\$169,337.29 Alt). PT Ferro Construction Company bid was reviewed, and no arithmetic errors were found.

We recommend the award of the contract for construction of the Division Street Improvement Project go to PT Ferro Construction Company. If you have any questions or require further information, please contact me at 630.254.1522 or by email at jholy@v3co.com

Mr. Ronald Wiedeman
City Engineer
City of Crest Hill
January 12, 2026

Sincerely,

V3 COMPANIES, LTD.



Jason Holy, P.E.

Senior Project Manager

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SP	PAY ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL COST	K-Five Construction		PT Ferro Construction Company		"D" Construction, Inc.		Gallagher Asphalt		Builders Paving LLC		Performance Construction & Eng		Austin Tyler Construction, Inc.	
							Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
	20200100	EARTH EXCAVATION	CU YD	\$ 40.00	4,989	\$ 199,560.00	\$ 32.80	\$ 163,639.20	\$ 30.00	\$ 149,670.00	\$ 31.00	\$ 154,659.00	\$ 31.00	\$ 154,659.00	\$ 47.50	\$ 236,977.50			\$ 31.00	\$ 154,659.00
	20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	\$ 35.00	1,019	\$ 35,665.00	\$ 32.80	\$ 33,423.20	\$ 42.00	\$ 42,798.00	\$ 31.00	\$ 31,589.00	\$ 0.01	\$ 10.19	\$ 40.00	\$ 40,760.00		\$ -	\$ 60.00	\$ 61,140.00
	21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	\$ 2.50	1,791	\$ 4,477.50	\$ 5.27	\$ 9,438.57	\$ 3.50	\$ 6,268.50	\$ 3.00	\$ 5,373.00	\$ 0.01	\$ 17.91	\$ 2.00	\$ 3,582.00		\$ -	\$ 2.00	\$ 3,582.00
	28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	\$ 5.00	130	\$ 650.00	\$ 6.00	\$ 780.00	\$ 6.00	\$ 780.00	\$ 6.60	\$ 858.00	\$ 6.50	\$ 845.00	\$ 7.00	\$ 910.00		\$ -	\$ 6.00	\$ 780.00
	28000400	PERIMETER EROSION BARRIER	FOOT	\$ 2.50	5,318	\$ 13,295.00	\$ 2.50	\$ 13,295.00	\$ 2.50	\$ 13,295.00	\$ 2.75	\$ 14,624.50	\$ 2.50	\$ 13,295.00	\$ 2.00	\$ 10,636.00		\$ -	\$ 2.50	\$ 13,295.00
	28000500	INLET AND PIPE PROTECTION	EACH	\$ 250.00	5	\$ 1,250.00	\$ 150.00	\$ 750.00	\$ 150.00	\$ 750.00	\$ 165.00	\$ 825.00	\$ 90.00	\$ 450.00	\$ 260.00	\$ 1,300.00		\$ -	\$ 150.00	\$ 750.00
	28000510	INLET FILTERS	EACH	\$ 150.00	20	\$ 3,000.00	\$ 250.00	\$ 5,000.00	\$ 0.01	\$ 0.20	\$ 275.00	\$ 5,500.00	\$ 220.00	\$ 4,400.00	\$ 260.00	\$ 5,200.00		\$ -	\$ 250.00	\$ 5,000.00
	28100105	STONE RIPRAP, CLASS A3	SQ YD	\$ 350.00	3	\$ 1,050.00	\$ 136.11	\$ 408.33	\$ 200.00	\$ 600.00	\$ 500.00	\$ 1,500.00	\$ 815.00	\$ 2,445.00	\$ 300.00	\$ 900.00		\$ -	\$ 250.00	\$ 750.00
	30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	\$ 40.00	597	\$ 23,880.00	\$ 45.98	\$ 27,450.06	\$ 40.00	\$ 23,880.00	\$ 50.00	\$ 29,850.00	\$ 80.00	\$ 47,760.00	\$ 50.00	\$ 29,850.00		\$ -	\$ 35.00	\$ 20,895.00
*	30300112	AGGREGATE SUBGRADE IMPROVEMENT 12"	SQ YD	\$ 25.00	14,464	\$ 361,600.00	\$ 14.83	\$ 214,501.12	\$ 12.50	\$ 180,800.00	\$ 15.40	\$ 222,745.60	\$ 13.60	\$ 196,710.40	\$ 19.50	\$ 282,048.00		\$ -	\$ 13.50	\$ 195,264.00
	35101600	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	\$ 8.00	663	\$ 5,304.00	\$ 4.00	\$ 2,652.00	\$ 8.50	\$ 5,635.50	\$ 3.96	\$ 2,625.48	\$ 14.50	\$ 9,613.50	\$ 10.70	\$ 7,094.10		\$ -	\$ 20.00	\$ 13,260.00
	35101800	AGGREGATE BASE COURSE, TYPE B 6"	SQ YD	\$ 12.00	318	\$ 3,816.00	\$ 6.00	\$ 1,908.00	\$ 12.50	\$ 3,975.00	\$ 10.00	\$ 3,180.00	\$ 26.50	\$ 8,427.00	\$ 16.50	\$ 5,247.00		\$ -	\$ 34.00	\$ 10,812.00
	35501316	HOT-MIX ASPHALT BASE COURSE, 8"	SQ YD	\$ 35.00	11,872	\$ 415,520.00	\$ 36.00	\$ 427,392.00	\$ 33.00	\$ 391,776.00	\$ 33.00	\$ 391,776.00	\$ 34.00	\$ 403,648.00	\$ 32.50	\$ 385,840.00		\$ -	\$ 31.00	\$ 368,032.00
	40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	\$ 0.01	27,067	\$ 270.67	\$ 0.01	\$ 270.67	\$ 0.01	\$ 270.67	\$ 0.01	\$ 270.67	\$ 0.01	\$ 270.67	\$ 0.01	\$ 270.67		\$ -	\$ 0.01	\$ 270.67
	40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	\$ 0.01	8,539	\$ 85.39	\$ 0.01	\$ 85.39	\$ 0.01	\$ 85.39	\$ 0.01	\$ 85.39	\$ 0.01	\$ 85.39	\$ 0.01	\$ 85.39		\$ -	\$ 0.01	\$ 85.39
	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	\$ 95.00	1,569	\$ 149,055.00	\$ 87.00	\$ 136,503.00	\$ 73.00	\$ 114,537.00	\$ 83.00	\$ 130,227.00	\$ 82.00	\$ 128,658.00	\$ 73.50	\$ 115,321.50		\$ -	\$ 69.00	\$ 108,261.00
	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	\$ 100.00	1,405	\$ 140,500.00	\$ 82.00	\$ 115,210.00	\$ 83.00	\$ 116,615.00	\$ 84.00	\$ 118,020.00	\$ 89.00	\$ 125,045.00	\$ 80.00	\$ 112,400.00		\$ -	\$ 79.00	\$ 110,995.00
	42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	\$ 10.00	5,969	\$ 59,690.00	\$ 8.95	\$ 53,422.55	\$ 8.00	\$ 47,752.00	\$ 9.90	\$ 59,093.10	\$ 7.00	\$ 41,783.00	\$ 9.00	\$ 53,721.00		\$ -	\$ 7.50	\$ 44,767.50
*	42400800	DETECTABLE WARNINGS	SQ FT	\$ 35.00	44	\$ 1,540.00	\$ 40.00	\$ 1,760.00	\$ 20.00	\$ 880.00	\$ 27.50	\$ 1,210.00	\$ 21.50	\$ 946.00	\$ 40.00	\$ 1,760.00		\$ -	\$ 30.00	\$ 1,320.00
	44000100	PAVEMENT REMOVAL	SQ YD	\$ 14.00	9,376	\$ 131,264.00	\$ 7.00	\$ 65,832.00	\$ 8.00	\$ 75,008.00	\$ 10.80	\$ 101,260.80	\$ 7.50	\$ 70,320.00	\$ 9.00	\$ 84,384.00		\$ -	\$ 8.00	\$ 75,008.00
	44000164	HOT-MIX ASPHALT SURFACE REMOVAL, 3 3/4"	SQ YD	\$ 5.00	595	\$ 2,975.00	\$ 21.00	\$ 12,495.00	\$ 10.00	\$ 5,950.00	\$ 10.00	\$ 5,950.00	\$ 5.50	\$ 3,272.50	\$ 13.00	\$ 7,735.00		\$ -	\$ 7.00	\$ 4,165.00
	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	\$ 12.00	1,408	\$ 16,896.00	\$ 5.29	\$ 7,448.32	\$ 7.50	\$ 10,560.00	\$ 10.00	\$ 14,080.00	\$ 12.75	\$ 17,952.00	\$ 8.00	\$ 11,264.00		\$ -	\$ 8.00	\$ 11,264.00
	44000600	SIDEWALK REMOVAL	SQ FT	\$ 3.00	119	\$ 357.00	\$ 5.66	\$ 673.54	\$ 5.00	\$ 595.00	\$ 5.00	\$ 595.00	\$ 12.00	\$ 1,428.00	\$ 9.50	\$ 1,130.50		\$ -	\$ 5.50	\$ 654.50
	44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	\$ 45.00	19	\$ 855.00	\$ 50.00	\$ 950.00	\$ 90.00	\$ 1,710.00	\$ 170.00	\$ 3,230.00	\$ 190.00	\$ 3,610.00	\$ 250.00	\$ 4,750.00		\$ -	\$ 86.00	\$ 1,634.00
	48102100	AGGREGATE WEDGE SHOULDER, TYPE B	TON	\$ 35.00	35	\$ 1,225.00	\$ 70.21	\$ 2,457.35	\$ 40.00	\$ 1,400.00	\$ 70.00	\$ 2,450.00	\$ 95.00	\$ 3,325.00	\$ 75.00	\$ 2,625.00		\$ -	\$ 75.00	\$ 2,625.00
	50105220	PIPE CULVERT REMOVAL	FOOT	\$ 25.00	78	\$ 1,950.00	\$ 13.93	\$ 1,086.54	\$ 36.00	\$ 2,808.00	\$ 10.00	\$ 780.00	\$ 18.50	\$ 1,443.00	\$ 6.25	\$ 487.50		\$ -	\$ 35.00	\$ 2,730.00
	54213657	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 12"	EACH	\$ 1,000.00	2	\$ 2,000.00	\$ 1,857.34	\$ 3,714.68	\$ 1,500.00	\$ 3,000.00	\$ 1,500.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,120.00	\$ 2,240.00		\$ -	\$ 1,600.00	\$ 3,200.00
	54213660	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 15"	EACH	\$ 1,250.00	1	\$ 1,250.00	\$ 2,005.99	\$ 2,005.99	\$ 1,600.00	\$ 1,600.00	\$ 1,700.00	\$ 1,700.00	\$ 3,000.00	\$ 3,000.00	\$ 1,180.00	\$ 1,180.00		\$ -	\$ 1,700.00	\$ 1,700.00
	54214719	PRECAST REINFORCED CONCRETE FLARED END SECTIONS - ELLIPTICAL, EQUIVALENT ROUND-SIZE 24"	EACH	\$ 1,950.00	1	\$ 1,950.00	\$ 4,192.13	\$ 4,192.13	\$ 2,400.00	\$ 2,400.00	\$ 2,300.00	\$ 2,300.00	\$ 3,700.00	\$ 3,700.00	\$ 1,950.00	\$ 1,950.00		\$ -	\$ 2,500.00	\$ 2,500.00
	550A2320	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1 12"	FOOT	\$ 75.00	2,151	\$ 161,325.00	\$ 73.83	\$ 158,808.33	\$ 59.00	\$ 126,909.00	\$ 75.00	\$ 161,325.00	\$ 68.00	\$ 146,268.00	\$ 56.50	\$ 121,531.50		\$ -	\$ 58.00	\$ 124,758.00
	550A2330	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1 15"	FOOT	\$ 100.00	210	\$ 21,000.00	\$ 80.55	\$ 16,915.50	\$ 61.00	\$ 12,810.00	\$ 80.00	\$ 16,800.00	\$ 85.00	\$ 17,850.00	\$ 69.70	\$ 14,637.00		\$ -	\$ 66.00	\$ 13,860.00
	550A4100	STORM SEWERS, CLASS A, TYPE 1 EQUIVALENT ROUND-SIZE 24"	FOOT	\$ 130.00	42	\$ 5,460.00	\$ 166.65	\$ 6,999.30	\$ 145.00	\$ 6,090.00	\$ 156.00	\$ 6,552.00	\$ 240.00	\$ 10,080.00	\$ 203.00	\$ 8,526.00		\$ -	\$ 182.00	\$ 7,644.00
*	55100500	STORM SEWER REMOVAL 12"	FOOT	\$ 15.00	594	\$ 8,910.00	\$ 13.48	\$ 8,007.12	\$ 34.00	\$ 20,196.00	\$ 10.00	\$ 5,940.00	\$ 18.50	\$ 10,989.00	\$ 19.75	\$ 11,731.50		\$ -	\$ 29.00	\$ 17,226.00
	60108106	PIPE UNDERDRAINS, TYPE 1, 6"	FOOT	\$ 50.00	262	\$ 13,100.00	\$ 30.94	\$ 8,106.28	\$ 38.00	\$ 9,956.00	\$ 30.00	\$ 7,860.00	\$ 32.00	\$ 8,384.00	\$ 37.55	\$ 9,838.10		\$ -	\$ 28.00	\$ 7,336.00
*	60200105	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	\$ 5,500.00	1	\$ 5,500.00	\$ 3,818.61	\$ 3,818.61	\$ 3,300.00	\$ 3,300.00	\$ 3,400.00	\$ 3,400.00	\$ 3,850.00	\$ 3,850.00	\$ 3,165.00	\$ 3,165.00		\$ -	\$ 3,000.00	\$ 3,000.00
*	60201330	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 23 FRAME AND GRATE	EACH	\$ 5,500.00	2	\$ 11,000.00	\$ 3,715.44	\$ 7,430.88	\$ 3,350.00	\$ 6,700.00	\$ 3,400.00	\$ 6,800.00	\$ 3,850.00	\$ 7,700.00	\$ 3,610.00	\$ 7,220.00		\$ -	\$ 3,000.00	\$ 6,000.00
*	60201340	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 24 FRAME AND GRATE	EACH	\$ 5,500.00	5	\$ 27,500.00	\$ 3,802.59	\$ 19,012.95	\$ 3,350.00	\$ 16,750.00	\$ 3,400.00	\$ 17,000.00	\$ 3,850.00	\$ 19,250.00	\$ 3,645.00	\$ 18,225.00		\$ -	\$ 3,000.00	\$ 15,000.00
*	60206905	CATCH BASINS, TYPE C, TYPE 1 FRAME, OPEN LID	EACH	\$ 3,000.00	2	\$ 6,000.00	\$ 1,935.89	\$ 3,871.78	\$ 1,650.00	\$ 3,300.00	\$ 2,000.00	\$ 4,000.00	\$ 3,000.00	\$ 6,000.00	\$ 1,590.00	\$ 3,180.00		\$ -	\$ 2,000.00	\$ 4,000.00
*	60208230	CATCH BASINS, TYPE C, TYPE 23 FRAME AND GRATE	EACH	\$ 3,000.00	1	\$ 3,000.00	\$ 1,974.90	\$ 1,974.90	\$ 1,700.00	\$ 1,700.00	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,775.00	\$ 1,775.00		\$ -	\$ 2,000.00	\$ 2,000.00
*	60208240	CATCH BASINS, TYPE C, TYPE 24 FRAME AND GRATE	EACH	\$ 3,000.00	5	\$ 15,000.00	\$ 1,978.11	\$ 9,890.55	\$ 1,750.00	\$ 8,750.00	\$ 2,000.00	\$ 10,000.00	\$ 3,000.00	\$ 15,000.00	\$ 1,833.25	\$ 9,166.25		\$ -	\$ 2,000.00	\$ 10,000.00
*	60251740	CATCH BASINS TO BE ADJUSTED WITH NEW TYPE 24 FRAME AND GRATE	EACH	\$ 1,500.00	1	\$ 1,500.00	\$ 1,031.56	\$ 1,031.56	\$ 800.00	\$ 800.00	\$ 1,400.00	\$ 1,400.00	\$ 750.00	\$ 750.00	\$ 765.00	\$ 765.00		\$ -	\$ 900.00	\$ 900.00
	60261540	INLETS TO BE ADJUSTED WITH NEW TYPE 24 FRAME AND GRATE	EACH	\$ 1,500.00	1	\$ 1,500.00	\$ 1,208.90	\$ 1,208.90	\$ 800.00	\$ 800.00	\$ 1,400.00	\$ 1,400.00	\$ 750.00	\$ 750.00	\$ 765.00	\$ 765.00		\$ -	\$ 900.00	\$ 900.00
	60600095	CLASS SI CONCRETE (OUTLET)	CU YD	\$ 750.00	6	\$ 4,500.00	\$ 400.00	\$ 2,400.00	\$ 600.00	\$ 3,600.00	\$ 1,100.00	\$ 6,600.00	\$ 300.00	\$ 1,800.00	\$ 400.00	\$ 2,400.00		\$ -	\$ 750.00	\$ 4,500.00
	60604400	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	FOOT	\$ 40.00	1,130	\$ 45,200.00	\$ 32.00	\$ 36,160.00	\$ 29.00	\$ 32,770.00	\$ 40.00	\$ 45,200.00	\$ 25.00	\$ 28,250.00	\$ 32.00	\$ 36,160.00		\$ -	\$ 31.00	\$ 35,030.00
	60605000	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	FOOT	\$ 50.00	4,037	\$ 201,850.00	\$ 34.30	\$ 138,469.10	\$ 39.00	\$ 157,44										

SP	PAY ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL COST	K-Five Construction		PT Ferro Construction Company		"D" Construction, Inc.		Gallagher Asphalt		Builders Paving LLC		Performance Construction & Eng		Austin Tyler Construction, Inc.	
							Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
*	Z0018700	DRAINAGE STRUCTURE TO BE REMOVED	EACH	\$ 1,000.00	9	\$ 9,000.00	\$ 316.00	\$ 2,844.00	\$ 400.00	\$ 3,600.00	\$ 1,000.00	\$ 9,000.00	\$ 850.00	\$ 7,650.00	\$ 846.50	\$ 7,618.50		\$ -	\$ 600.00	\$ 5,400.00
*		CASH ALLOWANCE	UNITS	\$ 1.00	50,000	\$ 50,000.00	\$ 1.00	\$ 50,000.00	\$ 1.00	\$ 50,000.00	\$ 1.00	\$ 50,000.00	\$ 1.00	\$ 50,000.00	\$ 1.00	\$ 50,000.00		\$ -	\$ 1.00	\$ 50,000.00
*		CATCH BASIN (SPECIAL)	EACH	\$ 7,500.00	1	\$ 7,500.00	\$ 9,838.00	\$ 9,838.00	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00	\$ 8,000.00	\$ 7,500.00	\$ 7,500.00	\$ 8,670.00	\$ 8,670.00		\$ -	\$ 7,300.00	\$ 7,300.00
*		CITY CONSTRUCTION SIGN	SQ FT	\$ 25.00	60	\$ 1,500.00	\$ 35.00	\$ 2,100.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,800.00	\$ 20.00	\$ 1,200.00	\$ 35.00	\$ 2,100.00		\$ -	\$ 35.00	\$ 2,100.00
*		DETOUR SIGNAGE, PHASE 1	EACH	\$ 25,000.00	1	\$ 25,000.00	\$ 8,500.00	\$ 8,500.00	\$ 14,000.00	\$ 14,000.00	\$ 0.01	\$ 0.01	\$ 8,900.00	\$ 8,900.00	\$ 8,500.00	\$ 8,500.00		\$ -	\$ 5,000.00	\$ 5,000.00
*		DETOUR SIGNAGE, PHASE 2	EACH	\$ 15,000.00	1	\$ 15,000.00	\$ 8,500.00	\$ 8,500.00	\$ 3,500.00	\$ 3,500.00	\$ 0.01	\$ 0.01	\$ 2,500.00	\$ 2,500.00	\$ 8,500.00	\$ 8,500.00		\$ -	\$ 5,000.00	\$ 5,000.00
*		PARKWAY RESTORATION - SEEDING	SQ YD	\$ 20.00	4,616	\$ 92,320.00	\$ 6.50	\$ 30,004.00	\$ 6.50	\$ 30,004.00	\$ 7.15	\$ 33,004.40	\$ 6.00	\$ 27,696.00	\$ 9.50	\$ 43,852.00		\$ -	\$ 6.50	\$ 30,004.00
*		SANITARY MANHOLES TO BE ADJUSTED WITH NEW TYPE 1 FRAME, CLOSED LID	EACH	\$ 1,500.00	2	\$ 3,000.00	\$ 1,342.00	\$ 2,684.00	\$ 1,350.00	\$ 2,700.00	\$ 2,000.00	\$ 4,000.00	\$ 950.00	\$ 1,900.00	\$ 865.00	\$ 1,730.00		\$ -	\$ 1,100.00	\$ 2,200.00
*		TEMPORARY ACCESS	TON	\$ 50.00	110	\$ 5,500.00	\$ 50.00	\$ 5,500.00	\$ 0.01	\$ 1.10	\$ 30.00	\$ 3,300.00	\$ 0.01	\$ 1.10	\$ 60.00	\$ 6,600.00		\$ -	\$ 0.01	\$ 1.10
		Total				\$ 2,552,171.56	Total	\$2,259,873.05	Total	\$ 1,854,145.43	Total	\$ 2,097,383.78	Total	\$1,967,336.46	Total	\$2,141,749.00	Total	\$ -	Total	\$ 1,929,036.74
		Alt Bid																		
	40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	\$ 0.01	3,575	\$ 35.75	\$ 0.01	\$ 35.75	\$ 0.01	\$ 35.75	\$ 0.01	\$ 35.75	\$ 0.01	\$ 35.75	\$ 0.01	\$ 35.75	\$ 0.01	\$ 35.75	\$ 0.01	\$ 35.75
	40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	\$ 20.00	49	\$ 980.00	\$ 50.00	\$ 2,450.00	\$ 0.01	\$ 0.49	\$ 0.01	\$ 0.49	\$ 0.01	\$ 0.49	\$ 50.00	\$ 2,450.00	\$ 50.00	\$ 2,450.00	\$ 0.01	\$ 0.49
	40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	\$ 95.00	667	\$ 63,365.00	\$ 77.00	\$ 51,359.00	\$ 73.00	\$ 48,691.00	\$ 83.00	\$ 55,361.00	\$ 82.00	\$ 54,694.00	\$ 73.50	\$ 49,024.50	\$ 85.00	\$ 56,695.00	\$ 69.00	\$ 46,023.00
	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	\$ 100.00	445	\$ 44,500.00	\$ 93.00	\$ 41,385.00	\$ 83.00	\$ 36,935.00	\$ 84.00	\$ 37,380.00	\$ 89.00	\$ 39,605.00	\$ 80.00	\$ 35,600.00	\$ 90.00	\$ 40,050.00	\$ 74.00	\$ 32,930.00
	44000164	HOT-MIX ASPHALT SURFACE REMOVAL, 3 3/4"	SQ YD	\$ 5.00	5,207	\$ 26,035.00	\$ 2.75	\$ 14,319.25	\$ 4.25	\$ 22,129.75	\$ 4.00	\$ 20,828.00	\$ 5.50	\$ 28,638.50	\$ 6.00	\$ 31,242.00	\$ 5.50	\$ 28,638.50	\$ 2.00	\$ 10,414.00
	44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	\$ 55.00	351	\$ 19,305.00	\$ 50.00	\$ 17,550.00	\$ 75.00	\$ 26,325.00	\$ 65.00	\$ 22,815.00	\$ 74.00	\$ 25,974.00	\$ 70.00	\$ 24,570.00	\$ 70.00	\$ 24,570.00	\$ 85.00	\$ 29,835.00
	48102100	AGGREGATE WEDGE SHOULDER, TYPE B	TON	\$ 35.00	316	\$ 11,060.00	\$ 51.00	\$ 16,116.00	\$ 34.00	\$ 10,744.00	\$ 40.00	\$ 12,640.00	\$ 58.00	\$ 18,328.00	\$ 35.00	\$ 11,060.00	\$ 50.00	\$ 15,800.00	\$ 25.00	\$ 7,900.00
	70107025	CHANGEABLE MESSAGE SIGN	CAL DA	\$ 55.00	480	\$ 26,400.00	\$ 30.00	\$ 14,400.00	\$ 0.01	\$ 4.80	\$ 50.00	\$ 24,000.00	\$ 29.50	\$ 14,160.00	\$ 30.00	\$ 14,400.00	\$ 30.00	\$ 14,400.00	\$ 22.50	\$ 10,800.00
	78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	\$ 0.75	5,475	\$ 4,106.25	\$ 0.90	\$ 4,927.50	\$ 0.75	\$ 4,106.25	\$ 0.99	\$ 5,420.25	\$ 1.15	\$ 6,296.25	\$ 1.65	\$ 9,033.75	\$ 1.00	\$ 5,475.00	\$ 1.15	\$ 6,296.25
	78300200	RAISED REFLECTIVE PAVEMENT MARKER REMOVAL	EACH	\$ 15.00	25	\$ 375.00	\$ 1.00	\$ 25.00	\$ 0.01	\$ 0.25	\$ 10.00	\$ 250.00	\$ 0.01	\$ 0.25	\$ 35.00	\$ 875.00	\$ 40.00	\$ 1,000.00	\$ 50.00	\$ 1,250.00
	X7010216	TRAFFIC CONTROL & PROTECTION (SPECIAL)	L SUM	\$ 5,000.00	1	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 19,000.00	\$ 19,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 11,033.00	\$ 11,033.00	\$ 66,993.75	\$ 66,993.75	\$ 5,000.00	\$ 5,000.00
	X7810300	RECESSED REFLECTIVE PAVEMENT MARKER	EACH	\$ 50.00	39	\$ 1,950.00	\$ 1.00	\$ 39.00	\$ 35.00	\$ 1,365.00	\$ 126.50	\$ 4,933.50	\$ 120.00	\$ 4,680.00	\$ 135.00	\$ 5,265.00	\$ 120.00	\$ 4,680.00	\$ 112.21	\$ 4,376.19
		Total				\$ 203,112.00	Total	\$ 172,606.50	Total	\$ 169,337.29	Total	\$ 188,663.99	Total	\$ 195,412.24	Total	\$ 194,589.00	Total	\$ 260,788.00	Total	\$ 154,860.68



Agenda Memo

Crest Hill, IL

Meeting Date:	February 2, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	A Resolution Approving an Amendment to the Construction Agreement by and between the City of Crest Hill, Will County, Illinois and M & J Underground, Inc. for Caton Farm Road Water Main Extension.

Summary:

Over the last couple of months staff along with the city attorney have been working to get an executed utility easement along Caton Farm Rd across the Christofaro parcel, see attached exhibit.

This particular parcel is in a trust with many different people located across the United States. Because of this it is taking much longer to acquire this utility easement.

To keep the project moving forward without disrupting the contractor or causing delays in the improvement that will cost the city additional funds, staff have asked our consultant and contractor for a solution.

It has been determined that if the new water is moved to the north about 5 ft or so it can be installed within the existing easement the city already has, but do to existing ComEd power poles the work will need to be performed by directionally drilling instead of by open cut. This method of construction comes at a higher cost than traditional open cut. The additional cost to perform the installation with this method is \$51,038.88.

The contractor is on schedule to be ready to install this section of water main by the week of January 26th.

To date we have not heard back from anyone from the Christofaro Trust and if the contractor stops work until we secure the utility easement the city will be responsible for additional costs due to the delay. These costs are estimated at \$15k to \$25k depending on the amount of time it takes to acquire the easement.

Therefore, it is staff recommendation to move forward with the relocation of the water main to have it installed in the existing utility easement and have the installation completed by directional boring.

Recommended Council Action: A resolution approving an amendment to the construction agreement by and between the City of Crest Hill, Will County, Illinois and M & J Underground, Inc. for Caton Farm Road Water Main Extension.

Financial Impact:

Funding Source: Water Fund

Budgeted Amount: \$3,602,608.40

Cost Approved to Date:

Award Construction Amount \$724,836.00

Plus Change Order No.2 \$51,038.88

New Cost Approved to Date \$775,874.88

With this Change order Account No 12-00-7620 is still **under** budget by over \$200,000 for the 2026 budget.

Attachments

M.J. Underground, Inc CO 2 Resolution

Crest Hill-Caton Farm Rd-Change Order #2

CO 2 Exhibit

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AMENDMENT TO THE TO THE CONSTRUCTION AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS AND M & J UNDERGROUND, INC. FOR CATON FARM ROAD WATER MAIN EXTENSION

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

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

WHEREAS, M.J Underground, Inc. (the “COMPANY”), is an entity that is in the business of providing Construction Services and on September 15, 2025, the City of Crest Hill, by the passage of Resolution 1345, was awarded the contract to perform the Caton Farm Road Water Main Extension. (the “Project”) in the amount of \$724,836.00; and

WHEREAS, the City, through its Engineer and Attorney, has been attempting to secure a permanent Public Utility Easement across certain parcels along the construction route for the Project and has been unsuccessful in obtaining a New Public Utility Easement across the property located at 1101 Caton Farm Road; and

WHEREAS, the Company is scheduled to install the section of water main at the 1101 Caton Farm Road parcel, and the Project is now in jeopardy of being delayed until the new Public Utility Easement can be secured; and

WHEREAS, it is uncertain when, if at all, the new Public Utility Easement will be secured; and

WHEREAS, delays in proceeding will be costly to the City; and

WHEREAS, the City’s Engineer and consultants have determined that to avoid the need for the new Public Utility Easement across the 1101 Caton Farm Road property, the new water main can be installed approximately five (5) feet north of the currently planned location so as to be within the City’s current Public Utility Easement; and

WHEREAS, due to the current location of Commonwealth Edison power poles in the right-of-way, this solution will require the Company to use a directional drilling method of installation rather than the open cut method which was used for the original bid and the awarded contract; and

WHEREAS, directional drilling is costlier than open cut, the City's staff and the Company have negotiated an amendment (Change Order) to the original contract which will increase the total amount of the contract by \$51,038.88 to a total of \$775,874.88, which Change Order is attached hereto as Exhibit A and incorporated herein; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its residents to approve the Change Order and amendment to the total contract price to avoid delays and keep the project on schedule; and

WHEREAS, City Staff and the City Council have reviewed Exhibit A and determined that the conditions, terms, and provisions are fair, reasonable, and acceptable to the City and that the Contract approved by Resolution #1345 should be amended to include the Change Order attached as Exhibit A

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

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

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of the Change Order to the Contract approved by Resolution #1345, which Change Order is attached as (Exhibit A) in the amount of \$51,038.88 are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Change Order, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to increase the total contract amount of the Contract approved by Resolution #1345 by \$51,038.88 to \$775,874.88.

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

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

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

[Intentionally Blank]

PASSED THIS 2ND DAY FEBRUARY, 2026.

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

APPROVED THIS 2ND DAY OF FEBRUARY, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

(M&J UNDERGROUND, INC.
CHANGE ORDER #1)

M&J Underground, Inc.

Phone (708) 534-6434
Fax (708) 534-6521

PO Box 164
Monee, IL 60449

www.mjunderground.com
info@mjunderground.com

To:	Crest Hill, City Of	Contact:	
Address:	20600 City Center Blvd. Crest Hill, IL 60403	Phone:	
CO Name:	HDD Water Main 8"	CO ID:	CO2.0
Project Location:	Caton Farm Rd & Len Kubinski Dr, Crest Hill, IL	CO Date:	1/9/2026

- **Change order for installing water main by HDD methods from station 413.75 to 421.00**
- **Change order includes potholing existing gas and water main in 50' increments plus all utility crossings**

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
CO2.0	CO2.0	Water Main, 8-IN DIA, DI, Open Cut (CREDIT)	725.00	LF	(\$109.00)	(\$79,025.00)
CO2.1	CO2.1	Water Main, 8-IN DIA, DI, HDD	725.00	LF	\$221.00	\$160,225.00
CO2.2	CO2.2	Pavement Patch, Class D (CREDIT)	66.23	SY	(\$144.00)	(\$9,537.12)
CO2.3	CO2.3	Combination Concrete Curb And Gutter Removal And Replacement (CREDIT)	60.00	LF	(\$181.00)	(\$10,860.00)
CO2.4	CO2.4	Furnish Pine Tree Sapling (CREDIT)	19.00	EACH	(\$80.00)	(\$1,520.00)
CO2.5	CO2.5	Furnish Bush (CREDIT)	18.00	EACH	(\$107.00)	(\$1,926.00)
CO2.6	CO2.6	Trench Backfill (CREDIT)	58.50	CY	(\$108.00)	(\$6,318.00)
Total Bid Price:						<u>\$51,038.88</u>

Notes:

- **Due to volatile market prices this proposal is valid for 30 days.**
- **Proposed items can not be removed from total proposal package without prior written consent.**
- Any additional work not included in this proposal requires signed authorization from the project owner or a representative of the project owner before the additional work can proceed. Additional work shall be billed on a time and material basis or agreed unit price.
- If there should exist any other contract document, these terms and conditions shall be in addition to the contract. Due to the specific nature of the work, if there are conflicts or discrepancies, these terms and conditions shall preempt any and all other documents.
- The above prices do not include any permit fees, licensing fees or bonds if required.
- Upon the commencement of our scope of work, it is agreed that the Job Site Subgrade will be within a tenth of one foot of proposed subgrade, unless otherwise deemed acceptable in writing by M & J Underground, Inc / Sunset Sewer & Water Inc
- M&J Underground / Sunset Sewer & Water will perform one punch list, which is to be received by M&J Underground / Sunset Sewer & Water from the local government agency within 30 days of final invoice. Any subsequent punch list will be invoiced on a time and material basis.
- Not responsible for dewatering which cannot be accomplished by use of standard 3" trash-pump. All construction staking/layout to be performed by others. We are not responsible for changes due to conflicting grades, utilities and/or elevations. We are not responsible for the determination of design crossing conflicts.
- M&J Underground / Sunset Sewer & Water will not be responsible for any delays or additional cost due to: Labor disputes, unavailability of materials, weather conditions, emergencies or damage to utility services that occur during the installation.
- A crew rate of \$900.00/hour will be charge for any downtime caused due to utility conflicts beyond M&J Underground, Inc / Sunset Sewer & Water Inc control. We are not responsible for damages or losses from hits of unmarked underground utilities. Locating privately owned utility lines will be the responsibility of the owner.
- Not responsible for damage to existing trees, bushes, shrubs, flowers, sod, etc. Said installation shall not include any landscape replacement of any kind. No removal of excess dirt. Dirt is to be mounded over and next to trenches. If the contract contains material/spoil removal, we are never responsible for the removal of contaminated material/soil. No asphalt and/or pavement and/or concrete replacement. No sawcutting is included in this proposal.

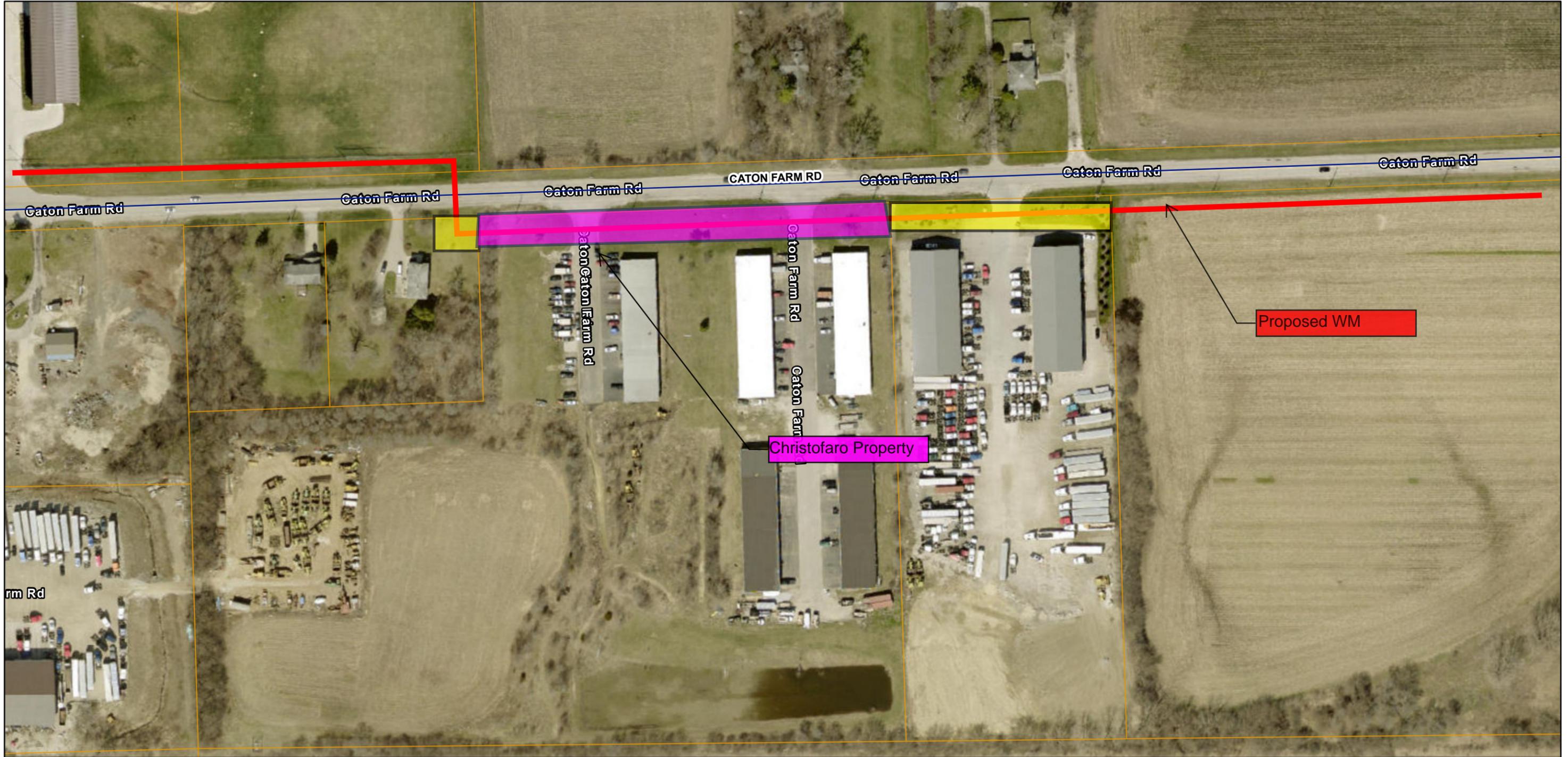
- Soil condition/changes in conditions (if applicable): Proposed auger boring is based on machine boring in suitable, dry sand or clay soils. In event that rock, boulders, debris, flowing materials or other unsuitable materials are encountered, which in our opinion prohibit boring, owner agrees to reimburse M&J Underground, Inc / Sunset Sewer & Water, Inc for costs incurred attempting to accomplish the crossing. M&J Underground, Inc / Sunset Sewer & Water Inc will not be responsible for any voids created outside the casing while boring or tunneling through gravel, cobbles or unstable soil. If owner requests that a crossing be completed by means other than auger boring, a change in price will be negotiated which is mutually agreeable to both parties. If occasional cobbles are encountered and impassable by boring, additional cost for removal or attempted removal of the same will be billed at an hourly rate. If crossing waterway, owner will ensure that there is sufficient cover to prevent any infiltration of water or loss of overburden. Prices do not include provisions for working in or adjacent to contaminated or hazardous materials.
- No traffic control is included in this contract proposal. Unless otherwise stated.
- No erosion control is included in this contract proposal. Unless otherwise stated.
- Not responsible for testing or compaction for sewer or water. Not responsible for QC or QA of concrete, asphalt and or aggregates. Not responsible for soil testing for CCDD disposal facilities unless otherwise stated.
- Not Responsible for UPI Forms or flushing of Watermain for fire protection flow test.
- One mobilization to jobsite is included. Additional mobilizations (Not due to this contractors schedule) will be charged at \$2000/each.
- Structural Improvements (Not present at the time of this proposal) that hinders work performance will subject the project to additional charges.
- Any delays incurred after the commencement of this contract, through no fault of M & J Underground, Inc / Sunset Sewer & Water, Inc may require an adjustment to the prices in this proposal.
- If a portion of this contract is found to be illegal or unenforceable, it shall not make void or voidable the entire contract.
- M & J Underground, Inc / Sunset Sewer & Water, Inc shall provide Certificates of Insurance and include others as additional insured upon request only. Any other insurance requirements above and beyond our current coverage required by for the project not specifically mentioned in our proposal will be an addition to our proposed contract amount.

Payment Terms:

We reserve the right to reject this proposal unless accepted and work and payment in full within 15 days. If payment is not made per terms of Note #1, there will be a \$500.00 service charge added to the contract to cover the cost of securing our lien rights. Customer will pay all attorney's fees and court costs incurred to collect past due balance.

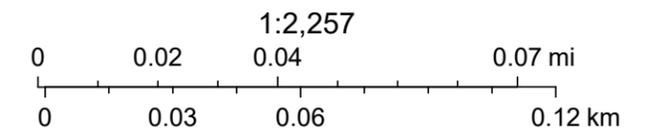
<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: M&J Underground, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Aaron Noonan (708) 263-5865 aaron@mjunderground.com</p>
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City Of Crest Hill



1/12/2026, 10:20:48 AM

- City Limits
- Street Labels
- Parcels



County of Will, Microsoft, Vantor, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



City Council Regular Meeting Agenda Memo

Crest Hill, IL

Meeting Date: February 2, 2026

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

Department: Community Development

Agenda Item: Approval of an Ordinance approving application of Extra Space Storage LLC for Preliminary and Final Plat of Subdivision, Special Use for an existing and a new self-service storage facilities (Case # SU-26-1-1-1), and Variation from the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances (Case # V-26-1-1-1) with respect to real property located at 1812 N Larkin Avenue in Crest Hill, Illinois

Summary:

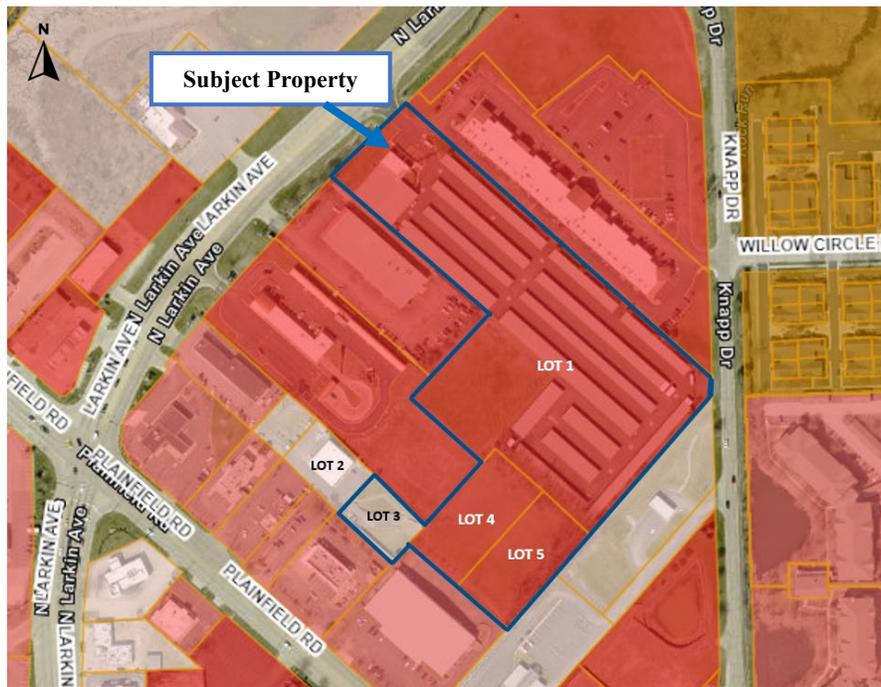
Extra Space Storage LLC (the “Applicant”) has requested approval of the following items:

1. Preliminary and Final Plat of Subdivision
2. Amended Special Use in the B-1 and B-3 Zoning Districts for an existing and a new self-service storage facilities
3. A variation from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance, and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinance that would waive the masonry requirement for exterior façade of the new self-service storage facility

Extra Space Storage is an existing self-service storage facility located at 1812 N Larkin Avenue, which was established through a Special Use permit in 2002. The total existing property is 5.83-acres with 79,640 SF of existing drive-up self-storage buildings. Extra Space Storage is looking to purchase an additional 1.74-acre vacant property on the southwest of 1812 N Larkin Ave to expand the existing self-service storage facility. The vacant property has no public roadway access or visibility and has remained vacant for many years.

The proposal will consolidate all four (4) lots into one lot, revise drainage and utility easements, remove the existing driveway and retaining walls on Lot 3; request a special use approval for the existing self-service storage facility and addition of a new self-service storage facility; and request variation from the Crest Hill Zoning Ordinance and Code of Ordinances to waive the masonry requirement for exterior façades of the new self-service storage facility. The exterior of the proposed building will be clad with metal panels matching the existing self-service storage buildings. Adequate screening and landscaping are proposed along the perimeter of the Subject Property to buffer the new self-service storage facility from the adjacent properties. Considering that the new structure will match the existing metal exterior facades, Staff supports the variation request to waive the masonry requirement.

The Subject Property, including the existing business and new lots is illustrated below:



The property’s location severely limits building configuration, construction logistics, and overall site efficiency. With no visibility, access or public frontage, it is likely this land remains undeveloped if this special use is not approved. Use of the land by one of the adjacent existing uses, as proposed here, is the highest and best use for this land. Given the limited operational impacts, compliance with applicable development standards, and the nature of the use, the proposed special use is not expected to interfere with the reasonable use and enjoyment of nearby properties or adversely affect the character or orderly appearance of the neighborhood.

The Plan Commission conducted the required public hearing for this application at its January 8, 2026, meeting and recommended unanimous but conditional approval of the requested Preliminary and Final Plat of Subdivision, Special Use, and Variation from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances subject to the project being implemented in substantial conformance with eight (8) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

At the January 26, 2026 City Council Work Session, the application was presented and a discussion took place about the application. No alterations were requested to the draft Ordinance that was attached to the packet. As such, the attached Ordinance and Exhibits are the same as the packet presented at the Work Session.

Council Action Requested: Community Development Staff recommend that the City Council approve the Ordinance pertaining to Plat of Subdivision, Special use and Variations requested for the Property 1812 N Larkin Ave, Crest Hill, IL.

Attachments:

- Attachment A – January 8, 2026, Plan Commission Meeting Transcript
- Attachment B – January 8, 2026, Plan Commission Draft Meeting Minutes
- Attachment C – An Ordinance Approving Preliminary and Final Plat of Subdivision, Amended Special Use Permit, and Variation to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances with Respect to Certain Real Property Located at 1812 N Larkin Ave in Crest Hill, Illinois - Application of Extra Space Storage LLC (with associated Exhibits)

CREST HILL PLAN COMMISSION

JANUARY 8, 2026

REPORT OF PROCEEDINGS had in the
above-entitled matter, at 20600 City Center
Boulevard, Crest Hill, Illinois, commencing at
7:00 o'clock p.m. on the 8th day of January, 2026.

BEFORE:

Bill Thomas, Chairman
John Stanton, Commissioner
Gordon Butler, Commissioner
Jeff Peterson, Commissioner
Cheryl Slabozeski, Commissioner
Daniel Ritter, Community/Economic Development
Director
Samantha Tilley, Executive Secretary
Atefa Ghaznawi, City Planner

PRESENT:

Clint Kleppe
Jeremy Highland
Alexa Falbo
Mike Aufderheide

* * * * *

1 CHAIRMAN THOMAS: Okay. Good evening and
2 thank you for coming out on this not so nice
3 weather evening. It's 7:00 p.m. and I would like
4 to call the January 8th, 2026 Plan Commission
5 meeting to order.

6 Please rise, if you are able, for the
7 Pledge of Allegiance.

8 (Pledge of Allegiance)

9 CHAIRMAN THOMAS: Thank you.

10 Roll call, please.

11 SAMANTHA TILLEY: Bill Thomas?

12 CHAIRMAN THOMAS: Here.

13 SAMANTHA TILLEY: Ken Carroll?

14 (No response.)

15 SAMANTHA TILLEY: Gordon Butler?

16 COMMISSIONER BUTLER: Here.

17 SAMANTHA TILLEY: Marty Flynn?

18 (No response.)

19 SAMANTHA TILLEY: John Stanton?

20 COMMISSIONER STANTON: Here.

21 SAMANTHA TILLEY: Cheryl Slabozeski?

22 COMMISSIONER SLABOZESKI: Here.

23 SAMANTHA TILLEY: And Jeff Peterson?

24 COMMISSIONER PETERSON: Here.

1 CHAIRMAN THOMAS: Okay. Thank you.

2 Also sitting up here tonight is our City
3 Planner, Atefa, and our Community and Economic
4 Development Director Daniel Ritter as well as our
5 executive secretary, Samantha Tilley.

6 First order of business is I would like
7 to have a motion to approve the minutes from the
8 Plan Commission meeting that was held on
9 December 11th, 2025.

10 COMMISSIONER PETERSON: I'll make that
11 motion.

12 CHAIRMAN THOMAS: Motion by Commissioner
13 Peterson.

14 Do we have a second?

15 COMMISSIONER BUTLER: Second.

16 CHAIRMAN THOMAS: Commissioner Butler
17 seconded.

18 Roll call, please.

19 SAMANTHA TILLEY: Jeff Peterson?

20 COMMISSIONER PETERSON: Yes.

21 SAMANTHA TILLEY: Gordon Butler?

22 COMMISSIONER BUTLER: Yes.

23 SAMANTHA TILLEY: John Stanton?

24 COMMISSIONER STANTON: Yes.

1 SAMANTHA TILLEY: Cheryl Slabozeski?

2 COMMISSIONER SLABOZESKI: Abstain.

3 SAMANTHA TILLEY: And Bill Thomas?

4 CHAIRMAN THOMAS: Yes.

5 SAMANTHA TILLEY: Motion carried.

6 CHAIRMAN THOMAS: Okay. So, again,
7 welcome for coming out. If I was a betting man
8 I'd say, well, we'll probably have two people, and
9 I know who the two people are going to be, but
10 it's very nice of you to come out to a Plan
11 Commission meeting on this kind of weather.

12 So we have one item on the agenda for
13 tonight that actually involves two cases, and the
14 published definition is we are going to hold a
15 public hearing and consideration of petitions plat
16 of subdivision Case SU-26-1-1-1 and Case
17 V-26-1-1-1, a request of Extra Space Storage LLC
18 seeking special use approvals from the City of
19 Crest Hill Subdivision Zoning Ordinance and City
20 Code to consolidate four lots into one lot and
21 dedicate utility and drainage easements and
22 amended special use for an existing self-storage
23 facility -- self-service storage facility and
24 addition of a new self-service storage facility

1 and a variation from Section 8.7-2 Building Facade
2 of the Crest Hill Zoning Ordinance and Section
3 15.04.040, standards for structural appearance and
4 site location plans, subsection I-1, Building
5 Facades of Crest Hill Code of Ordinance that would
6 decrease the masonry requirement for exterior
7 facade of a new self-service storage facility to
8 zero percent and for an existing and new
9 self-service storage facilities located on the 7.5
10 acre B3 business service district zoned property
11 located at 1812 North Larkin Avenue Crest Hill,
12 Illinois.

13 Samantha, is all the paperwork in order?

14 SAMANTHA TILLEY: Yes. All the necessary
15 paperwork is in order.

16 CHAIRMAN THOMAS: All right. Thank you.

17 In that case I would like to have a
18 motion to open the public hearing for case
19 SU-26-1-1-1 and V-26-1-1-1.

20 Motion, please.

21 COMMISSIONER PETERSON: I'll make that
22 motion.

23 COMMISSIONER SLABOZESKI: Second.

24 CHAIRMAN THOMAS: Motion by Commissioner

1 Peterson. Second by Commissioner Slabozeski.

2 Roll call, please.

3 SAMANTHA TILLEY: Jeff Peterson?

4 COMMISSIONER PETERSON: Yes.

5 SAMANTHA TILLEY: Cheryl Slabozeski?

6 COMMISSIONER SLABOZESKI: Yes.

7 SAMANTHA TILLEY: Gordon Butler?

8 COMMISSIONER BUTLER: Yes.

9 SAMANTHA TILLEY: John Stanton?

10 COMMISSIONER STANTON: Yes.

11 SAMANTHA TILLEY: Bill Thomas?

12 CHAIRMAN THOMAS: Yes.

13 SAMANTHA TILLEY: Motion carried.

14 CHAIRMAN THOMAS: Okay. Public hearing
15 opened at 7:04 p.m.

16 Again, the subject of our hearing this
17 evening is to discuss the two cases that are
18 involved in a request by Extra Space Storage LLC
19 seeking special use approvals and variances from
20 the City of Crest Hill Subdivision Zoning
21 Ordinance and City Code. So I would like to ask
22 Atefa, our city planner, to present the specifics
23 of the cases.

24 ATEFA GHAZNAWI: Thank you, Mr. Chairman.

1 Extra Space Storage is an existing
2 self-service storage facility located at
3 1812 North Larkin Avenue, which was established
4 through a special use permit in 2002. Extra Space
5 Storage is looking to purchase an additional 1.74
6 acre vacant property in the southwest of the
7 existing property to expand the existing facility.
8 The proposed project includes removal of 980
9 square foot of an existing storage building on the
10 southwest end of the existing property and
11 construction of a one-story building, stormwater
12 management, landscaping and utilities to service a
13 new building on the vacant property.

14 The vacant property --

15 CHAIRMAN THOMAS: Sam, can you hear her?
16 I can't hear her.

17 Thank you.

18 Sorry about that.

19 ATEFA GHAZNAWI: The vacant property has
20 no public roadway access or visibility and has
21 remained vacant for many years.

22 Adequate screening and landscaping are
23 proposed along the perimeter of the subject
24 property to buffer the new self-service storage

1 facility from the adjacent properties. The
2 proposal will consolidate all four lots into one
3 lot, revise drainage and utility easements, remove
4 the existing roadway and retaining walls on Lot 3
5 and use the entire Lot 3 as stormwater retention,
6 request a special use approval for the existing
7 and the new self-service storage facilities and
8 request variation from the Crest Hill Zoning
9 Ordinance and Code of Ordinances to waive the
10 masonry requirement for exterior facades of the
11 new facility. The exterior of the proposed
12 building will be clad with metal panels
13 matching the existing storage buildings.

14 Overall the subject property represents a
15 unique circumstance within the B3 Zoning District
16 due to the unique circumstance related to the
17 subject property and proposed use rather than to
18 general conditions in the Zoning District. The
19 vacant property is landlocked and accessed only by
20 private access easements. The location severely
21 limits building configuration, construction
22 logistics and overall site efficiency. With no
23 visibility access or public frontage it is likely
24 that this lot remains undeveloped if this special

1 use is not approved. Considering that the
2 existing facility has metal exterior facades,
3 Staff do not oppose the variation request to waive
4 the masonry requirement for the new building.

5 Given the limited operational impacts,
6 compliance with applicable development standards,
7 and the nature of the use, the proposed special
8 use is not expected to interfere with the
9 reasonable use and enjoyment of the nearby
10 properties or adversely affect the character or
11 orderly appearance of the neighborhood.

12 If Staff recommends approval of the
13 preliminary and final plat of subdivision, a
14 special use for the existing and new self-service
15 storage facilities and variation request to waive
16 the masonry requirements for the new development,
17 subject to the project being implemented in
18 substantial conformance with the conditions for
19 approval and application documents referenced in
20 the January 8, 2026, Plan Commission Staff Report
21 for petitions preliminary and final plat of
22 subdivision, Case No. SU-26-1-1-1 and Case No.
23 V-26-1-1-1.

24 I would like to request the applicant to

1 come to the podium and present their application.

2 CHAIRMAN THOMAS: Okay. I think there's
3 a place for you to sign in and then state your
4 name and then raise your right hand and I will
5 swear you in.

6 ALEXA FALBO: Okay.

7 If anyone else is going to speak should
8 they come at this time?

9 CHAIRMAN THOMAS: When they come up they
10 can.

11 ALEXA FALBO: Okay.

12 DANIEL RITTER: Do you want to swear them
13 all in at once?

14 CHAIRMAN THOMAS: Yeah, I could.

15 If you're going to speak, you can at
16 least stand and raise your right hand and I will
17 swear in you.

18 (Individuals duly sworn.)

19 CHAIRMAN THOMAS: Okay. Now, I am not
20 going to make any jokes, but the last thing I did
21 when I left home tonight was tell Alexa to close
22 my door. Nobody has ever teased you about that,
23 right?

24 ALEXA FALBO: Oh, I think I get a joke

1 daily. Covid times were really hard working from
2 home when everyone's systems would light up any
3 time my name was mentioned on a conference call.

4 CHAIRMAN THOMAS: Yeah, I can imagine.

5 All right. I apologize for teasing you.

6 DANIEL RITTER: They're a Google
7 household, right --

8 ALEXA FALBO: We are a --

9 DANIEL RITTER: -- no Amazon?

10 ALEXA FALBO: -- fully Google household.
11 I think Amazon owes me free Prime for life, but
12 that's just my opinion.

13 Thank you all so much for having us
14 today. I'm Alexa Falbo. I'm with Kimley-Horn.
15 We're the civil engineer for the project. Just
16 want to thank both Daniel and Atefa so much for
17 answering all of our questions and lots of phone
18 calls, emails, and time spent meeting with us to
19 get this project where it is today. They have
20 done a phenomenal job helping us through this
21 process, so thank you both very much.

22 So, yes, we are here today for the
23 expansion project. Extra Space Storage, as Atefa
24 mentioned, owns the larger parcel. They currently

1 own and operate those self-storage drive-up
2 buildings that are there today, and we are looking
3 at expanding on the three lots on the screen here.

4 Lot 3 is a detention pond parcel and
5 Lot 4 and 5 are both empty lots that are, you
6 know, they're all landlocked, there's no access to
7 them, and there's not high visibility from any
8 streets, so we feel the expansion of this
9 property, extending it to the back, makes the most
10 sense for this property.

11 The existing property has street frontage
12 access from Larkin Avenue and Knapp Road, and
13 those will continue to be the only access points
14 for the property.

15 So as part of our site plan proposal and
16 as part of the Plat of Subdivision and the
17 conditional use request, we're proposing a 26,000
18 square foot one-story climate controlled building
19 for the self-storage. We are proposing to remove
20 small portions of the existing building that's
21 right in front of it on the screen in order to
22 have adequate access drive aisles to get to the
23 back of the property.

24 As part of this we will be putting in new

1 utility taps for fire protection, for water line,
2 storm sewer lines, and electric as needed.

3 We have had a lot of work that is being
4 done on the existing detention pond parcel. We
5 have worked Staff heavily with this over the last
6 couple of weeks to kind of nail down the
7 stormwater management plan. So we will be
8 modifying the existing pond that is out there
9 today. There are old retaining walls that are not
10 in the best of shape so we will be removing that
11 and putting -- and grading out a fresh new pond as
12 part of this redevelopment.

13 In addition to that, although there isn't
14 high visibility, we are beefing up the landscape
15 plan including a variety of evergreen and
16 ornamental trees and shrubs around the new
17 building and around the property line limits to
18 comply with the landscape code requirements.

19 And, with that, I will pass it over to
20 our architect.

21 MIKE AUFDERHEIDE: Hi. Good evening.
22 I'm Mike Aufderheide. I'm with the architecture
23 firm, SGW Architects. Excuse me.

24 Okay. So I would like to walk you

1 through the architecture portion of the project.

2 As Alexa mentioned, it's a climate
3 controlled self-storage building. There will be
4 some exterior accessed units, which you can see on
5 the right side of the plan. Those will face the
6 interior of the site. As you see, there's three
7 loading doors, each of them will have canopies on
8 them, but, beside those, on the right margin
9 the -- all of the building will be enclosed.

10 The elevations. The top elevation shows
11 you those exterior accessed storage lockers, the
12 other three elevations, you can see, the one
13 below, the second from the top, is the one that
14 would face the majority of the exterior exposure.
15 The other two elevations are the sides. You can
16 see there are sliding access doors for folks to
17 bring their things into the building.

18 These are just views. So the top left
19 you can see that's our loading area. In the
20 center there are the exterior lockers. The top
21 right is one of our side loading doors and the
22 bottom left is the other, and the bottom right is
23 a detailed view of the main loading area, and you
24 can see there's a canopy there that protects the

1 doors for folks to bring their things in. I think
2 that's it. So...

3 CHAIRMAN THOMAS: Is that -- are you
4 going to say anything, Tim, or you're waiting for
5 the questions if we have some?

6 CLINT KLEPPE: Yeah. Absolutely.

7 CHAIRMAN THOMAS: Okay. Is there anybody
8 else in the audience that would like to come to
9 the podium? Please state your name and I think
10 there's a place to sign in and then I will swear
11 you in.

12 CONSTANCE JAROS: Okay. My name is
13 Constance Jaros. I live in Willow Falls
14 subdivision which is right across from where the
15 property is going to be.

16 CHAIRMAN THOMAS: All right. Will you
17 raise your right hand, please?

18 CONSTANCE JAROS: Yes, sir.

19 (Constance Jaros duly sworn.)

20 CHAIRMAN THOMAS: Okay.

21 CONSTANCE JAROS: My concern was when --
22 the other day I was reading the description. It
23 first sounded like she said there was no access to
24 Knapp Road from that plot or from that, you know,

1 storage thing. So if there is going to be an
2 access, could they identify that for us?

3 CHAIRMAN THOMAS: I believe it's there
4 already, isn't it?

5 ALEXA FALBO: It's existing access.

6 CONSTANCE JAROS: Oh, it's the one that's
7 already there and you're not putting a new one?

8 CLINT KLEPPE: No, there's no new access.

9 CONSTANCE JAROS: Okay. That was my
10 concern.

11 ATEFA GHAZNAWI: So, yeah, just to
12 clarify. When I said "no access," I meant the
13 three smaller parcels, they don't have direct
14 access to the street, but the existing
15 self-storage facility has already two existing
16 access, one from Larkin Avenue and one from Knapp
17 Drive.

18 CONSTANCE JAROS: Okay. Well, it's
19 pretty well hidden on Knapp, so that's the only
20 reason I was wondering. I think that was it.
21 Thank you very much.

22 CHAIRMAN THOMAS: Okay. Thank you for
23 asking.

24 Is there anyone else that would like to

1 come to the podium? All right.

2 How about Commissioners? Do we have any
3 questions for them?

4 COMMISSIONER PETERSON: No, I have a
5 comment, though. I did stop over on Saturday and
6 talk to Steven and then I snooped around by the
7 back and went in the back by the retention pond
8 and, personally, I think it's an excellent idea.
9 It will clean that area up real nice for the bank
10 and for all the other businesses around there, so
11 good job.

12 CHAIRMAN THOMAS: Commissioner Stanton,
13 any questions?

14 COMMISSIONER STANTON: No.

15 CHAIRMAN THOMAS: Well, I have a few.

16 First of all, a curiosity question.
17 There are all kinds of self-storage units it seems
18 like within the last year and some in the
19 surrounding areas. You obviously must have some
20 data that says that there is still a significant
21 need for extra storage. Can you just make a few
22 comments about the economic picture?

23 CLINT KLEPPE: Absolutely. Yeah. There
24 is quite a bit of storage activity, and this

1 particular facility is not like a lot of
2 facilities we have that are almost completely
3 occupied and, when I say that, we're about
4 95 percent occupied and we have been at that stage
5 for quite some time. And, interestingly enough,
6 it was the property owner that had this parcel
7 available, they approached us and they were --
8 they wanted to see if we were interested in
9 expanding at the time and -- because they were
10 obviously having a difficult time with marketing
11 that property and doing something with it and
12 wanted to do something with it, so that's when we
13 took a bigger look at this particular property and
14 noticed its strong occupancy trends and that's
15 what kind of led us to this point with you guys,
16 but it does seem to be that real estate, overall,
17 that a lot of people are kind of jumping on this
18 bandwagon. Extra Space has been around since
19 1977, so we're not, you know, newbies to this
20 industry, but there are a lot of other people that
21 have kind of jumped on and gotten with doing this
22 sort of thing that we have been doing for quite
23 some time.

24 CHAIRMAN THOMAS: So if someone rents a

1 space, then you give them some kind of an access
2 code that allows them during your 6:00 a.m. to
3 10:00 p.m., on their own they can come in and get
4 to their unit?

5 CLINT KLEPPE: Yeah. Absolutely. Yeah.
6 When they come and they sign a rental agreement,
7 which allows them that access during that time,
8 and, on our newer facilities, especially like, for
9 instance, this building, we'll have access control
10 that if they rent a unit inside that particular
11 building it will grant them access into that
12 building, but anybody else that doesn't have a
13 unit within that building won't be granted access
14 to that building to provide even a higher level of
15 security for that -- for the newer building.

16 CHAIRMAN THOMAS: Now, what if I wanted
17 to enter off of Knapp Road? Can I use a code? Is
18 there a gate that has a code that we can come in
19 that way?

20 CLINT KLEPPE: So right now the Knapp
21 Road entrance is more or less an emergency egress,
22 and what the plan is now that we're expanding more
23 on the east side of the property, we're going to
24 make that an active entrance with a code that you

1 can enter in with an automatic gate that will lift
2 up and grant you access, and then when you exit
3 the exit, it's called "free exit" there's going to
4 be a loop detector in the ground that will detect
5 a vehicle and the gate will just open
6 automatically without having to reenter your code.

7 CHAIRMAN THOMAS: Okay. I was also kind
8 of interested in knowing that -- and I have talked
9 to the City Staff about this. You know, Larkin is
10 not a city road so we don't control some of the
11 rules, but I'm kind of curious, has anybody
12 complained that the only way they can enter in is
13 from the south and if they want to go back south
14 they can't do that, they can only exit north?

15 CLINT KLEPPE: That hasn't come up. You
16 know, I have spent some time with the store
17 manager and the GM and that's not an issue that is
18 brought up by our tenants at this point.

19 CHAIRMAN THOMAS: I mean, the tenants to
20 the south of you, when they -- when you exit
21 there, even a car, you can go either way. I'm
22 just surprised that -- is there a reason why they
23 would do that for a self-storage unit, right, and
24 not the other businesses that are there?

1 DANIEL RITTER: I think it's more of an
2 engineer side of things. That's a county road and
3 that access does control the shopping center
4 traffic as well, so I think that might be part of
5 why they limited that. Plus, it's a little newer
6 than some of the other ones might have had
7 existing, so when this one went in the county is
8 usually pretty restrictive with giving full
9 access. They want those pretty limited,
10 especially on Larkin and Weber. They're fairly
11 restrictive with those.

12 CHAIRMAN THOMAS: Well, that's pretty
13 good if nobody has complained, so guess it's a
14 non-issue. But now if Knapp was able to be used
15 to get to the back units eventually I think that
16 will help.

17 CLINT KLEPPE: It's definitely going to
18 help with fire access back there, and the fire
19 department was very pleased with what our plan is
20 going to be for that new building.

21 CHAIRMAN THOMAS: Let's see. Yeah. I
22 think -- I think you -- between you and Alexa you
23 answered everything else, so, yeah. All right.
24 Thank you.

1 CLINT KLEPPE: All right. Thank you.

2 CHAIRMAN THOMAS: Let's see. Okay. So
3 looking over my notes, maybe I -- I think I missed
4 this.

5 So any recommendation that we would end
6 up giving is going to be contingent on the eight
7 conditions, which I think they have -- our City
8 Staff has discussed those and you're in complete
9 agreement with those eight conditions?

10 CLINT KLEPPE: Yes.

11 ALEXA FALBO: Yes.

12 CHAIRMAN THOMAS: Okay. Thank you.

13 Okay. City Staff, any more comments you
14 want to make on this before we close the hearing?

15 DANIEL RITTER: I'll just thank -- I
16 think some of this got kicked off by Ron Mentzer
17 who I think contacted -- the owner was maybe
18 talking with him and they were trying to figure
19 out what to do with this parcel and I think he
20 said well, maybe call one of the existing
21 businesses because it's just kind of a dead space
22 piece of land that really is tough to develop, so
23 we're glad to see a good use. You know, no
24 offense, nobody gets super excited about

1 self-storage, but it's kind of the highest and
2 best use here and it is a good location for it.
3 So just want to thank Ron for kind of, you know,
4 helping move this project along.

5 CHAIRMAN THOMAS: Okay. Well, okay, if
6 there are no further questions or comments I would
7 like to ask for a motion to close the public
8 hearing.

9 COMMISSIONER PETERSON: I'll make that
10 motion.

11 COMMISSIONER BUTLER: Second.

12 CHAIRMAN THOMAS: Motion by Commissioner
13 Peterson. Second by Commissioner Butler.

14 Roll call, please.

15 SAMANTHA TILLEY: Jeff Peterson?

16 COMMISSIONER PETERSON: Yes.

17 SAMANTHA TILLEY: Gordon Butler?

18 COMMISSIONER BUTLER: Yes.

19 SAMANTHA TILLEY: John Stanton?

20 COMMISSIONER STANTON: Yes.

21 SAMANTHA TILLEY: Cheryl Slabozeski?

22 COMMISSIONER SLABOZESKI: Yes.

23 SAMANTHA TILLEY: And Bill Thomas?

24 CHAIRMAN THOMAS: Yes.

1 SAMANTHA TILLEY: Motion carried.

2 CHAIRMAN THOMAS: Public hearing closed
3 at 7:24.

4 Okay. Commissioners, have we got any
5 concerns that we want to address before I propose
6 a motion?

7 (No response.)

8 CHAIRMAN THOMAS: So can I have a motion
9 to approve the request of Extra Space Storage LLC
10 for the special approvals they are seeking from
11 the City of Crest Hill Subdivision Zoning
12 Ordinance and City Code as stated in the January
13 8th, 2026 City of Crest Hill Staff Report.

14 COMMISSIONER PETERSON: I'll make that
15 motion.

16 COMMISSIONER SLABOZESKI: Second.

17 CHAIRMAN THOMAS: Motion by Commissioner
18 Peterson. Second by Commissioner Slabozeski.

19 Roll call, please.

20 SAMANTHA TILLEY: Jeff Peterson?

21 COMMISSIONER PETERSON: Yes.

22 SAMANTHA TILLEY: Cheryl Slabozeski?

23 COMMISSIONER SLABOZESKI: Yes.

24 SAMANTHA TILLEY: Gordon Butler?

1 COMMISSIONER BUTLER: Yes.

2 SAMANTHA TILLEY: John Stanton?

3 COMMISSIONER STANTON: Yes.

4 SAMANTHA TILLEY: And Bill Thomas?

5 CHAIRMAN THOMAS: Yes.

6 SAMANTHA TILLEY: Motion carried.

7 CHAIRMAN THOMAS: Okay. Before I give
8 you the motion -- and I think maybe tell me -- or
9 Steve said it, but I would like to just personally
10 on behalf of the City of Crest Hill thank Extra
11 Space Storage for being a Crest Hill business for
12 almost 24 years.

13 CLINT KLEPPE: It has been there a while.

14 CHAIRMAN THOMAS: That's incredible and
15 really for having the confidence in the City of
16 Crest Hill and surrounding areas that there's
17 still some economic opportunities to be taken.
18 Again, we really appreciate that. And, as our
19 director said, if somebody would have said "is
20 there any land back there? I would have said "I
21 have no idea. I can't see back there. How would
22 I know?" And to think that we could take land
23 that's not really totally unusable, but it's kind
24 of like who in the world would want to build

1 something back there, it's so hard to get to, we
2 want to thank you for investing in that and
3 thinking about that, and I think it's going to
4 turn out to be very beneficial for Extra Space
5 and, of course, for the City of Crest Hill as
6 well.

7 So you have to understand that before the
8 Plan Commission is allowed to make a positive
9 recommendation on a subject that comes before us,
10 Section 12.6-2 of the City of Crest Hill Zoning
11 Ordinance states that a list of standards must be
12 complied with. The January 8th staff report that
13 has been alluded to that was sent to us on the
14 Plan Commission indicated that all of the required
15 standards have been met and as a result of that
16 and tonight's public hearing, the Plan Commission
17 unanimously recommends city council conditional
18 approval of the preliminary and final plat of
19 subdivision to consolidate four lots into one lot
20 and dedicate utility and drainage easements as
21 special use for an existing self-service storage
22 facility and addition of a new self-service
23 storage facility, a variation from Section 8.7-2,
24 Building Facade of the Crest Hill Zoning Ordinance

1 and Section 15.04.040 Standards for Structural
2 Appearance and Site Location Plans Subdivision I-1
3 building facades of the Crest Hill Code of
4 Ordinance that decreases the masonry requirement
5 for the exterior facade of the new self-service
6 storage facility to zero percent subject to the
7 project being implemented in substantial
8 conformance with the eight conditions for approval
9 and application documents referenced in the
10 January 8th, 2026 Plan Commission Staff Report for
11 petitions preliminary and final plat of
12 subdivision for Case SU-26-1-1-1 and Case
13 V-26-1-1-1.

14 Now why didn't I put that -- we have to
15 do a roll call, don't we?

16 Roll call, please.

17 SAMANTHA TILLEY: We did a roll call for
18 the motion.

19 CHAIRMAN THOMAS: Oh, we did that
20 already. So I'm just stating the motion.

21 All right. Alexa, it just kind of got to
22 me here.

23 So our recommendation will be forwarded
24 to the City Council keeping in mind that the Plan

1 Commission is a recommending body only, and I
2 believe that the city council workshop will hear
3 this on --

4 ATEFA GHAZNAWI: January 26th.

5 CHAIRMAN THOMAS: -- January 26th
6 followed by the actual city council meeting on
7 February --

8 ATEFA GHAZNAWI: 2nd.

9 CHAIRMAN THOMAS: February 2nd unless the
10 ground hog sees his shadow. No. It has been a
11 long night.

12 Okay. Congratulations, Extra Space.
13 Thank you for a wonderful presentation. Again,
14 thank you for being a business in the City of
15 Crest Hill. We do not take that lightly and we
16 wish you nothing but success going forward and
17 thank you again. Great job tonight.

18 CLINT KLEPPE: Thank you.

19 CHAIRMAN THOMAS: Is there any other
20 business we need to bring up?

21 Okay. Is there anyone in the audience
22 that wants to make a public comment about anything
23 other than this case?

24 (No response.)

1 CHAIRMAN THOMAS: That being the case,
2 can I have a motion to adjourn?

3 COMMISSIONER PETERSON: I'll make that
4 one, too.

5 COMMISSIONER SLABOZESKI: I'll second.

6 CHAIRMAN THOMAS: Motion by Commissioner
7 Peterson. Second by Commissioner Slabozeski.
8 Roll call, please.

9 SAMANTHA TILLEY: Jeff Peterson?

10 COMMISSIONER PETERSON: Yes.

11 SAMANTHA TILLEY: Cheryl Slabozeski?

12 COMMISSIONER SLABOZESKI: Yes.

13 SAMANTHA TILLEY: Gordon Butler?

14 COMMISSIONER BUTLER: Yes.

15 SAMANTHA TILLEY: John Stanton?

16 COMMISSIONER STANTON: Yes.

17 SAMANTHA TILLEY: Bill Thomas?

18 CHAIRMAN THOMAS: Yes.

19 SAMANTHA TILLEY: Motion carried.

20 CHAIRMAN THOMAS: Meeting adjourned at
21 7:31. Thank you, everybody, for coming. Be safe
22 going home.

23 (Meeting adjourned at 7:31 p.m.

24 on January 8th, 2026.)

1 STATE OF ILLINOIS)
) SS:
 2 COUNTY OF WILL)
 3

4 Hailey Schoot, CSR, RPR, being first duly
 5 sworn, on oath says that she is a court
 6 reporter doing business in the State of
 7 Illinois; and that she reported in shorthand
 8 the proceedings of said meeting and that the
 9 foregoing is a true and correct transcript of
 10 her shorthand notes so taken as aforesaid, and
 11 contains the proceedings given at said
 12 meeting.

13 *Hailey Schoot*
 14

15
 16 Hailey Schoot, CSR, RPR
 Illinois CSR License 084-004897
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A

a.m 19:2
able 2:6 21:14
above-entitled 1:6
Absolutely 15:6
 17:23 19:5
Abstain 4:2
access 7:20 8:20,23
 12:6,12,13,22
 14:16 15:23 16:2
 16:5,8,12,14,16
 19:1,7,9,11,13
 20:2 21:3,9,18
accessed 8:19 14:4
 14:11
acre 5:10 7:6
active 19:24
activity 17:24
actual 28:6
addition 4:24 13:13
 26:22
additional 7:5
address 24:5
adequate 7:22
 12:22
adjacent 8:1
adjourn 29:2
adjourned 29:20
 29:23
adversely 9:10
affect 9:10
aforesaid 30:10
agenda 4:12
agreement 19:6
 22:9
aisles 12:22
Alexa 1:19 10:6,11
 10:21,24 11:8,10
 11:14 14:2 16:5
 21:22 22:11 27:21
Allegiance 2:7,8
allowed 26:8
allows 19:2,7
alluded 26:13
Amazon 11:9,11
amended 4:22
answered 21:23
answering 11:17
anybody 15:7

19:12 20:11
apologize 11:5
appearance 5:3
 9:11 27:2
applicable 9:6
applicant 9:24
application 9:19
 10:1 27:9
appreciate 25:18
approached 18:7
approval 8:6 9:12
 9:19 26:18 27:8
approvals 4:18
 6:19 24:10
approve 3:7 24:9
approved 9:1
architect 13:20
Architects 13:23
architecture 13:22
 14:1
area 14:19,23 17:9
areas 17:19 25:16
asking 16:23
Atefa 1:15 3:3 6:22
 6:24 7:19 11:16
 11:23 16:11 28:4
 28:8
audience 15:8
 28:21
Aufderheide 1:19
 13:21,22
automatic 20:1
automatically 20:6
available 18:7
Avenue 5:11 7:3
 12:12 16:16

B

B3 5:10 8:15
back 12:9,23 17:7,7
 20:13 21:15,18
 25:20,21 26:1
bandwagon 18:18
bank 17:9
beefing 13:14
behalf 25:10
believe 16:3 28:2
beneficial 26:4
best 13:10 23:2

betting 4:7
bigger 18:13
Bill 1:11 2:11 4:3
 6:11 23:23 25:4
 29:17
bit 17:24
body 28:1
bottom 14:22,22
Boulevard 1:7
bring 14:17 15:1
 28:20
brought 20:18
buffer 7:24
build 25:24
building 5:1,4 7:9
 7:11,13 8:12,21
 9:4 12:18,20
 13:17 14:3,9,17
 19:9,11,12,13,14
 19:15 21:20 26:24
 27:3
buildings 8:13 12:2
business 3:6 5:10
 25:11 28:14,20
 30:6
businesses 17:10
 20:24 22:21
Butler 1:12 2:15,16
 3:15,16,21,22 6:7
 6:8 23:11,13,17
 23:18 24:24 25:1
 29:13,14

C

call 2:4,10 3:18 6:2
 11:3 22:20 23:14
 24:19 27:15,16,17
 29:8
called 20:3
calls 11:18
canopies 14:7
canopy 14:24
car 20:21
carried 4:5 6:13
 24:1 25:6 29:19
Carroll 2:13
case 4:16,16 5:17
 5:18 9:22,22
 27:12,12 28:23

29:1
cases 4:13 6:17,23
center 1:6 14:20
 21:3
Chairman 1:11 2:1
 2:9,12 3:1,12,16
 4:4,6 5:16,24 6:12
 6:14,24 7:15 10:2
 10:9,14,19 11:4
 15:3,7,16,20 16:3
 16:22 17:12,15
 18:24 19:16 20:7
 20:19 21:12,21
 22:2,12 23:5,12
 23:24 24:2,8,17
 25:5,7,14 27:19
 28:5,9,19 29:1,6
 29:18,20
character 9:10
Cheryl 1:13 2:21
 4:1 6:5 23:21
 24:22 29:11
circumstance 8:15
 8:16
city 1:6,15 3:2 4:18
 4:19 6:20,21,22
 20:9,10 22:7,13
 24:11,12,13 25:10
 25:15 26:5,10,17
 27:24 28:2,6,14
civil 11:15
cladded 8:12
clarify 16:12
clean 17:9
climate 12:18 14:2
Clint 1:18 15:6
 16:8 17:23 19:5
 19:20 20:15 21:17
 22:1,10 25:13
 28:18
close 10:21 22:14
 23:7
closed 24:2
code 4:20 5:5 6:21
 8:9 13:18 19:2,17
 19:18,24 20:6
 24:12 27:3
come 4:10 10:1,8,9
 15:8 17:1 19:3,6

19:18 20:15
comes 26:9
coming 2:2 4:7
 29:21
commencing 1:7
comment 17:5
 28:22
comments 17:22
 22:13 23:6
Commission 1:1
 2:4 3:8 4:11 9:20
 26:8,14,16 27:10
 28:1
Commissioner 1:11
 1:12,12,13 2:16
 2:20,22,24 3:10
 3:12,15,16,20,22
 3:24 4:2 5:21,23
 5:24 6:1,4,6,8,10
 17:4,12,14 23:9
 23:11,12,13,16,18
 23:20,22 24:14,16
 24:17,18,21,23
 25:1,3 29:3,5,6,7
 29:10,12,14,16
Commissioners
 17:2 24:4
Community 3:3
Community/Eco...
 1:13
complained 20:12
 21:13
complete 22:8
completely 18:2
compliance 9:6
complied 26:12
comply 13:18
concern 15:21
 16:10
concerns 24:5
conditional 12:17
 26:17
conditions 8:18
 9:18 22:7,9 27:8
conference 11:3
confidence 25:15
configuration 8:21
conformance 9:18
 27:8

Congratulations 28:12
consideration 4:15
Considering 9:1
consolidate 4:20 8:2 26:19
Constance 15:12 15:13,18,19,21 16:6,9,18
construction 7:11 8:21
contacted 22:17
contains 30:11
contingent 22:6
continue 12:13
control 19:9 20:10 21:3
controlled 12:18 14:3
correct 30:9
council 26:17 27:24 28:2,6
county 21:2,7 30:2
couple 13:6
course 26:5
court 30:5
Covid 11:1
Crest 1:1,7 4:19 5:2 5:5,11 6:20 8:8 24:11,13 25:10,11 25:16 26:5,10,24 27:3 28:15
CSR 30:4,15,16
curiosity 17:16
curious 20:11
currently 11:24

D

daily 11:1
Daniel 1:13 3:4 10:12 11:6,9,16 21:1 22:15
data 17:20
day 1:8 15:22
dead 22:21
deceases 27:4
December 3:9
decrease 5:6
dedicate 4:21 26:20

definitely 21:17
definition 4:14
department 21:19
description 15:22
detailed 14:23
detect 20:4
detector 20:4
detention 12:4 13:4
develop 22:22
development 1:13 3:4 9:6,16
difficult 18:10
direct 16:13
director 1:14 3:4 25:19
discuss 6:17
discussed 22:8
district 5:10 8:15 8:18
documents 9:19 27:9
doing 18:11,21,22 30:6
door 10:22
doors 14:7,16,21 15:1
drainage 4:21 8:3 26:20
drive 12:22 16:17
drive-up 12:1
due 8:16
duly 10:18 15:19 30:4

E

easements 4:21 8:3 8:20 26:20
east 19:23
economic 3:3 17:22 25:17
efficiency 8:22
egress 19:21
eight 22:6,9 27:8
either 20:21
electric 13:2
elevation 14:10
elevations 14:10,12 14:15
emails 11:18

emergency 19:21
empty 12:5
enclosed 14:9
engineer 11:15 21:2
enjoyment 9:9
enter 19:17 20:1,12
entire 8:5
entrance 19:21,24
especially 19:8 21:10
established 7:3
estate 18:16
evening 2:1,3 6:17 13:21
eventually 21:15
evergreen 13:15
everybody 29:21
everyone's 11:2
excellent 17:8
excited 22:24
Excuse 13:23
executive 1:14 3:5
existing 4:22 5:8 7:1,7,7,9,10 8:4,6 8:13 9:2,14 12:11 12:20 13:4,8 16:5 16:14,15 21:7 22:20 26:21
exit 20:2,3,3,14,20
expand 7:7
expanding 12:3 18:9 19:22
expansion 11:23 12:8
expected 9:8
exposure 14:14
extending 12:9
exterior 5:6 8:10,11 9:2 14:4,11,14,20 27:5
extra 4:17 6:18 7:1 7:4 11:23 17:21 18:18 24:9 25:10 26:4 28:12

F

facade 5:1,7 26:24 27:5

facades 5:5 8:10 9:2 27:3
face 14:5,14
facilities 5:9 8:7 9:15 18:2 19:8
facility 4:23,23,24 5:7 7:2,7 8:1,11 9:2 16:15 18:1 26:22,23 27:6
fairly 21:10
Falbo 1:19 10:6,11 10:24 11:8,10,14 16:5 22:11
Falls 15:13
February 28:7,9
feel 12:8
figure 22:18
final 9:13,21 26:18 27:11
fire 13:1 21:18,18
firm 13:23
first 3:6 15:23 17:16 30:4
Flynn 2:17
folks 14:16 15:1
followed 28:6
foot 7:9 12:18
foregoing 30:9
forward 28:16
forwarded 27:23
four 4:20 8:2 26:19
free 11:11 20:3
fresh 13:11
front 12:21
frontage 8:23 12:11
full 21:8
fully 11:10
further 23:6

G

gate 19:18 20:1,5
general 8:18
Ghaznawi 1:15 6:24 7:19 16:11 28:4,8
give 19:1 25:7
given 9:5 30:11
giving 21:8 22:6
glad 22:23

GM 20:17
go 20:13,21
going 4:9,14 10:7 10:15,20 15:4,15 16:1 19:23 20:3 21:17,20 22:6 26:3 28:16 29:22
good 2:1 13:21 17:11 21:13 22:23 23:2
Google 11:6,10
Gordon 1:12 2:15 3:21 6:7 23:17 24:24 29:13
gotten 18:21
grading 13:11
grant 19:11 20:2
granted 19:13
Great 28:17
ground 20:4 28:10
guess 21:13
guys 18:15

H

Hailey 30:4,15
hand 10:4,16 15:17
hard 11:1 26:1
hear 7:15,16 28:2
hearing 4:15 5:18 6:14,16 22:14 23:8 24:2 26:16
heavily 13:5
held 3:8
help 21:16,18
helping 11:20 23:4
Hi 13:21
hidden 16:19
high 12:7 13:14
higher 19:14
highest 23:1
Highland 1:18
Hill 1:1,7 4:19 5:2 5:5,11 6:20 8:8 24:11,13 25:10,11 25:16 26:5,10,24 27:3 28:15
hog 28:10
hold 4:14
home 10:21 11:2

29:22
household 11:7,10

I

I-1 5:4 27:2
idea 17:8 25:21
identify 16:2
Illinois 1:7 5:12
 30:1,7,16
imagine 11:4
impacts 9:5
implemented 9:17
 27:7
includes 7:8
including 13:15
incredible 25:14
indicated 26:14
Individuals 10:18
industry 18:20
inside 19:10
instance 19:9
interested 18:8
 20:8
interestingly 18:5
interfere 9:8
interior 14:6
investing 26:2
involved 6:18
involves 4:13
issue 20:17
item 4:12

J

January 1:2,8 2:4
 9:20 24:12 26:12
 27:10 28:4,5
 29:24
Jaros 15:12,13,18
 15:19,21 16:6,9
 16:18
Jeff 1:12 2:23 3:19
 6:3 23:15 24:20
 29:9
Jeremy 1:18
job 11:20 17:11
 28:17
John 1:11 2:19
 3:23 6:9 23:19
 25:2 29:15
joke 10:24

jokes 10:20
jumped 18:21
jumping 18:17

K

keeping 27:24
Ken 2:13
kicked 22:16
Kimley-Horn
 11:14
kind 4:11 13:6
 18:15,17,21 19:1
 20:7,11 22:21
 23:1,3 25:23
 27:21
kinds 17:17
Kleppe 1:18 15:6
 16:8 17:23 19:5
 19:20 20:15 21:17
 22:1,10 25:13
 28:18
Knapp 12:12 15:24
 16:16,19 19:17,20
 21:14
know 4:9 12:6
 15:24 18:19 20:9
 20:16 22:23 23:3
 25:22
knowing 20:8

L

land 22:22 25:20
 25:22
landlocked 8:19
 12:6
landscape 13:14,18
landscaping 7:12
 7:22
larger 11:24
Larkin 5:11 7:3
 12:12 16:16 20:9
 21:10
led 18:15
left 10:21 14:18,22
Let's 21:21 22:2
level 19:14
License 30:16
life 11:11
lift 20:1
light 11:2

lightly 28:15
limited 9:5 21:5,9
limits 8:21 13:17
line 13:1,17
lines 13:2
list 26:11
little 21:5
live 15:13
LLC 4:17 6:18 24:9
loading 14:7,19,21
 14:23
located 5:9,11 7:2
location 5:4 8:20
 23:2 27:2
lockers 14:11,20
logistics 8:22
long 28:11
look 18:13
looking 7:5 12:2
 22:3
loop 20:4
lot 4:20 8:3,4,5,24
 12:4,5 13:3 18:1
 18:17,20 26:19
lots 4:20 8:2 11:17
 12:3,5 26:19

M

main 14:23
majority 14:14
man 4:7
management 7:12
 13:7
manager 20:17
margin 14:8
marketing 18:10
Marty 2:17
masonry 5:6 8:10
 9:4,16 27:4
matching 8:13
matter 1:6
mean 20:19
meant 16:12
meeting 2:5 3:8
 4:11 11:18 28:6
 29:20,23 30:8,12
mentioned 11:3,24
 14:2
Mentzer 22:16

met 26:15
metal 8:12 9:2
Mike 1:19 13:21,22
mind 27:24
minutes 3:7
missed 22:3
modifying 13:8
motion 3:7,11,12
 4:5 5:18,20,22,24
 6:13 23:7,10,12
 24:1,6,8,15,17
 25:6,8 27:18,20
 29:2,6,19
move 23:4

N

nail 13:6
name 10:4 11:3
 15:9,12
nature 9:7
nearby 9:9
necessary 5:14
need 17:21 28:20
needed 13:2
neighborhood 9:11
new 4:24 5:7,8 7:13
 7:24 8:7,11 9:4,14
 9:16 12:24 13:11
 13:16 16:7,8
 21:20 26:22 27:5
newbies 18:19
newer 19:8,15 21:5
nice 2:2 4:10 17:9
night 28:11
non-issue 21:14
north 5:11 7:3
 20:14
notes 22:3 30:10
noticed 18:14

O

o'clock 1:8
oath 30:5
obviously 17:19
 18:10
occupancy 18:14
occupied 18:3,4
offense 22:24
Oh 10:24 16:6
 27:19

okay 2:1 3:1 4:6
 6:14 10:2,6,11,19
 13:24 15:7,12,20
 16:9,18,22 20:7
 22:2,12,13 23:5,5
 24:4 25:7 28:12
 28:21
old 13:9
once 10:13
one-story 7:11
 12:18
ones 21:6
open 5:18 20:5
opened 6:15
operate 12:1
operational 9:5
opinion 11:12
opportunities
 25:17
oppose 9:3
order 2:5 3:6 5:13
 5:15 12:21
orderly 9:11
Ordinance 4:19 5:2
 5:5 6:21 8:9
 24:12 26:11,24
 27:4
Ordinances 8:9
ornamental 13:16
overall 8:14,22
 18:16
owes 11:11
owner 18:6 22:17
owns 11:24

P

p.m 1:8 2:3 6:15
 19:3 29:23
panels 8:12
paperwork 5:13,15
parcel 11:24 12:4
 13:4 18:6 22:19
parcels 16:13
part 12:15,16,24
 13:12 21:4
particular 18:1,13
 19:10
pass 13:19
people 4:8,9 18:17

18:20
percent 5:8 18:4
 27:6
perimeter 7:23
permit 7:4
personally 17:8
 25:9
Peterson 1:12 2:23
 2:24 3:10,13,19
 3:20 5:21 6:1,3,4
 17:4 23:9,13,15
 23:16 24:14,18,20
 24:21 29:3,7,9,10
petitions 4:15 9:21
 27:11
phenomenal 11:20
phone 11:17
picture 17:22
piece 22:22
place 10:3 15:10
plan 1:1 2:4 3:8
 4:10 9:20 12:15
 13:7,15 14:5
 19:22 21:19 26:8
 26:14,16 27:10,24
planner 1:15 3:3
 6:22
plans 5:4 27:2
plat 4:15 9:13,21
 12:16 26:18 27:11
please 2:6,10 3:18
 5:20 6:2 15:9,17
 23:14 24:19 27:16
 29:8
pleased 21:19
Pledge 2:7,8
plot 15:24
Plus 21:5
podium 10:1 15:9
 17:1
point 18:15 20:18
points 12:13
pond 12:4 13:4,8
 13:11 17:7
portion 14:1
portions 12:20
positive 26:8
preliminary 9:13
 9:21 26:18 27:11

present 1:17 6:22
 10:1
presentation 28:13
pretty 16:19 21:8,9
 21:12
Prime 11:11
private 8:20
probably 4:8
proceedings 1:5
 30:8,11
process 11:21
project 7:8 9:17
 11:15,19,23 14:1
 23:4 27:7
properties 8:1 9:10
property 5:10 7:6,7
 7:10,13,14,19,24
 8:14,17,19 12:9
 12:10,11,14,23
 13:17 15:15 18:6
 18:11,13 19:23
proposal 8:2 12:15
propose 24:5
proposed 7:8,23
 8:11,17 9:7
proposing 12:17,19
protection 13:1
protects 14:24
provide 19:14
public 4:15 5:18
 6:14 7:20 8:23
 23:7 24:2 26:16
 28:22
published 4:14
purchase 7:5
put 27:14
putting 12:24
 13:11 16:7

Q

question 17:16
questions 11:17
 15:5 17:3,13 23:6
quite 17:24 18:5,22

R

raise 10:4,16 15:17
reading 15:22
real 17:9 18:16
really 11:1 22:22

25:15,18,23
reason 16:20 20:22
reasonable 9:9
recommendation
 22:5 26:9 27:23
recommending
 28:1
recommends 9:12
 26:17
redevelopment
 13:12
reenter 20:6
referenced 9:19
 27:9
related 8:16
remained 7:21
remains 8:24
removal 7:8
remove 8:3 12:19
removing 13:10
rent 19:10
rental 19:6
rents 18:24
report 1:5 9:20
 24:13 26:12 27:10
reported 30:7
reporter 30:6
represents 8:14
request 4:17 6:18
 8:6,8 9:3,15,24
 12:17 24:9
required 26:14
requirement 5:6
 8:10 9:4 27:4
requirements 9:16
 13:18
response 2:14,18
 24:7 28:24
restrictive 21:8,11
result 26:15
retaining 8:4 13:9
retention 8:5 17:7
revise 8:3
right 5:16 10:4,16
 10:23 11:5,7
 12:21 14:5,8,21
 14:22 15:14,16,17
 17:1 19:20 20:23
 21:23 22:1 27:21

rise 2:6
Ritter 1:13 3:4
 10:12 11:6,9 21:1
 22:15
road 12:12 15:24
 19:17,21 20:10
 21:2
roadway 7:20 8:4
roll 2:10 3:18 6:2
 23:14 24:19 27:15
 27:16,17 29:8
Ron 22:16 23:3
RPR 30:4,15
rules 20:11

S

safe 29:21
Sam 7:15
Samantha 1:14
 2:11,13,15,17,19
 2:21,23 3:5,19,21
 3:23 4:1,3,5 5:13
 5:14 6:3,5,7,9,11
 6:13 23:15,17,19
 23:21,23 24:1,20
 24:22,24 25:2,4,6
 27:17 29:9,11,13
 29:15,17,19
Saturday 17:5
says 17:20 30:5
Schoot 30:4,15
screen 12:3,21
screening 7:22
second 3:14,15
 5:23 6:1 14:13
 23:11,13 24:16,18
 29:5,7
seconded 3:17
secretary 1:14 3:5
Section 5:1,2 26:10
 26:23 27:1
security 19:15
see 14:4,6,12,16,19
 14:24 18:8 21:21
 22:2,23 25:21
seeking 4:18 6:19
 24:10
sees 28:10
self-service 4:23,24

5:7,9 7:2,24 8:7
 9:14 26:21,22
 27:5
self-storage 4:22
 12:1,19 14:3
 16:15 17:17 20:23
 23:1
sense 12:10
sent 26:13
service 5:10 7:12
severely 8:20
sewer 13:2
SGW 13:23
shadow 28:10
shape 13:10
shopping 21:3
shorthand 30:7,10
shows 14:10
shrubs 13:16
side 14:5,21 19:23
 21:2
sides 14:15
sign 10:3 15:10
 19:6
significant 17:20
sir 15:18
site 5:4 8:22 12:15
 14:6 27:2
sitting 3:2
Slabozeski 1:13
 2:21,22 4:1,2 5:23
 6:1,5,6 23:21,22
 24:16,18,22,23
 29:5,7,11,12
sliding 14:16
small 12:20
smaller 16:13
snooped 17:6
somebody 25:19
Sorry 7:18
sort 18:22
sounded 15:23
south 20:13,13,20
southwest 7:6,10
space 4:17 6:18 7:1
 7:4 11:23 18:18
 19:1 22:21 24:9
 25:11 26:4 28:12
speak 10:7,15

special 4:18,22 6:19
 7:4 8:6,24 9:7,14
 24:10 26:21
specifics 6:22
spent 11:18 20:16
square 7:9 12:18
SS 30:1
staff 9:3,12,20 13:5
 20:9 22:8,13
 24:13 26:12 27:10
stage 18:4
stand 10:16
standards 5:3 9:6
 26:11,15 27:1
Stanton 1:11 2:19
 2:20 3:23,24 6:9
 6:10 17:12,14
 23:19,20 25:2,3
 29:15,16
state 10:3 15:9 30:1
 30:6
stated 24:12
states 26:11
stating 27:20
Steve 25:9
Steven 17:6
stop 17:5
storage 4:17,23,24
 5:7,9 6:18 7:1,2,5
 7:9,24 8:7,13 9:15
 11:23 14:11 16:1
 17:21,24 24:9
 25:11 26:21,23
 27:6
store 20:16
storm 13:2
stormwater 7:11
 8:5 13:7
street 12:11 16:14
streets 12:8
strong 18:14
structural 5:3 27:1
SU-26-1-1-1 4:16
 5:19 9:22 27:12
subdivision 4:16,19
 6:20 9:13,22
 12:16 15:14 24:11
 26:19 27:2,12
subject 6:16 7:23

8:14,17 9:17 26:9
 27:6
subsection 5:4
substantial 9:18
 27:7
success 28:16
super 22:24
surprised 20:22
surrounding 17:19
 25:16
swear 10:5,12,17
 15:10
sworn 10:18 15:19
 30:5
systems 11:2

T

take 25:22 28:15
taken 25:17 30:10
talk 17:6
talked 20:8
talking 22:18
taps 13:1
teased 10:22
teasing 11:5
tell 10:21 25:8
tenants 20:18,19
thank 2:2,9 3:1
 5:16 6:24 7:17
 11:13,16,21 16:21
 16:22 21:24 22:1
 22:12,15 23:3
 25:10 26:2 28:13
 28:14,17,18 29:21
thing 10:20 16:1
 18:22
things 14:17 15:1
 21:2
think 10:2,24 11:11
 15:1,9 16:20 17:8
 21:1,4,15,22,22
 22:3,7,16,17,19
 25:8,22 26:3
thinking 26:3
Thomas 1:11 2:1,9
 2:11,12 3:1,12,16
 4:3,4,6 5:16,24
 6:11,12,14 7:15
 10:2,9,14,19 11:4

15:3,7,16,20 16:3
 16:22 17:12,15
 18:24 19:16 20:7
 20:19 21:12,21
 22:2,12 23:5,12
 23:23,24 24:2,8
 24:17 25:4,5,7,14
 27:19 28:5,9,19
 29:1,6,17,18,20
three 12:3 14:6,12
 16:13
Tilley 1:14 2:11,13
 2:15,17,19,21,23
 3:5,19,21,23 4:1,3
 4:5 5:14 6:3,5,7,9
 6:11,13 23:15,17
 23:19,21,23 24:1
 24:20,22,24 25:2
 25:4,6 27:17 29:9
 29:11,13,15,17,19
Tim 15:4
time 10:8 11:3,18
 18:5,9,10,23 19:7
 20:16
times 11:1
today 11:14,19,22
 12:2 13:9
tonight 3:2 4:13
 10:21 28:17
tonight's 26:16
top 14:10,13,18,20
totally 25:23
tough 22:22
traffic 21:4
transcript 30:9
trees 13:16
trends 18:14
true 30:9
trying 22:18
turn 26:4
two 4:8,9,13 6:17
 14:15 16:15

U

unanimously 26:17
understand 26:7
undeveloped 8:24
unique 8:15,16
unit 19:4,10,13

20:23
units 14:4 17:17
 21:15
unusable 25:23
use 4:18,22 6:19
 7:4 8:5,6,17 9:1,7
 9:8,9,14 12:17
 19:17 22:23 23:2
 26:21
usually 21:8
utilities 7:12
utility 4:21 8:3 13:1
 26:20

V

V-26-1-1-1 4:17
 5:19 9:23 27:13
vacant 7:6,13,14,19
 7:21 8:19
variances 6:19
variation 5:1 8:8
 9:3,15 26:23
variety 13:15
vehicle 20:5
view 14:23
views 14:18
visibility 7:20 8:23
 12:7 13:14

W

waiting 15:4
waive 8:9 9:3,15
walk 13:24
walls 8:4 13:9
want 10:12 11:16
 20:13 21:9 22:14
 23:3 24:5 25:24
 26:2
wanted 18:8,12
 19:16
wants 28:22
water 13:1
way 19:19 20:12,21
we'll 4:8 19:9
we're 11:15 12:17
 18:3,19 19:22,23
 22:23
weather 2:3 4:11
Weber 21:10
weeks 13:6

welcome 4:7
went 17:7 21:7
Willow 15:13
wish 28:16
wonderful 28:13
wondering 16:20
work 13:3
worked 13:5
working 11:1
workshop 28:2
world 25:24

X

Y

yeah 10:14 11:4
 15:6 16:11 17:23
 19:5,5 21:21,23
year 17:18
years 7:21 25:12

Z

zero 5:8 27:6
zoned 5:10
Zoning 4:19 5:2
 6:20 8:8,15,18
 24:11 26:10,24

0

084-004897 30:16

1

1.74 7:5
10:00 19:3
11th 3:9
12.6-2 26:10
15.04.040 5:3 27:1
1812 5:11 7:3
1977 18:19

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2002 7:4
2025 3:9
2026 1:2,8 2:4 9:20
 24:13 27:10 29:24
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2nd 28:8,9

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8.7-2 5:1 26:23

8th 1:8 2:4 24:13

26:12 27:10 29:24

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95 18:4

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MINUTES OF THE
CREST HILL PLAN COMMISSION

The January 8, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Gordon Butler, Commissioner Jeff Peterson, Commissioner John Stanton, and Commissioner Cheryl Slabozeski.

Also present were: Community & Economic Development Director Dan Ritter, City Planner Atefa Ghaznawi, Executive Secretary Samantha Tilley, and Administrative Clerk Linda Riha.

Absent were: Commissioner Marty Flynn, Commissioner Ken Carroll, and City Attorney Mike Stiff.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on December 11, 2025, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Butler, to approve the minutes from the Plan Commission meeting held on December 11, 2025.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Stanton, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Slabozeski.

ABSENT: Commissioner Flynn, Carroll.

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

PUBLIC HEARING: Chairman Bill Thomas presented the petitions Plat of Subdivisions, SU-26-1-1-1, and V-26-1-1-1, a request of Extra Space Storage, LLC seeking approvals from the City of Crest Hill Subdivision, Zoning Ordinance, and City Code to consolidate four (4) lots into one (1) lot and dedicate utility and drainage easements; amended Special Use for an existing self-service storage facility and addition of a new self-service storage facility; and a variation from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinance that would decrease the masonry requirement for exterior façade of the new self-service storage facility to zero percent, for an existing and a new self-service storage facilities located on the 7.58 acre, B-3 Business Service District zoned property located at 1812 N Larkin Ave, Crest Hill, Illinois.

Chairman Thomas asked if the paperwork was in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing.

(#2) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to open a public hearing case numbers SU-26-1-1-1 and V-26-1-1-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn, Carroll.

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

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

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

City Planner Atefa Ghaznawi presented the case to the Commission, explaining that Extra Space Storage is an existing self-service storage facility, located at 1812 North Larkin Avenue, which was established through a special use permit in 2002. Extra Space Storage is seeking to expand their existing facility by purchasing an additional 1.74-acre vacant property to the southwest. The proposal includes consolidating all four (4) lots into one lot, revising drainage and utility easements, removal of 980 square foot of an existing storage building on the southwest end of the existing property, removing the existing driveway and retaining walls on Lot 3 and using the entire Lot 3 as stormwater detention; requesting a special use approval for the existing self-service storage facility and addition of a new self-service storage facility; and requesting variation from the Crest Hill Zoning Ordinance and Code of Ordinances to waive the masonry requirement for exterior façades of the new self-service storage facility. The exterior of the proposed building will be clad with metal panels matching the existing self-service storage buildings.

City Planner Atefa Ghaznawi noted that the vacant property is landlocked with no public roadway access or visibility, which has contributed to its remaining undeveloped for many years. Staff did not oppose the variation request to waive the masonry requirement given that the existing facility also has metal exterior facades and the property's limited visibility.

Chairman Thomas asked for a representative from Extra Space Storage to approach the podium and be sworn in. All three representatives were sworn in.

Alexa Falbo from Kimley-Horn, Civil Engineer for the project, thanked City staff for their assistance and presented the project details. She explained that the expansion makes sense for this property given the landlocked nature of the vacant lots and confirmed that access would continue to be from the existing entrances on Larkin Avenue and Knapp Drive. The project would also include removal of the existing driveway and deteriorating retaining walls on Lot 3, construction of a new stormwater detention facility, and enhanced landscaping to buffer the new self-service storage facility from surrounding properties.

Mike Aufderheide from SGW Architects presented the architectural aspects of the project, explaining that the new building would be a climate-controlled facility with some exterior access units, three loading doors with canopies, and a design consistent with the existing facility.

Chairman Thomas asked if anyone in the audience would like to make a public comment.

Constance Jarris, a resident from the Willow Falls Subdivision, expressed concern about possible new access from Knapp Drive. The project team clarified that they would be using the existing access point from Knapp Drive, which would be upgraded with a code-controlled gate for the expanded facility.

Chairman Thomas asked if any Commissioners had any questions or comments.

Commissioner Peterson commented that he went to the property and spoke to a representative there and thought this is a wonderful thing and will make it look nice.

Chairman Thomas inquired about the economic justification for more self-storage facilities. Clint Kleppe, a representative from Extra Space Storage, explained that their existing facility is 95% occupied and has been for some time. He noted that the owner of the vacant parcels approached them about expanding, as the landlocked nature of the property made it difficult to market for other uses.

Chairman Thomas explained to the applicant that any recommendation that is given by the Plan Commission will be contingent on the eight (8) conditions for approval, which the City staff has discussed with the applicant. The conditions are:

1. All required final engineering plans, stormwater report, and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted with this project.
2. The development shall comply with the Architectural Plans (Kimley-Horn & Associates, Inc., dated 2025-06-09) and Plat of Subdivision and Preliminary Engineering Plans (Kimley-Horn & Associates, Inc., last revised 2025-12-30) as presented.
3. The existing and proposed water lines are proposed to be private and not located in public easements. These shall be owned and maintained by the property owner in the future. Shut-off valves shall be installed (unless they exist and are in good order) at two ends of the City-owned water mains in locations approved by the City Engineer with final engineering approval.
4. The existing fire hydrant at the west corner of lot three shall be relocated and reinstalled within the existing utility easement on Lot 2, as approved by the City Engineer and in compliance with all Fire requirements.
5. A Photometric Plan shall be provided at the time of submitting a building permit to ensure compliance with applicable codes and regulations.

- 6. A copy of the recorded Plat of Subdivision shall be submitted to the City Clerk’s Office as part of the record for this Special Use. This Plat of Subdivision shall be recorded prior to issuing any Certificate of Occupancy.
- 7. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six (6) feet and a minimum caliber of two (2) inches at the time of planting.
- 8. All conditions made with this Special Use and the approved site plan shall run in covenant with the land and be transferred to any new property owner.

Chairman Thomas asked the applicant if he agreed to the eight (8) conditions. The applicant stated he agreed.

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

(#3) Motion by Commissioner Peterson seconded by Commissioner Butler, to close the public hearing.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Stanton, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Carroll, Flynn.

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

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

Chairman Bill Thomas asked for a motion to approve the request of Extra Space Storage LLC for the special approvals they are seeking form the City of Crest Hill Zoning Ordinance and City Code as stated in the January 8, 2026, Staff Report for petitions Preliminary and Final Plat of Subdivision, for Case # SU-26-1-1-1, and Case # V-26-1-1-1.

(#4) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to recommend to the City Council the conditional approval of the Preliminary and Final Plat of Subdivision to consolidate four (4) lots into one (1) lot and dedicate utility and drainage easements; a Special Use for an existing self-service storage facility and addition of a new self-service storage facility; a variation from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance, and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinance that decreases the masonry requirement for the exterior façade of the new self-service storage facility to zero percent, subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and application documents referenced in the January 8th, 2026, Plan Commission Staff Report for petitions Preliminary and Final Plat of Subdivision, for Case # SU-26-1-1-1, and Case # V-26-1-1-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Carroll, Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas thanked Extra Space Storage LLC for being in Crest Hill for 24 years.

Chairman Thomas announced that this will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case on January 26, 2026, at the Work Session Meeting and then again on February 2, 2026, City Council meeting for formal vote.

OTHER BUSINESS:

PUBLIC COMMENTS: There were no public comments.

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

(#5) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to adjourn the January 8, 2026, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn, Carroll.

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

The meeting was adjourned at 7:31 p.m.

As approved this _____ day of _____, 2026.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN

ORDINANCE NO. _____

AN ORDINANCE APPROVING FINAL PLAT OF SUBDIVISION, AMENDED SPECIAL USE PERMIT, AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE AND CREST HILL CODE OF ORDINANCES WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 1812 N LARKIN AVE IN CREST HILL, ILLINOIS (APPLICATION OF EXTRA SPACE STORAGE LLC)

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

WHEREAS, the Code states that subdivision of land, special use, and variation requests shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City of Crest Hill (“City”) has enacted procedures, requirements, and standards for variations from its Zoning Requirements in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

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

WHEREAS, the City has enacted procedures, requirements, and standards for subdivision of land in Section 15.32 Subdivision Regulations of the Crest Hill Code of Ordinances; and

WHEREAS, Extra Space Storage LLC (the “Applicant”) is the owner of real property located at 1812 N Larkin Avenue in the City of Crest Hill, Illinois, bearing PIN 11-04-31-405-049-0000, and the Applicant entered into a real estate contract to purchase the real property in the City of Crest Hill, Illinois, bearing PINs 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000, which are legally described in Exhibit 1 of the attached Exhibit A (the “Property”), and has filed an application requesting approval of Preliminary and Final Plat of Subdivision, amended Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and Variations from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances on the Property (the “Application”); and

WHEREAS, Ordinance 1248A was passed by the Crest Hill City Council on June 3, 2002, approving a rezoning and special use for the Applicant to operate a self-service storage facility on part of the subject property; and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on January 8, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested Preliminary and Final Plat of Subdivision, Special Use, and Variations outlined in Exhibit 2 of the attached Exhibit A at its January 8, 2026, meeting:

- A. The Preliminary and Final Plat of Subdivision, Special Use and Variations are in harmony with the general purpose and intent of the Zoning Ordinance; and
- B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- C. The plight of the owner is due to unique circumstances and thus strict enforcement of the Zoning Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and
- D. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance; and
- E. The Preliminary and Final Plat of Subdivision, Special Use and Variation, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission's recommendation to approve the Preliminary and Final Plat of Subdivision, Special Use, and Variations listed in Exhibit 2 of the attached Exhibit A was made subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and application documents referenced in the January 8, 2026, Community Development Department Staff Report attached hereto as Exhibit 3 of the Attached Exhibit A (the "Staff Report"); and

WHEREAS, the City Council has examined the January 8, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Owner in an open meeting regularly scheduled; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and application documents referenced in Exhibit A3; and

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

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

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

SECTION 3: The Plat of Subdivision prepared by Kimley-Horn & Associates, Inc., last revised December 30, 2025, Special Use, and Variations listed in Exhibit 2 of the attached Exhibit A are hereby granted and approved subject to the project being implemented in substantial conformance with the following eight (8) conditions for approval and application documents referenced in Exhibit A3, as follows:

1. All required final engineering plans, stormwater report, and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted with this project.
2. The development shall substantially comply with the Architectural Plans (Kimley-Horn & Associates, Inc., dated 2025-06-09) and Plat of Subdivision and Preliminary Engineering Plans (Kimley-Horn & Associates, Inc., last revised 2025-12-30) as presented.
3. The existing and proposed water lines are proposed to be private and not located in public easements. These shall be owned and maintained by the property owner in the future. Shut-off valves shall be installed (unless existing and in good order) at two ends of the City-owned water mains in locations approved by the City Engineer with final engineering approval.
4. The existing fire hydrant at the west corner of lot 3 shall be relocated and reinstalled within the existing utility easement on Lot 2, as approved by the City Engineer and in compliance with all Fire requirements.
5. A Photometric Plan shall be provided at the time of submitting a building permit to ensure compliance with applicable codes and regulations.
6. A copy of the recorded Plat of Subdivision shall be submitted to the City Clerk's Office as part of the record for this Special Use. This Plat of Subdivision shall be recorded prior to issuing any Certificate of Occupancy.
7. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six (6) feet and a minimum caliber of two (2) inches at the time of planting.
8. All conditions made with this Special Use and the approved site plan shall run with the land and will transfer to any new property owner.

SECTION 4: The City Clerk is hereby authorized and directed to record a copy of this Ordinance and Plat of Subdivision referenced in Section 3 against the Subject Property in the office of the Will County Recorder, and further to annotate the Special Use permit granted hereby on the Crest Hill Official Zoning Map.

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

[Left Intentionally Blank]

PASSED THIS 2ND DAY OF FEBRUARY, 2026

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderdwoman Claudia Gazal	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderpersion Tina Oberlin	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Ray Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 2ND DAY OF FEBRUARY, 2026.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO PRELIMINARY AND FINAL PLAT OF SUBDIVISION, CASE
NO. SU-26-1-1-1 AND CASE NO. V-26-1-1-1
THE APPLICATION OF EXTRA SPACE STORAGE LLC FOR PRELIMINARY AND FINAL
PLAT OF SUBDIVISION, AMENDED SPECIAL USE FOR AN EXISTING SELF-SERVICE
STORAGE FACILITY AND ADDITION OF A NEW SELF-SERVICE STORAGE FACILITY,
AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE AND CREST HILL
CODE OF ORDINANCES AT PROPERTY LOCATED AS 1812 N LARKIN AVENUE IN THE
CITY OF CREST HILL, ILLINOIS.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on January 8, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Extra Space Storage LLC, is the owner of real property located at 1812 N Larkin Avenue in the City of Crest Hill, Illinois, bearing PIN 11-04-31-405-049-0000, and the Applicant entered into a real estate contract to purchase the real property in the City of Crest Hill, Illinois, bearing PINs 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000.

B. That the application seeks to consolidate four (4) lots into one (1) lot, and dedicate utility and drainage easements, an amended Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and Variations from the Crest Hill Zoning Ordinance and Code of Ordinances for the property described in the application, commonly known as 1812 N Larkin Avenue in Crest Hill, Illinois (the "Property"), which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. That the Property is zoned B-1 and B-3;

D. That the application seeks approval of Preliminary and Final Plat of Subdivision, amended Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variations from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance, and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinances, specifically to waive the masonry requirement for the new self-service storage facility. All requested Variations are listed in the attached Exhibit A-2 and relate to the property located at 1812 N Larkin Avenue in Crest Hill, Illinois, with PINs 11-04-31-405-049-0000, 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000.

E. That the requested variation involves waiving the masonry requirement for the new self-service storage facility on the Property;

F. That the application for the Preliminary and Final Plat of Subdivision, Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variations was properly submitted and notice of the application and the public hearing were properly made;

G. That no interested parties filed their appearances herein;

H. That the public hearing was opened and called to order on January 8, 2026, and the applicant presented evidence and arguments in support of its application on January 8, 2026.

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

J. That the proposed Preliminary and Final Plat of Subdivision, Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variations request, as considered under section 12.6 and section 12.7 of the Zoning Ordinance, meet the eight (8) standards for special use under section 12.7-6, and three (3) standards for the granting of a variation under section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8).

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

1. That the approval of the application of Extra Space Storage LLC for Preliminary and Final Plat of Subdivision, Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variation as listed in attached Exhibit A-2 for property located at 1812 N Larkin Avenue in Crest Hill, Illinois with PINs 11-04-31-405-049-0000, 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the Preliminary and Final Plat of Subdivision, Special Use for an existing self-service storage facility and the addition of a new self-service storage facility, and variation request be granted subject to the project being implemented in substantial conformance with the following eight (8) conditions for approval and application documents referenced in the January 8, 2026, Community Development Staff Report for this request, as follows:

1. All required final engineering plans, stormwater report, and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted with this project.
2. The development shall substantially comply with the Architectural Plans (Kimley-Horn & Associates, Inc., dated 2025-06-09) and Plat of Subdivision and Preliminary Engineering Plans (Kimley-Horn & Associates, Inc., last revised 2025-12-30) as presented.

3. The existing and proposed water lines are proposed to be private and not located in public easements. These shall be owned and maintained by the property owner in the future. Shut-off valves shall be installed (unless existing and in good order) at two ends of the City-owned water mains in locations approved by the City Engineer with final engineering approval.
4. The existing fire hydrant at the west corner of lot 3 shall be relocated and reinstalled within the existing utility easement on Lot 2, as approved by the City Engineer and in compliance with all Fire requirements.
5. A Photometric Plan shall be provided at the time of submitting a building permit to ensure compliance with applicable codes and regulations.
6. A copy of the recorded Plat of Subdivision shall be submitted to the City Clerk's Office as part of the record for this Special Use. This Plat of Subdivision shall be recorded prior to issuing any Certificate of Occupancy.
7. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six (6) feet and a minimum caliber of two (2) inches at the time of planting.
8. All conditions made with this Special Use and the approved site plan shall run covenant with the land and transferred to any new property owner.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 8TH Day of January 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Ken Carroll	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Commissioner Cheryl Slabozeski	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Gordon Butler	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Marty Flynn	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Commissioner Jeff Peterson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner John Stanton	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 1812 N LARKIN AVE, CREST HILL, IL, 60403

PERMANENT INDEX NOs: 11-04-31-405-049-0000, 11-04-31-407-008-0000, 11-04-31-407-009-0000, AND 11-04-31-407-010-0000

LEGAL DESCRIPTION:

LOTS 3 THROUGH 5, BOTH INCLUSIVE, IN DINASO COMMERCIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2000 AS DOCUMENT NUMBER R2000-102267, IN WILL COUNTY, ILLINOIS

THAT PART OF THE SOUTHEAST 1/4 OD SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 THENCE NORTH 48 DEGREES 48 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THAT PROPERTY TAKEN IN CONDEMNATION CASE NO. W73G1777 FOR THE LARKIN AVENUE SPUR EXTENSION A DISTANCE OF 165.00 FEET TO AN IRON ROD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 48 DEGREES 48 MINUTES 55 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF SAID LARKIN PROPERTY A DISTANCE OF 200.00 FEET TO AN IRON PIPE, THENCE SOUTH 46 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 798.18 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WALY LINE OF KNAPP ROAD; THENCE SOUTH 00 DEGREES 21 MINUTES 18 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 37.70 FEET TO AN IRON ROD; THENCE SOUTH 43 DEGREES 01 MINUTES 52 SECONDS WEST ALONG THE NORTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 OF HILLCREST PLAZA SUBDIVISION. RECORDED AS DOCUMENT NO. R69-9124 A DISTANCE OF 341.14 FEET TO AN IRON ROD, THENCE NORTH 46 DEGREES 47 MINUTES 40 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 A DISTANCE OF 249.89 FEET TO AN IRON ROD AT THE NORTHERN MOST CORNER OF SAID LOT 2; THENCE SOUTH 42 DEGREES 46 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 49.84 FEET TO AN IRON ROD AT THE EASTERN MOST CORNER OF LAND CONVEYED BY DOCUMENT NO. R76-6687, THENCE NORTH 46 DEGREES 46 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LAND CONVEYED BY DOCUMENT NO. R76-6687 A DISTANCE OF 215.20 FEET TO AN IRON ROD AT THE SOUTHERN MOST CORNER OF LAND CONVEYED BY DOCUMENT NO. R77-46808, THENCE NORTH 43 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 EXTENDED A DISTANCE OF 55.20 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 THENCE NORTH 48 DEGREES 41 MINUTES 45 SECONDS EAST ALONG

THE SOUTHEASTERLY LINE OF LAND CONVEYED BY DOCUMENT NO. R95-32307 A DISTANCE OF 164.97 FEET TO AN IRON ROD, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID DOCUMENT NO. R95-32307; THENCE NORTH 46 DEGREES 49 MINUTES 26 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LAND CONVEYED BY SAID DOCUMENT NO. R95-32307 A DISTANCE OF 395.30 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXHIBIT A-2

1812 N LARKIN AVE - LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance (ZO) Section 8.7-2 Building Façade

- a. A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
- b. A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
- c. Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
- d. The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry. *Exterior facades of the proposed self-storage facility are 100% metal panels.*

Crest Hill Code of Ordinances Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-Section (I)-(1) Building Façades of Chapter 15.04 Building Requirements

1. A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
2. A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
3. Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
4. The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry. *Exterior facades of the proposed self-storage facility are 100% metal panels.*

EXHIBIT A-3

January 8, 2026 Community Development Department Staff Report



To: Plan Commission

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

Date: January 8, 2026

Re: 1812 N Larkin Ave (Extra Space Self-Service Storage Facility) Preliminary and Final Plat of Subdivision; Special Use for an Existing and a New Self-Service Storage Facilities (Case # SU-26-1-1-1); and Variation Request from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances (Case # V-26-1-1-1)

Project Details

Project:	Preliminary and Final Plat of Subdivision; Special Use for an Existing and a New Self-Service Storage Facilities; and Variation Request from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances
Applicant:	Extra Space Storage LLC
Requests:	Special approvals from the City of Crest Hill Subdivision Regulations, Zoning Ordinance, and City Code to consolidate four (4) lots into one (1) lot, and dedicate utility and drainage easements; amended Special Use for an existing self-service storage facility and addition of a new self-service storage facility; and variation request from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance, and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinance.
Location:	1812 N Larkin Ave (the "Subject Property")

Site Details

Lot Size:	Approximately 7.58 acres
Existing Zoning:	B-3 Business Service District and B-1 Limited Business District (Lot 3)
Existing Improvements:	Lot 1: 5.83 acres existing self-service storage facility with 79,640 SF of existing drive-up storage buildings Lot 3: Existing stormwater detention and driveway Lot 4 and 5: vacant land

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Self-Service Storage facility, stormwater detention, and vacant land	Local Commercial	B-3 and B-1
North	Retail/Commercial, Stormwater Detention, and Forest Preserve	Local Commercial, Detention, and Natural/Preserve Areas	B-1 and B-3
South	Retail/Commercial	Local Commercial	B-1 and B-2
East	Retail/Commercial, Stormwater Detention, Single-Family Attached Residence, and Multi-Family Residence	Single-Family Attached, Multi-Family Residential, Community Facilities	R-3, B-1, B-2, and B-3
West	Retail/Commercial, and Forest Preserve	Local Commercial, and Natural/Preserve Areas	B-1, B-2, and B-3

Exhibits

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2025-10-30
2. Exhibit D – Legal Description 2025-12-12
3. Exhibit E – List of Requested Variations 2025-12-12
4. Exhibit F – Property Owner’s Letter of Authorization 2025-10-14
5. Exhibit G – Project Narrative 2025-12-12
6. Exhibit H – Subject Property Photos of Existing Condition 2025-12-12
7. Exhibit I – Response to Standards for Special Use 2025-12-12
8. Exhibit J – Response to Standards for Variations 2025-12-12
9. Exhibit K –Architectural Plans, Elevations, and 3D Renderings Prepared by Kimley-Horn & Associates, Inc. 2025-06-09
10. Exhibit L – Plat of Subdivision and Preliminary Engineering Plans, Prepared by Kimley-Horn & Associates, Inc. last revised 2025-12-30
11. Exhibit M - Preliminary Stormwater Memo, Prepared by Kimley-Horn & Associates, Inc. last revised 2025-12-30

Application Background and Project Summary

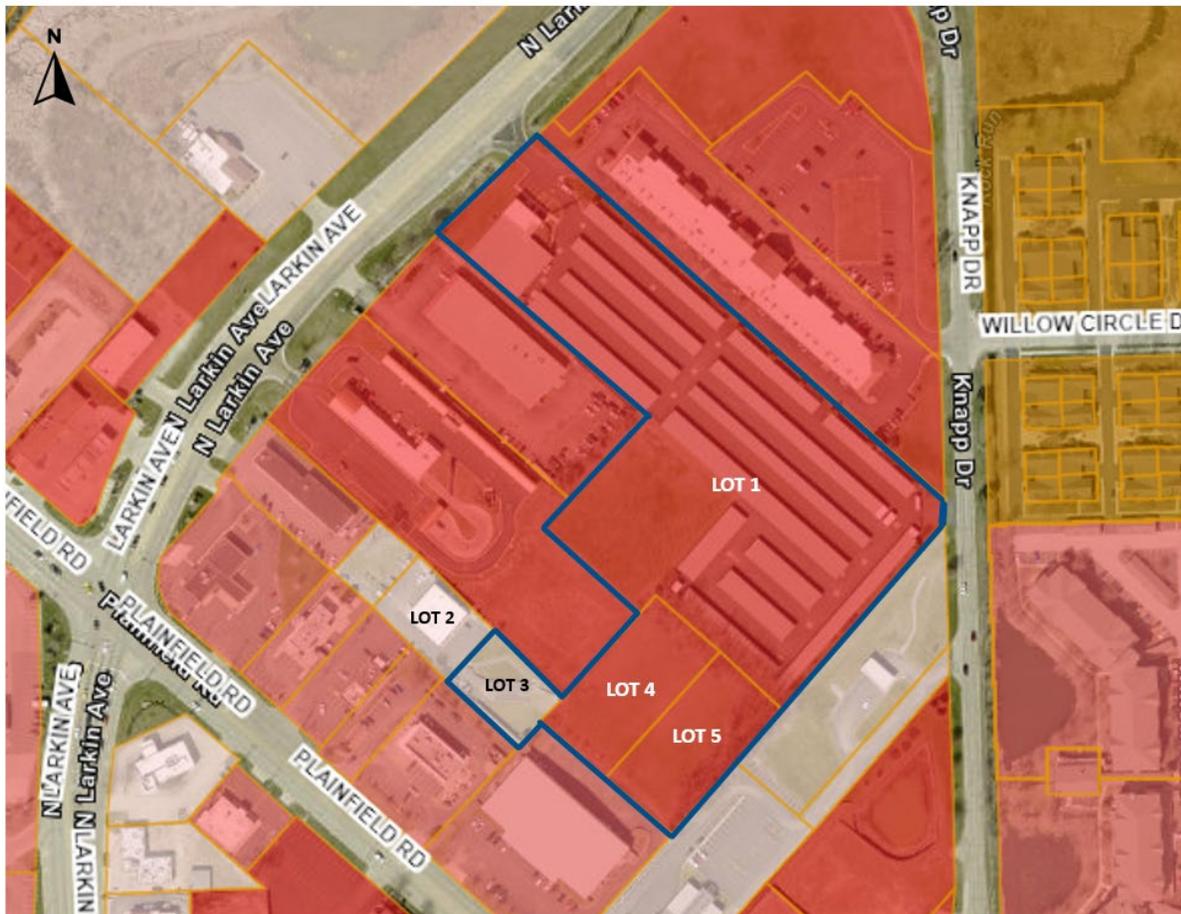
Extra Space Storage is an existing self-service storage facility located at 1812 N Larkin Avenue, which was established through a Special Use permit in 2002 (ORD #1248A). The total existing property is 5.83-acres with 79,640 SF of existing drive-up self-storage buildings.

Customers of Extra Space Storage typically store household goods in the existing drive-up self-storage buildings. The standard hours of the existing facility are 6:00 AM – 10:00 PM daily. These hours will remain the same for the proposed development. The existing access from N Larkin Avenue will remain the main entry point. There is also an existing entrance from Knapp Drive that will be accessible for customers and emergency vehicles.

Extra Space Storage is looking to purchase an additional 1.74-acre vacant property on the southwest of 1812 N Larkin Ave to expand the existing self-service storage facility. The proposed project includes the removal of 980 SF of an existing storage building on southwest end of 1812 N Larkin Ave and the construction of a 26,340 SF 1-story building, stormwater management, landscaping and utilities to service the new building on the 1.74-acre vacant property (Lots 3, 4, 5). The vacant property has no public roadway access or visibility and has remained vacant for many years. Adequate screening and landscaping are proposed along the perimeter of the Subject Property to buffer the new self-service storage facility from the adjacent properties. Stormwater drainage will be managed through on-site improvements designed in accordance with the City drainage and stormwater management regulations, preventing adverse impacts to the adjacent properties or public infrastructure.

The proposal will consolidate all four (4) lots into one lot, revise drainage and utility easements, remove the existing driveway and retaining walls on Lot 3 and use the entire Lot 3 as stormwater detention; request a special use approval for the existing self-service storage facility and addition of a new self-service storage facility; and request variation from the Crest Hill Zoning Ordinance and Code of Ordinances to waive the masonry requirement for exterior façades of the new self-service storage facility. The exterior of the proposed building will be clad with metal panels matching the existing self-service storage buildings.

Figure 1: Aerial View of 1812 N Larkin Ave (the Subject Property) and Its Surroundings



Summary of Requested Petitions

To consolidate the subject property into one lot and construct a new self-service storage facility, the Applicant is seeking approvals of the following petitions:

- (i) Preliminary and Final Plat of Subdivision to consolidate four (4) lots into one (1) lot, and dedicate utility and drainage easements.
- (ii) Amended Special Use for an existing self-service storage facility and addition of a new self-service storage facility.
- (iii) A variation from Section 8.7-2 Building Façade of the [Crest Hill Zoning Ordinance](#), and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (1)-(1) Building Façades of the [Crest Hill Code of Ordinances](#) that decrease the masonry requirement for exterior façades of the new self-service storage facility to zero percent.

Staff Analysis

Overall, the Subject Property represents a unique circumstance within the B-3 Business Service District due to unique circumstances related to the subject property and the proposed use, rather than to general conditions in the zoning district. The 1.74-acre vacant property (Lots 3, 4, 5) is landlocked and accessed solely by private access easements. The location severely limits building configuration, construction logistics, and overall site efficiency. With no visibility, access or public frontage, it is likely this land remains undeveloped if this special use is not approved. Use of the land by one of the adjacent existing uses, as proposed here, is the highest and best use for this land. In addition, the functional design requirements of a self-service storage facility –characterized by large interior floor plates, limited fenestration, and minimal on-site activity – differ from those of other commercial uses for which masonry construction standards were originally intended. These site-specific and use-specific conditions constitute unique circumstances that justify consideration of the requested variation. Considering that the existing self-service storage facility has metal exterior facades, Staff do not oppose the variation request to waive the masonry requirement for the new self-service storage facility (Refer to Exhibit H for photos of existing self-service storage facility).

Self-service storage facilities are generally low-intensity uses that do not generate continuous activity, outdoor storage, or significant truck traffic. Customer visits are typically short in duration and spread throughout the day, which limits congestion, noise, and operational impacts on nearby properties. The facility will be fully enclosed within a permanent structure and will not involve outdoor display, processing, or manufacturing activities. The proposed building placement, setbacks, and buffering/landscaping are in accordance with zoning requirements to minimize visual impacts and maintain compatibility with adjacent uses. Access to the landlocked parcels will be accommodated through the existing site entrances on Larkin Avenue and Knapp Drive, ensuring orderly and predictable circulation while avoiding disruption to surrounding properties. The proposed use is consistent with other permitted and special uses in the area and represents a less intensive alternative to many commercial or light industrial uses otherwise allowed by zoning.

Given the limited operational impacts, compliance with applicable development standards, and the nature of the use, the proposed special use is not expected to interfere with the reasonable use and enjoyment of nearby properties or adversely affect the character or orderly appearance of the neighborhood.

Staff feedback on specific aspects of the requested approvals:

- Crest Hill Zoning Ordinance (ZO) Section 8.7-2 Building Façade and Crest Hill Code of Ordinances Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades:
 1. A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
 2. ii. A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
 3. iii. Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included. *Exterior facades of the proposed self-storage facility are 100% metal panels.*
 4. iv. The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry. *Exterior facades of the proposed self-storage facility are 100% metal panels.*

Staff reviewed the proposed development with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies self-service storage facilities as Special Use in B-3 Business Service District. To construct the new self-service storage facility, the existing 2002 Special Use for the existing self-service storage facility needs to be amended to include the proposed new self-service storage facility, the above-mentioned required variation(s), and approval of the Plat of Subdivision with revised utility, drainage, and access easements.

Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
The Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the masonry requirements of the Crest Hill Zoning Ordinance and Code of Ordinances. Strict application of the masonry façade requirement imposes a disproportionate construction cost relative to the low-intensity, limited-occupancy nature of a self-service storage facility, significantly increasing development costs without a corresponding increase in operational revenue. Given the site's constraints, including its landlocked condition with limited public visibility, requiring masonry material on applicable exterior building facades renders the proposed development financially impractical and discourages reinvestment in the property. The requested variation will allow the property to be developed in a functional and economically viable manner while maintaining

appropriate design quality and compatibility with surrounding development. Without the requested relief, the property will not be able to realize a reasonable return under the requirements of the Crest Hill Zoning Ordinance and Code of Ordinances.

2. That the plight of the owner is due to unique circumstances.

The plight of the property owner is due to unique circumstances related to the Subject Property and the proposed use, rather than to general conditions in the zoning district. The 1.74-acre vacant property (Lots 3, 4, 5) is landlocked and accessed solely by easement, which limits building configuration, construction logistics, and overall site efficiency. In addition, the functional design requirements of a self-service storage facility – characterized by large interior floor plates, limited fenestration, and minimal on-site activity – differ from those of other commercial uses for which masonry construction standards were originally intended. Strict application of the masonry requirement, when applied to this specific site and use, results in an atypical and disproportionate economic burden not shared by similarly zoned properties with direct street frontage or greater development flexibility. These site-specific and use-specific conditions constitute unique circumstances that justify consideration of the requested variation.

3. That the variation, if granted, will not alter the essential character of the locality.

The requested variation, if granted, will not alter the essential character of the locality. The proposed self-storage facility will maintain a scale, massing, and use pattern consistent with the existing self-service storage facility and existing commercial properties in the surrounding area. The variation pertains only to the elimination of masonry materials and does not affect the building's height, footprint, or use intensity. The building will continue to utilize durable, compatible exterior materials and incorporate architectural detailing and landscaping consistent with the surrounding context. The elimination of masonry coverage will not be visually prominent from public streets or adjacent properties due to the site's landlocked configuration and orientation. Therefore, granting variation request preserves the intent of the Crest Hill Zoning Ordinance and Code of Ordinances to ensure quality building design, while allowing reasonable flexibility for site-specific conditions, and will not compromise the character or orderly appearance of the neighborhood.

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

Conditions of Approval

The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. All required final engineering plans, stormwater report, and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted with this project.
2. The development shall substantially comply with the Architectural Plans (Kimley-Horn & Associates, Inc., dated 2025-06-09) and Plat of Subdivision and Preliminary Engineering Plans (Kimley-Horn & Associates, Inc., last revised 2025-12-30) as presented.
3. The existing and proposed water lines are proposed to be private and not located in public easements. These shall be owned and maintained by the property owner in the future. Shut-off valves shall be installed (unless existing and in good order) at two ends of the City-owned water mains in locations approved by the City Engineer with final engineering approval.
4. The existing fire hydrant at the west corner of lot 3 shall be relocated and reinstalled within the existing utility easement on Lot 2, as approved by the City Engineer and in compliance with all Fire requirements.
5. A Photometric Plan shall be provided at the time of submitting a building permit to ensure compliance with applicable codes and regulations.
6. A copy of the recorded Plat of Subdivision shall be submitted to the City Clerk's Office as part of the record for this Special Use. This Plat of Subdivision shall be recorded prior to issuing any Certificate of Occupancy.
7. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six (6) feet and a minimum caliber of two (2) inches at the time of planting.
8. All conditions made with this Special Use and the approved site plan shall run covenant with the land and transferred to any new property owner.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommend the following motion to provide a recommendation to City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommend any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

The Plan Commission recommends City Council conditional approval of the Preliminary and Final Plat of Subdivision to consolidate four (4) lots into one (1) lot and dedicate utility and drainage easements; a Special Use for an existing self-service storage facility and addition of a new self-service storage facility; a variation from Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance, and Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of the Crest Hill Code of Ordinance that decrease the masonry requirement for exterior façade of the new self-service storage facility to zero percent, subject to the project being implemented in substantial conformance with the conditions for approval and application documents referenced in the January 8, 2026, Plan Commission Staff Report for petitions Preliminary and Final Plat of Subdivision, Case # SU-26-1-1-1, and Case # V-26-1-1-1.

EXHIBIT A

Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

EXHIBIT B

Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*



EXHIBIT C Application for Development

For Office Use Only: **Case Number:**

Project Name: Extra Space Storage Expansion

Owner: Charles Dinaso Jr. **Correspondence To:** Extra Space Storage LLC

Street address: [REDACTED] **Street address:** [REDACTED]

City, St., Zip: [REDACTED] **City, St., Zip:** [REDACTED]

Phone: [REDACTED] **Phone:** [REDACTED]

Email: [REDACTED]m **Email:** [REDACTED]

Property Address: Street address: 1812 N Larkin Ave **Property Information:** Lot Width: 250 ft

City, St., Zip: Crest Hill, IL., 60403 Lot Depth: 246 ft

11-04-31-407-008-0000, 11-04-31-407-009-0000
PIN: 11-04-31-407-010-0000 **Total Area:** 61,500 sqft (1.41 Ac)

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

Existing Zoning: B-3 **Existing Land Use:** Undeveloped

Requested Zoning: B-3 **Proposed Land Use:** Self Service Storage Facility

Adjoining Properties Zoning and Uses:

North of Property: Self Storage Facility Zoned B-3
Retail sales of goods greater than 15,000 sqft but less than

South of Property: 100,000 sqft Zoned B-1

East of Property: Banks (Financial Institutions) Zoned B-3

West of Property: Drive Through Zoned B-2

Purpose Statement (intended use and approval sought): Self Service Storage Facility

Development Request: Please check all that apply and describe:

Rezoning: _____

Special Use: Current zoning defines self service storage as a special use.

Variance: _____

Planned Unit Development: _____

Annexation: _____

Plat: This development will be an expansion of the storage facility northeast of the site.

Other: _____

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

Civil Engineer: Alexa Falbo Phone: _____

Company: Kimley-Horn and Associates, Inc. Email: _____

Contractor: TBD Phone: _____

Company: _____ Email: _____

Architect: Bill Fearon Phone: _____

Company: Vissi Architecture + Design Email: _____

Builder: Extra Space Storage Phone: _____

Company: Extra Space Storage Email: _____

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

Clint Kleppe
Signature of the Applicant

10/30/2025
Date

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

Please reference attached letter of authorization.
Signature of the Owner

Date

EXHIBIT D
1812 N LARKIN AVE - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1812 N LARKIN AVE, CREST HILL, IL, 60403

PERMANENT INDEX NOS: 11-04-31-405-049-0000, 11-04-31-407-008-0000, 11-04-31-407-009-0000, and 11-04-31-407-010-0000

LEGAL DESCRIPTION:

LOTS 3 THROUGH 5, BOTH INCLUSIVE, IN DINASO COMMERCIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2000 AS DOCUMENT NUMBER R2000-102267, IN WILL COUNTY, ILLINOIS

THAT PART OF THE SOUTHEAST 1/4 OD SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERN MOST CORNER OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 THENCE NORTH 48 DEGREES 48 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THAT PROPERTY TAKEN IN CONDEMNATION CASE NO. W73G1777 FOR THE LARKIN AVENUE SPUR EXTENSION A DISTANCE OF 165.00 FEET TO AN IRON ROD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 48 DEGREES 48 MINUTES 55 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF SAID LARKIN PROPERTY A DISTANCE OF 200.00 FEET TO AN IRON PIPE, THENCE SOUTH 46 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 798.18 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WALY LINE OF KNAPP ROAD; THENCE SOUTH 00 DEGREES 21 MINUTES 18 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 37.70 FEET TO AN IRON ROD; THENCE SOUTH 43 DEGREES 01 MINUTES 52 SECONDS WEST ALONG THE NORTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 OF HILLCREST PLAZA SUBDIVISION. RECORDED AS DOCUMENT NO. R69-9124 A DISTANCE OF 341.14 FEET TO AN IRON ROD, THENCE NORTH 46 DEGREES 47 MINUTES 40 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 A DISTANCE OF 249.89 FEET TO AN IRON ROD AT THE NORTHERN MOST CORNER OF SAID LOT 2; THENCE SOUTH 42 DEGREES 46 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 49.84 FEET TO AN IRON ROD AT THE EASTERN MOST CORNER OF LAND CONVEYED BY DOCUMENT NO. R76-6687, THENCE NORTH 46 DEGREES 46 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LAND CONVEYED BY DOCUMENT NO. R76-6687 A DISTANCE OF 215.20 FEET TO AN IRON ROD AT THE SOUTHERN MOST CORNER OF LAND CONVEYED BY DOCUMENT NO. R77-46808, THENCE NORTH 43 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 EXTENDED A DISTANCE OF 55.20 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT PROPERTY CONVEYED BY DOCUMENT NO. R77-46808 THENCE NORTH 48 DEGREES 41 MINUTES 45 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF LAND CONVEYED BY DOCUMENT NO. R95-32307 A DISTANCE OF 164.97 FEET TO AN IRON ROD, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID DOCUMENT NO. R95-32307; THENCE NORTH 46 DEGREES 49 MINUTES 26 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LAND CONVEYED BY SAID DOCUMENT NO. R95-32307 A DISTANCE OF 395.30 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

EXHIBIT E
1812 N LARKIN AVE – LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance (ZO) Section 8.7-2 Building Façade

- a. A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
- b. A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
- c. Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
- d. The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)

Crest Hill Code of Ordinances Section 15.04.040 Standards for Structural Appearance and Site Location Plans Sub-section (I)-(1) Building Façades of Chapter 15.04 Building Requirements

1. A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
2. A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
3. Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)
4. The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry. [Exterior facades of the proposed self-storage facility are 100% metal panels.](#)



EXHIBIT F

October 14, 2025

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

City of Crest Hill, Illinois

Community Development Department
20600 City Center Boulevard
Crest Hill, IL 60403
Attention: Dan Ritter
Email: webadmin@cityofcresthill.com

VIA FedEx and Email

RE: Notice of Pending Sale and Authorization to Seek Development Approvals – Lots 3, 4, and 5, Plainfield Rd., Crest Hill, IL 60403

Dear Mr. Ritter,

The purpose of this letter is to formally notify the City of Crest Hill, Illinois (the “**City**”) of a purchase agreement entered into between Charles Dinaso Jr., (“**Seller**”) and Extra Space Storage LLC (“**Purchaser**”) for the purchase and sale of the self-storage facility located at Lots 3, 4, and 5 Plainfield Rd., Crest Hill, IL 60403 (the “**Facility**”), together with the underlying real property more particularly described in **Exhibit A** attached hereto. Purchaser intends to continue operating the Facility as a self-storage business, leasing individual storage units on a monthly basis, and may pursue additional development approvals related to these operations.

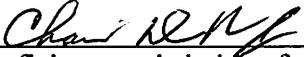
For purposes of the pending sale, Seller has granted Purchaser a thirty-six (36) month entitlement period to seek and obtain all entitlements, zoning rights, amendments, or changes necessary to further develop, construct, and maintain the property as a self-storage facility. This includes all municipal site plan approvals, building permits, and other authorizations required under applicable law. Seller has authorized Purchaser to meet with and communicate directly with the City and any other applicable governmental agencies or departments to obtain all necessary development-related approvals and entitlements. This includes the right to submit documentation, materials, and applications as may be required therewith.

Should you require any additional documentation or verification of this authorization, please contact Clint Kleppe, the authorized representative of Extra Space Storage LLC.

[Signature Page to Follow]

SELLER

CHARLES DINASO JR.


Beneficiary and hold of power of direction Of Chicago Title Land Trust Company as Successor trustee to Prairie Bank and Trust Company, an Illinois Banking Corporation, As Trustee under Trust Agreement Dated April 16, 2001 and Known as Trust Number 01-040

PURCHASER

EXTRA SPACE STORAGE LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

SELLER

CHARLES DINASO JR.

Beneficiary and hold of power of direction Of Chicago Title Land Trust Company as Successor trustee to Prairie Bank and Trust Company, an Illinois Banking Corporation, As Trustee under Trust Agreement Dated April 16, 2001 and Known as Trust Number 01-040

PURCHASER

EXTRA SPACE STORAGE LLC,
a Delaware limited liability company

By: *Kelly Chipman*
Name: *Kelly Chipman*
Title: *Manager*

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 3, 4 and 5 Plainfield Rd., Crest Hill, IL 60403

(Parcels: 11-04-31-407-008-0000;11-04-31-407-009-0000; and 11-04-31-407-010-0000)

Parcel 1:

Lots 3, 4 and 5 in Dinaso Commercial Park, being a subdivision of that part of the Southeast 1/4 of Section 31, Township 36 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded September 21, 2000 as document number R2000-102267, in Will County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for Ingress and egress easement over, across and upon the ingress/egress easement area, as created by declaration of covenants, easements and restrictions recorded September 21, 2000 as document R2000-102268 and by Plat of Dinaso Commercial Park, aforesaid.



December 12, 2025

City of Crest Hill
 Planning and Zoning Department
 20600 City Center Blvd
 Crest Hill, IL 60403
 (815) 741-5100

RE: Extra Space Storage LLC
 1812 N Larkin Ave
 Crest Hill, IL 60403

Project Summary Narrative:

Extra Space Storage is an existing self-storage facility located at 1812 N Larkin Avenue. The total existing property is 5.83-acres with 79,640 SF of existing drive-up storage building. Customers of Extra Space Storage typically store household goods in the existing drive-up self-storage buildings. ESS is looking to purchase a 1.74-acre vacant property that is located in the rear of the existing facility. The proposed project includes the removal of 980 SF of existing storage building and the construction of a 26,340 SF 1-story building, stormwater management, landscaping and utilities to service the new building. The project limits of disturbance include 1.64-acres.

The standard hours of the existing facility are 6:00 AM – 10:00 PM daily. These hours will remain for the proposed development. The existing access from N Larkin Avenue will remain the main entry point. There is also an existing entrance from Knapp Street that will be accessible for customers and emergency vehicles.

Request for Special Use:

The subject property is zoned B-3 (General Business District) where self-storage requires a special use permit. We are requesting the existing 2002 special use permit to be amended to include the additional parcel for the proposed project. The parcel being purchased is land locked with no frontage or access. There are very limited uses for this vacant land. Additionally, the 1-story building will have little to no visibility from public right of way. Since this lot abuts the existing lot, it will be an extension of the existing facility.

Request for Variations:

The proposed project building elevations and façade proposes 100% metal panel exterior. Therefore, we are requesting the following variations listed below from Section 15.04.040 Standards for Structural Appearance and Site Location Plans (I)-(1) Building Façades of the Crest Hill Code of Ordinance, and Section 8.7-2 Building Façade of the Crest Hill Zoning Ordinance.

- A minimum of 20% of the total area exterior building wall facades for R-2, B-1, B-2, B-3, M-1, and M-2 construction shall be of masonry. For purposes of computing said 20%, the total area occupied by windows and doors is not included.
- A minimum of one wall facade per building shall include a minimum of 80% masonry. For computing said 80%, the total area occupied by windows and doors is not included.
- Any wall facade facing a public or private street shall be of a minimum area of 10% masonry. For purposes of computing said 10%, the total area occupied by windows and doors is not included.
- The area of masonry may be reduced by 100% on any wall facade not facing a public or private street, provided that the total of 20% of the total area of all building wall facades, exclusive of areas for windows and doors, is provided on other walls of the same building with masonry.



The proposed metal panel exterior matches the existing buildings located on the property. As mentioned in the narrative above, the proposed building will have little to no visibility from the right-of-way and Extra Space Storage wants to keep the continuity between the old and new portions of the property.

EXHIBIT H: 1812 N Larkin Ave (Subject Property) Photos of the Existing Condition





Photos of Existing Driveway and Retaining Walls on Lot 3 (Looking East)



EXHIBIT I City of Crest Hill Standards for Special Uses

12.7-6 STANDARDS FOR SPECIAL USES ([ZONING ORDINANCE](#), p-134)

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
RESPONSE: The special use request will not be detrimental to the community and endanger the public health, safety or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
RESPONSE: The special use request will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
RESPONSE: The special use request will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
RESPONSE: The proposed development has adequate utilities, access points, and necessary drainage facilities provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
RESPONSE: The project provides adequate access and circulation within the proposed development. The site has two proposed access points for proper circulation to avoid traffic congestion. The secondary access currently there is an existing 25-foot ingress/egress easement for the secondary access.
6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.
RESPONSE: The special use conforms to the City of Crest Hills Ordinances and will comply with any modifications made by the City Council and/or plan commission.

EXHIBIT J

City of Crest Hill Standards for Variations

12.6-2 STANDARDS FOR VARIATIONS (ZONING ORDINANCE, p-131)

The Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
RESPONSE: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the General Business District.
2. That the plight of the owner is due to unique circumstances; and
RESPONSE: The plight of the owner is due to unique circumstances.
3. That the variation, if granted, will not alter the essential character of the locality.
RESPONSE: The variation, if granted, will not alter the essential character of the locality.

For the purpose of supplementing the above standards, the Plan Commission, in making the determination, whenever there are particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

4. That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
RESPONSE: The physical surroundings, shape, or topographical condition of the property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
5. The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.
RESPONSE: The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.
6. That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property
RESPONSE: The alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
7. That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
RESPONSE: The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the

danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

8. That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as “similar and compatible uses.

RESPONSE: The variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as similar and compatible uses.

9. That the variation granted is the minimum adjustment necessary for the reasonable use of the land.

RESPONSE: The variation granted is the minimum adjustment necessary for the reasonable use of the land.

10. That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.

RESPONSE: The granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.

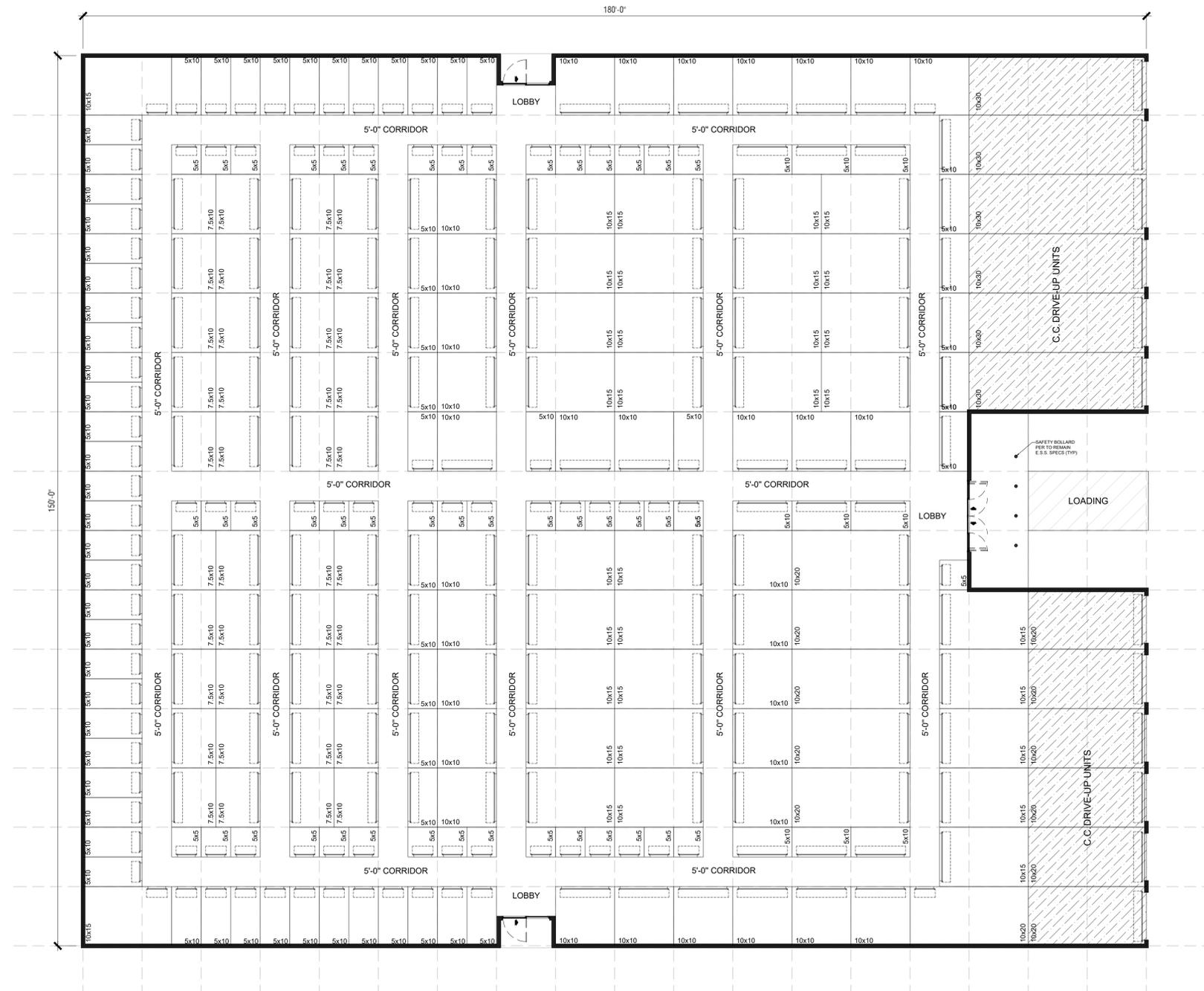
11. That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.

RESPONSE: For reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.

EXHIBIT K



EXTRA SPACE STORAGE, Inc.
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121



1 FIRST FLOOR - PROPOSED BUILDING
A02 SCALE: 3/32"=1'-0"

TOTAL - UNIT MIX DATA

UNIT	DOWN OUT	C.C. DOWN OUT	DOWN IN	C.C. DOWN IN	UP IN	C.C. UP IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	0	47	0	0	47	19	1,175
5x10	0	0	0	76	0	0	76	31	3,800
7.5x10	0	0	0	40	0	0	40	16	3,000
10x10	0	0	0	33	0	0	33	13	3,300
10x15	0	0	0	33	0	0	33	13	4,950
10x20	0	0	0	12	0	0	12	5	2,400
10x30	0	6	0	0	0	0	6	2	1,800
	0	6	0	241	0	0	247	100	20,425

NET RENTABLE 20,425
AVG. UNIT SIZE 83
GROSS SQ.FT. 26,340
EFFICIENCY 78%

2 UNIT MIX SCHEDULE
A02

THESE DRAWINGS ARE FOR REFERENCE USE ONLY AND ARE NOT FOR CONSTRUCTION. ARCHITECT TO USE THESE DRAWINGS FOR REFERENCE ONLY. ARCHITECT/ENGINEER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CODE REQUIREMENTS AS REQUIRED BY LOCAL JURISDICTIONS.

PROJECT CONTACT

NAME: CLINT KLEPPE
PHONE: (480) 266 - 5263
EMAIL: ckleppe@extraspaces.com

CONTACT ADDRESS

EXTRA SPACE STORAGE, Inc.
CORPORATE OFFICE
2795 E COTTONWOOD PARKWAY,
SUITE 400,
SALT LAKE CITY, UTAH 84121

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PROJECT NAME

ESS SITE #1108

PROJECT LOCATION

EXTRA SPACE STORAGE #1108
1812 N LARKIN AVE
CREST HILL, IL 60403

DATE

06/09/2025

SHEET TITLE

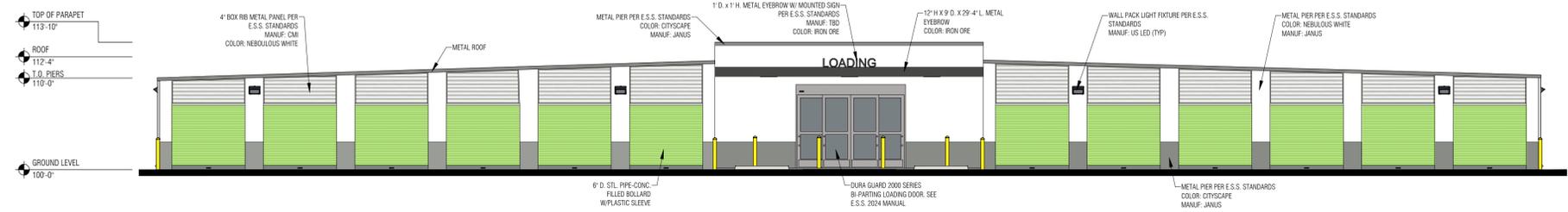
FLOOR PLANS

SHEET NUMBER

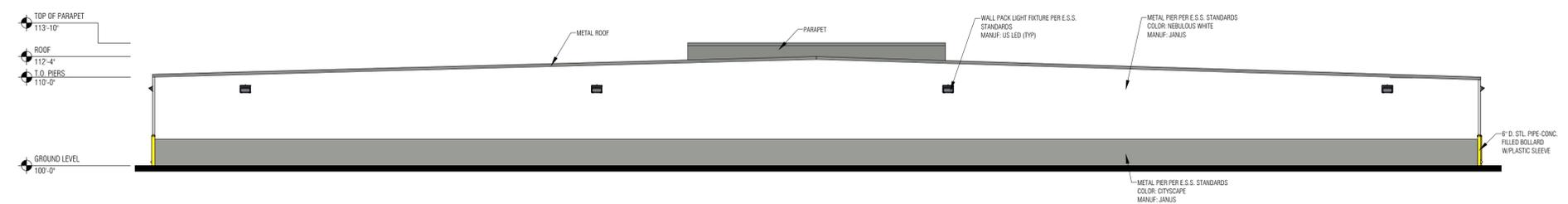
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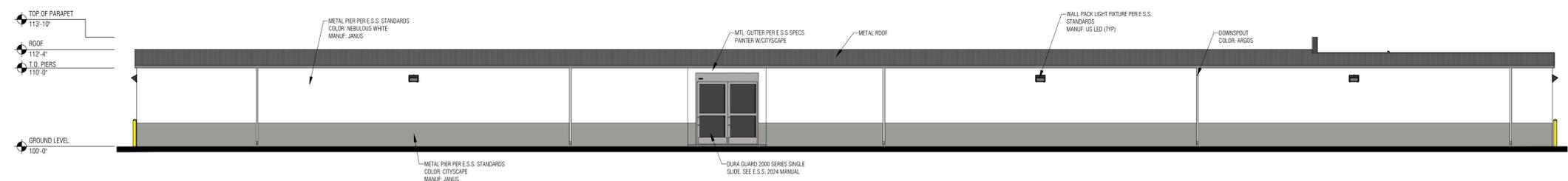
EXTRA SPACE STORAGE, Inc.
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121



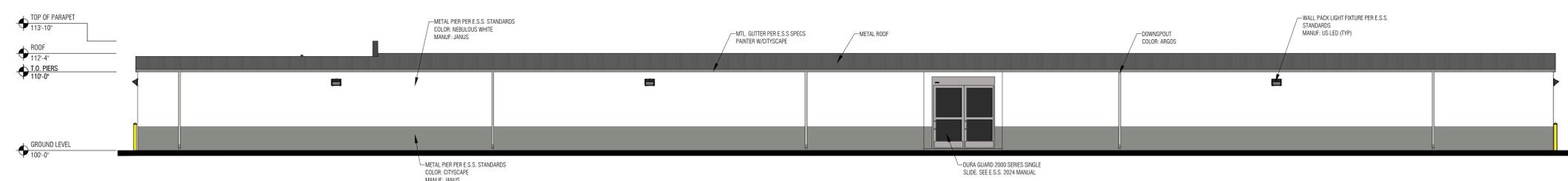
1 NORTH-EAST ELEVATION
A03 SCALE: 1/8"=1'-0"



2 SOUTH-WEST ELEVATION
A03 SCALE: 1/8"=1'-0"



3 SOUTH-EAST ELEVATION
A03 SCALE: 1/8"=1'-0"



4 NORTH-WEST ELEVATION
A03 SCALE: 1/8"=1'-0"

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PROJECT NAME

ESS SITE #1108

PROJECT LOCATION

EXTRA SPACE STORAGE #1108
1812 N LARKIN AVE
CREST HILL, IL 60403

DATE

06/09/2025

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-03



1 VIEW DRIVE UP UNITS - NORTH EAST SIDE
A04 SCALE: N.T.S.

2 SECONDARY LOADING DOOR - SOUTH EAST SIDE
A04 SCALE: N.T.S.



3 SECONDARY LOADING DOOR - NORTH WEST SIDE
A04 SCALE: N.T.S.

4 LOADING AREA - NORTH EAST SIDE
A04 SCALE: N.T.S.



EXTRA SPACE STORAGE, Inc.
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT

NAME: CLINT KLEPPE
PHONE: (480) 266 - 5263
EMAIL: ckleppe@extraspacespace.com

CONTACT ADDRESS

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PROJECT NAME

ESS SITE #1108

PROJECT LOCATION

EXTRA SPACE STORAGE #1108
1812 N LARKIN AVE
CREST HILL, IL 60403

DATE

06/09/2025

SHEET TITLE

RENDERINGS

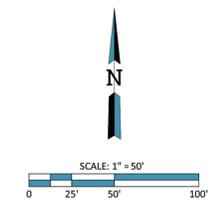
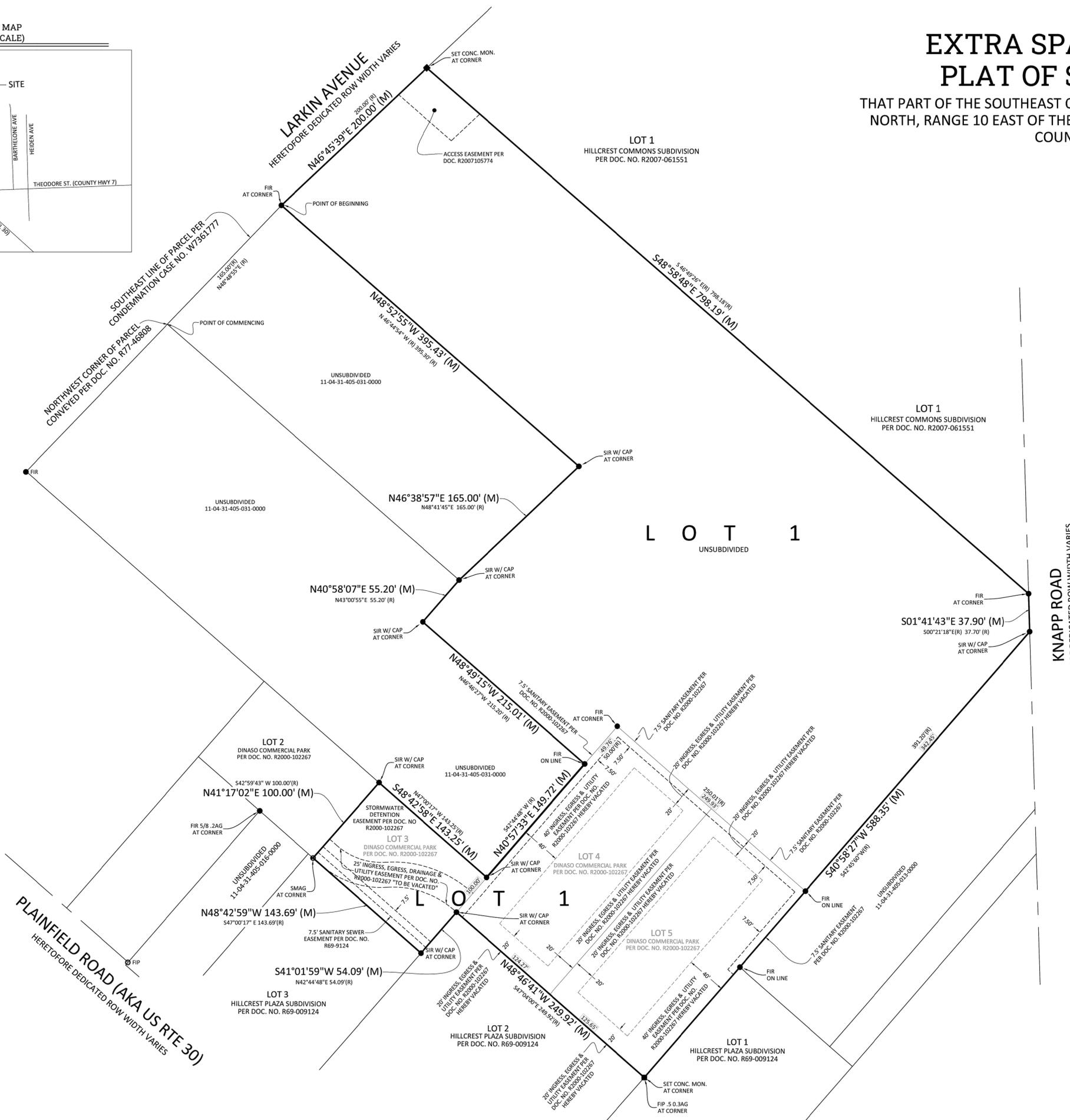
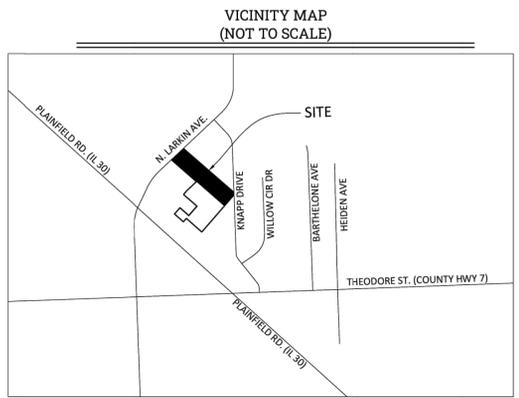
SHEET NUMBER

A-04

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EXTRA SPACE STORAGE PLAT OF SUBDIVISION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL
COUNTY, ILLINOIS



HORIZONTAL DATUM
MEASURED BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE, BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

LINE LEGEND

	BOUNDARY
	EXISTING LOTS
	RIGHT-OF-WAY
	EASEMENT

ABBREVIATIONS

● SMAG	SET MAG NAIL (MAGNETIC) AT CORNER
■	SET CONCRETE MONUMENT AT CORNER
● SIR	SET IRON ROD (5/8\" W/CAP)
● FIR	FOUND IRON ROD (5/8\" AT CORNER UNLESS OTHERWISE SHOWN)
○ FIP	FOUND IRON PIPE (3/4\"
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
AG	ABOVE GROUND

LOT 1 AREA = 330,265 SQ.FT. ± / 7.58 ACRES ±

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL
COUNTY, ILLINOIS

PARCEL 1 PIN: 11-04-31-405-045-000
PARCEL 2 PIN: 11-04-31-407-007-000
PARCEL 3 PIN: 11-04-31-407-008-000
PARCEL 4 PIN: 11-04-31-407-009-000
PARCEL 5 PIN: 11-04-31-407-010-000

PREPARED FOR:
Kimley Horn

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
EXTRA SPACE STORAGE
CREST HILL, IL

REVISION DESCRIPTION
DATE
NO.

Weaver Consultants Group



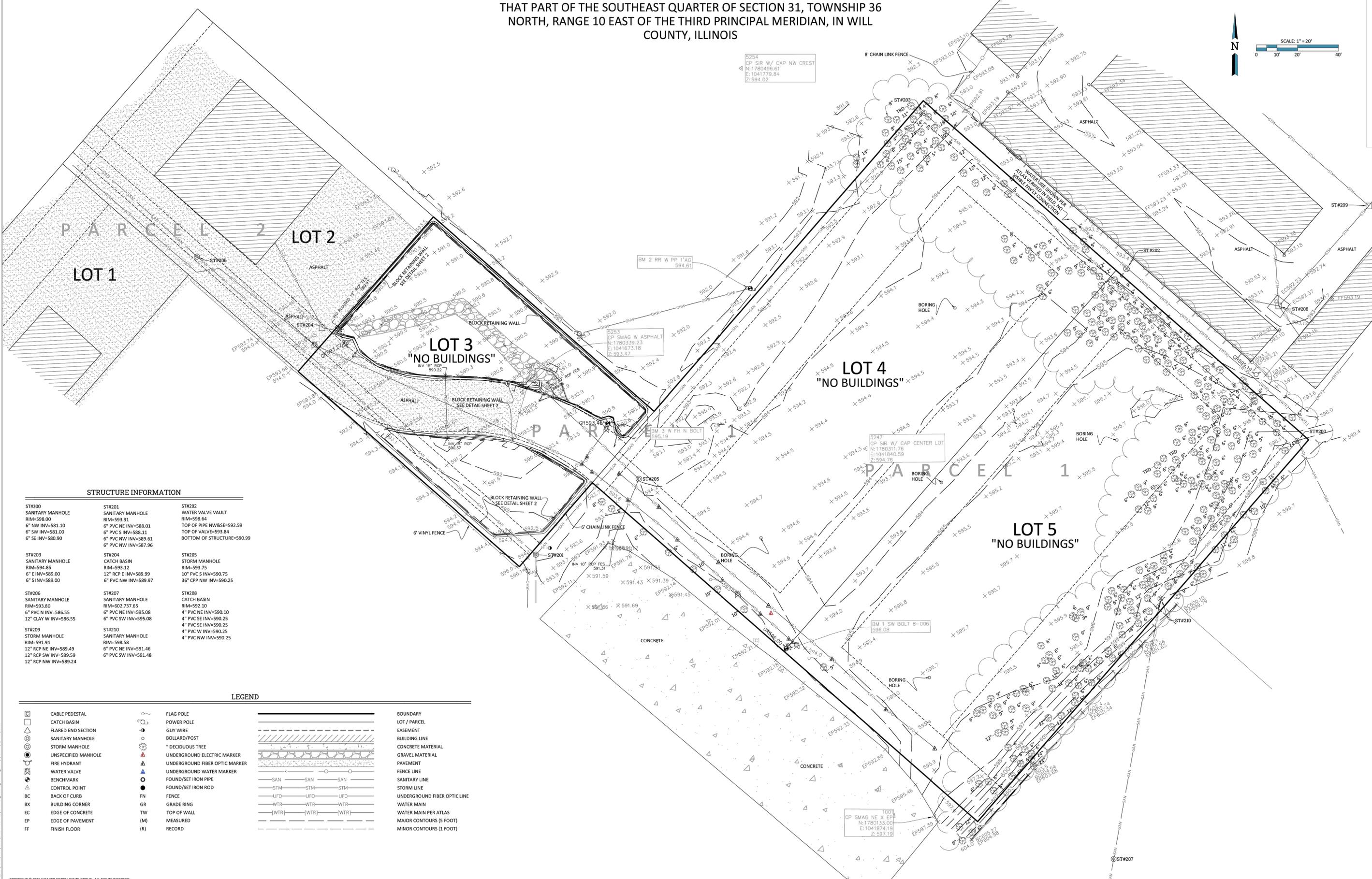
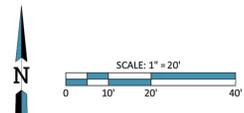
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1314 BOND STREET SUITE 108
NAPERVILLE, ILLINOIS 62563
(630)-717-4848
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REVIEWED BY: JTB
DATE: 10/20/2025
FILE: 8077-363-09
vp_8077-363 2025 09 29.dwg

SHEET 1 OF 3

V0.2 154



5294
CP SIR W/ CAP NW CREST
N:1780496.61
E:1041779.84
Z:594.02

5253
CP SMAG W ASPHALT
N:1780339.23
E:1041673.18
Z:593.47

5247
CP SIR W/ CAP CENTER LOT
N:1780311.76
E:1041840.59
Z:594.76

1003
CP SMAG NE X EP
N:1780133.00
E:1041974.19
Z:597.19

STRUCTURE INFORMATION

STR#200 SANITARY MANHOLE RIM=598.00 6" NW INV=581.10 6" SW INV=581.00 6" SE INV=580.90	STR#201 SANITARY MANHOLE RIM=593.91 6" PVC NE INV=588.01 6" PVC S INV=588.11 6" PVC NW INV=589.61 6" PVC NW INV=587.96	STR#202 WATER VALVE VAULT RIM=598.64 TOP OF PIPE NW&E=592.59 TOP OF VALVE=593.84 BOTTOM OF STRUCTURE=590.99
STR#203 SANITARY MANHOLE RIM=594.85 6" E INV=589.00 6" S INV=589.00	STR#204 CATCH BASIN RIM=593.12 12" RCP E INV=589.99 6" PVC NW INV=589.97	STR#205 STORM MANHOLE RIM=593.75 10" PVC S INV=590.75 36" CPP NW INV=590.25
STR#206 SANITARY MANHOLE RIM=593.80 6" PVC N INV=586.55 12" CLAY W INV=586.55	STR#207 SANITARY MANHOLE RIM=602.737.65 6" PVC NE INV=595.08 6" PVC SW INV=595.08	STR#208 CATCH BASIN RIM=592.10 4" PVC NE INV=590.10 4" PVC SE INV=590.25 4" PVC SW INV=590.25
STR#209 STORM MANHOLE RIM=591.94 12" RCP NE INV=589.49 12" RCP SW INV=589.59 12" RCP NW INV=589.24	STR#210 SANITARY MANHOLE RIM=598.58 6" PVC NE INV=591.46 6" PVC SW INV=591.48	

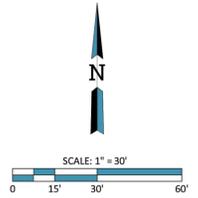
LEGEND

<ul style="list-style-type: none"> CABLE PEDESTAL CATCH BASIN FLARED END SECTION SANITARY MANHOLE STORM MANHOLE UNSPECIFIED MANHOLE FIRE HYDRANT WATER VALVE BENCHMARK CONTROL POINT BC BACK OF CURB BX BUILDING CORNER EC EDGE OF CONCRETE EP EDGE OF PAVEMENT FF FINISH FLOOR 	<ul style="list-style-type: none"> FLAG POLE POWER POLE GUY WIRE BOLLARD/POST * DECIDUOUS TREE UNDERGROUND ELECTRIC MARKER UNDERGROUND FIBER OPTIC MARKER UNDERGROUND WATER MARKER FOUND/SET IRON PIPE FOUND/SET IRON ROD FN FENCE GR GRADE RING TW TOP OF WALL (M) MEASURED (R) RECORD 	<ul style="list-style-type: none"> BOUNDARY LOT / PARCEL EASEMENT BUILDING LINE CONCRETE MATERIAL GRAVEL MATERIAL PAVEMENT FENCE LINE SANITARY LINE STORM LINE UNDERGROUND FIBER OPTIC LINE WATER MAIN WATER MAIN PER ATLAS MAJOR CONTOURS (5 FOOT) MINOR CONTOURS (1 FOOT)
--	--	--

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

PARCEL 1 PIN: 11-04-31-405-045-000
PARCEL 2 PIN: 11-04-31-407-007-000
PARCEL 3 PIN: 11-04-31-407-008-000
PARCEL 4 PIN: 11-04-31-407-009-000
PARCEL 5 PIN: 11-04-31-407-010-000

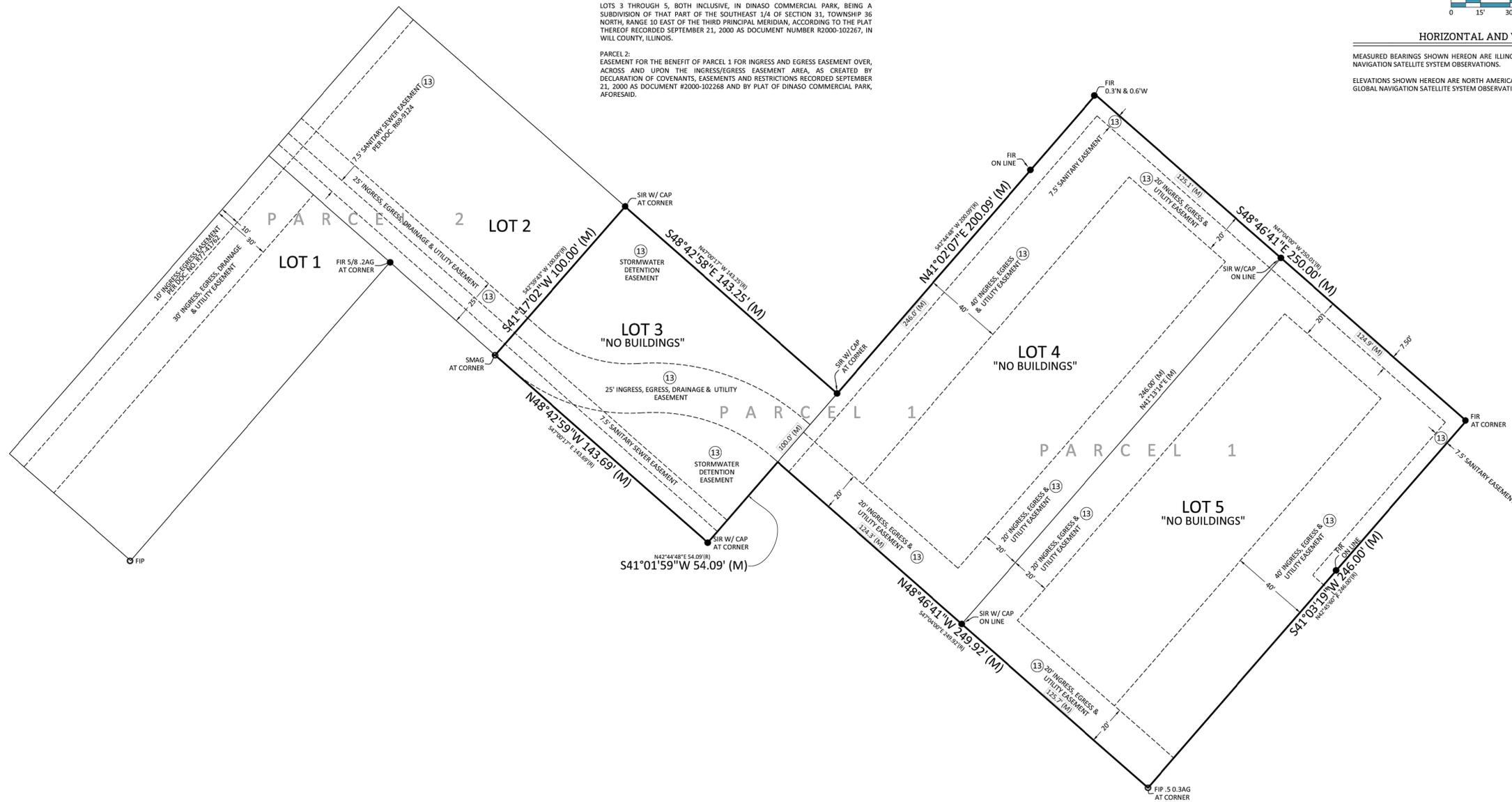


HORIZONTAL AND VERTICAL DATUM

MEASURED BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE, BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.
ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988 (GEOID 18), BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

LEGAL DESCRIPTION

PARCEL 1:
LOTS 3 THROUGH 5, BOTH INCLUSIVE, IN DINASO COMMERCIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2000 AS DOCUMENT NUMBER R2000-102267, IN WILL COUNTY, ILLINOIS.
PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS EASEMENT OVER, ACROSS AND UPON THE INGRESS/EGRESS EASEMENT AREA, AS CREATED BY DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED SEPTEMBER 21, 2000 AS DOCUMENT #2000-102268 AND BY PLAT OF DINASO COMMERCIAL PARK, AFORESAID.



LEGEND

[Symbol]	CABLE PEDESTAL	[Symbol]	FLAG POLE
[Symbol]	CATCH BASIN	[Symbol]	POWER POLE
[Symbol]	FLARED END SECTION	[Symbol]	GUY WIRE
[Symbol]	SANITARY MANHOLE	[Symbol]	BOLLARD/POST
[Symbol]	STORM MANHOLE	[Symbol]	* DECIDUOUS TREE
[Symbol]	UNSPECIFIED MANHOLE	[Symbol]	UNDERGROUND ELECTRIC MARKER
[Symbol]	FIRE HYDRANT	[Symbol]	UNDERGROUND FIBER OPTIC MARKER
[Symbol]	WATER VALVE	[Symbol]	UNDERGROUND WATER MARKER
[Symbol]	BENCHMARK	[Symbol]	FOUND/SET IRON PIPE
[Symbol]	CONTROL POINT	[Symbol]	FOUND/SET IRON ROD
[Symbol]	BACK OF CURB	[Symbol]	FENCE
[Symbol]	BOX	[Symbol]	GRADE RING
[Symbol]	BUILDING CORNER	[Symbol]	TW
[Symbol]	EDGE OF CONCRETE	[Symbol]	(M)
[Symbol]	EDGE OF PAVEMENT	[Symbol]	(R)
[Symbol]	FINISH FLOOR	[Symbol]	RECORD

TITLE COMMITMENT SCHEDULE B

(XX)	INDICATES ITEM PLOTTED ON DRAWING
(12)	SCHEDULE B, PART I, REQUIREMENTS: ITEMS 1 THROUGH 6 NOT SURVEY RELATED
(13)	SCHEDULE B, PART II, EXCEPTIONS: ITEMS 1 THROUGH 11 NOT SURVEY RELATED

ALTA SURVEY STANDARDS - TABLE A NOTES

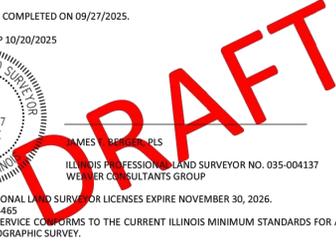
- ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.
- ITEM 2, NO BUILDINGS OBSERVED WHILE CONDUCTING THE FIELDWORK.
- ITEM 3, THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17197C0142G WITH A MAP EFFECTIVE DATE OF 02/15/2019.
- ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.
- ITEM 5, VERTICAL RELIEF SHOWN HEREON.
- ITEMS 7(A), 7(B)(1), NO BUILDINGS EXIST AT TIME OF SURVEY OR MEASURED DIMENSIONS OF BUILDINGS SHOWN HEREON.
- ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON.
- ITEM 11(A), UNDERGROUND UTILITIES SHOWN HEREON PER UTILITY ATLAS INFORMATION PER CITY OF CREST HILL.
- ITEM 13, PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES.
- ITEM 14, THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THE SITE MAP.

SURVEY NOTES

- 1. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- 2. ALL AREAS ARE MORE OR LESS.
- 3. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- 4. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- 5. THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UTILITY MARKS SHOWN HEREON WERE OBSERVED AT THE TIME OF SURVEY.
- 6. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- 7. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF ABUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
- 8. THE MEASURED PROPERTY BOUNDARY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE. NO GAPS, GORES, OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)
TO:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), 7 (B)(1), 8, 11(A), 13 AND 14 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 09/27/2025.
DATE OF PLAT OR MAP 10/20/2025
JAMES T. BERGER
035-004137
NAPERVILLE, ILL.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004137
WEAVER CONSULTANTS GROUP



ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
EXTRA SPACE STORAGE
CREST HILL, IL

REVISION DESCRIPTION	DATE
REVISED PER CLIENT COMMENTS	10/20/2025

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WEAVER CONSULTANTS GROUP
1314 KOND STREET SUITE 100
NAPERVILLE, ILLINOIS 60563
(630)-717-4848
www.wcgrp.com

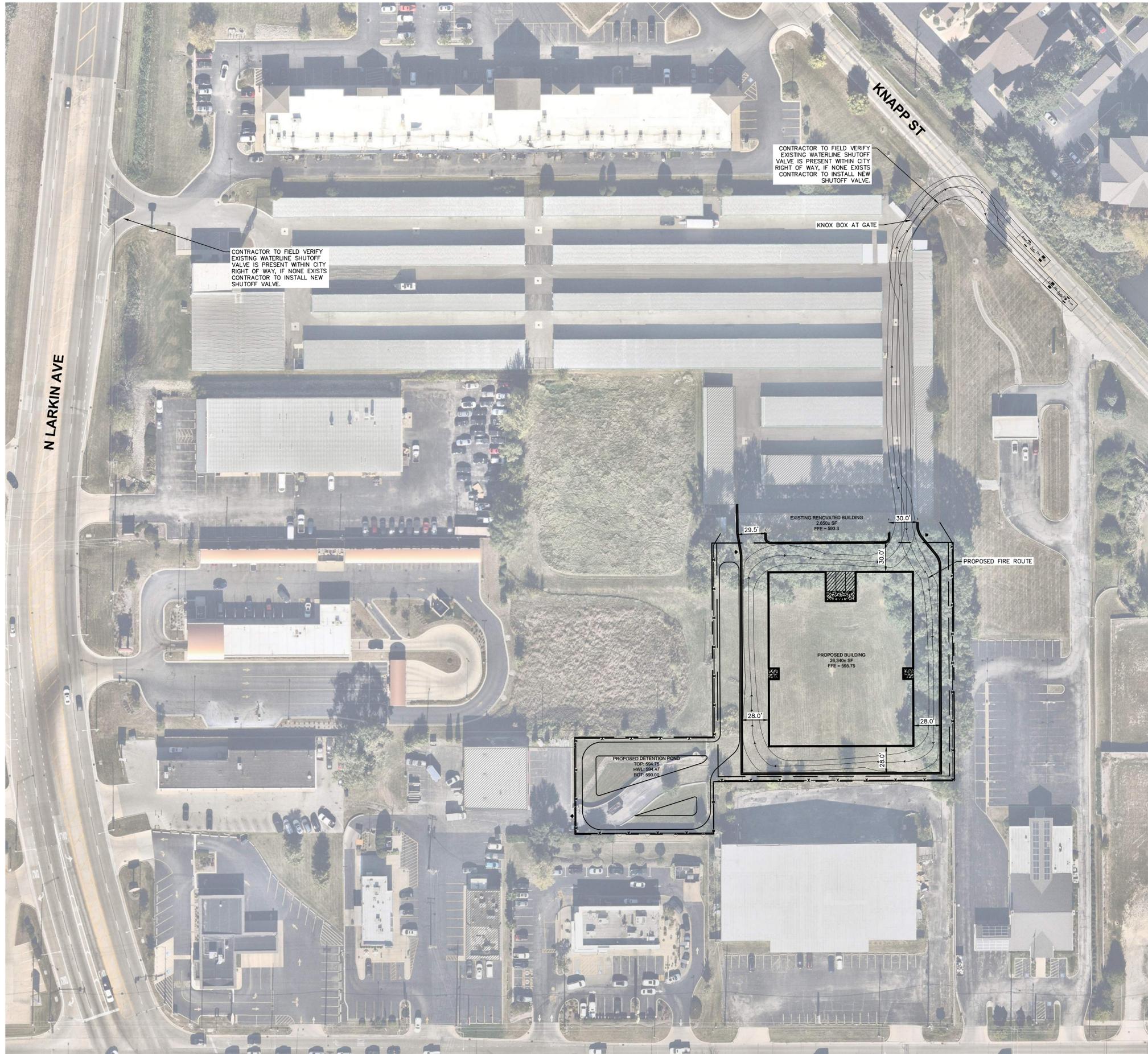
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vp_8077-363 2025 09 29.dwg

SHEET 3 OF 3

V0.4 156

Drawing name: K:\CHILDEV\268783000_ES_Storage_Crest Hill\1\2 Design\CAD\PlanSheets\TRUCK TURN EXHIBIT.dwg C1.1 Dec 30, 2025 3:25pm by Josh Williams
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GENERAL NOTES

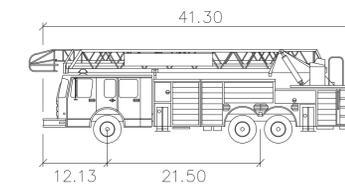
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE DATA TABLE

EXISTING PROPERTY		
PARCEL NUMBER:	11-04-31-405-049-0000	
PROPERTY AREA:	253,820± SF (5.83± AC)	
ZONING:	B-3 - GENERAL BUSINESS DISTRICT	
EXISTING USE:	SELF STORAGE	
PROPOSED USE:	SELF STORAGE	
EXISTING BUILDING AREA:	79,640± SF	
PROPOSED BUILDING AREA:	78,660± SF	
TOTAL DISTURBANCE AREA:	7,790± SF	
PROPOSED PROPERTY		
PARCEL NUMBER:	11-04-31-407-010-0000 & 11-04-31-407-009-0000	
PROPERTY AREA:	75,840± SF (1.74± AC)	
ZONING:	B-3 - GENERAL BUSINESS DISTRICT	
EXISTING USE:	VACANT	
PROPOSED USE:	SELF STORAGE	
PROPOSED BUILDING AREA:	26,340± SF	
PROPOSED IMPERVIOUS COVER:	52,535± SF (1.21± AC)	
PROPOSED PERVIOUS COVER:	23,305± SF (0.53± AC)	
TOTAL PROPERTY		
TOTAL AREA:	329,660± SF (7.57± AC)	
TOTAL BUILDING AREA:	104,774± SF	
TOTAL DISTURBED AREA:	71,300± SF (1.64± AC)	
PROPOSED PROPERTY ZONING	REQUIRED:	PROPOSED:
LANDSCAPE SETBACK:	5'	7.6'
EXISTING IMPERVIOUS PERCENTAGE:	85.0%	0.10± AC (5.8%)
PROPOSED IMPERVIOUS PERCENTAGE:	85.0%	1.21± AC (69.3%) (NET INCREASE)

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17197C0161G, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS OF 100-YEAR FLOODING WITH A BASE FLOOD ELEVATION OF XXX.



Crest Hill, IL - Fire Truck

	feet
Width	: 9.88
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

CREST HILL TRUCK PROFILE
N.T.S.

NO.	REVISIONS	DATE

Kimley»Horn
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 111 WEST JACKSON BOULEVARD, STE 1320
 PHONE: 312-728-9445
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: JTW
 DRAWN BY: JEA
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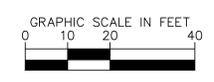
FIRE TRUCK TURN PLAN

EXTRA SPACE STORAGE
 1812 N LARKIN AVE
 CREST HILL, IL 60403

ORIGINAL ISSUE:
 10/30/2025
 KHA PROJECT NO.
 268783002

SHEET NUMBER
C1.1

Drawing name: K:\CHL_DEV\268783000_ES Storage_Crest Hill_V2 Design\CAD\PlanSheets\Preliminary Engineering Sat\2.0 - Grading and Drainage Plan.dwg C2.0 Dec 30, 2025 3:25pm by: Josh Williams
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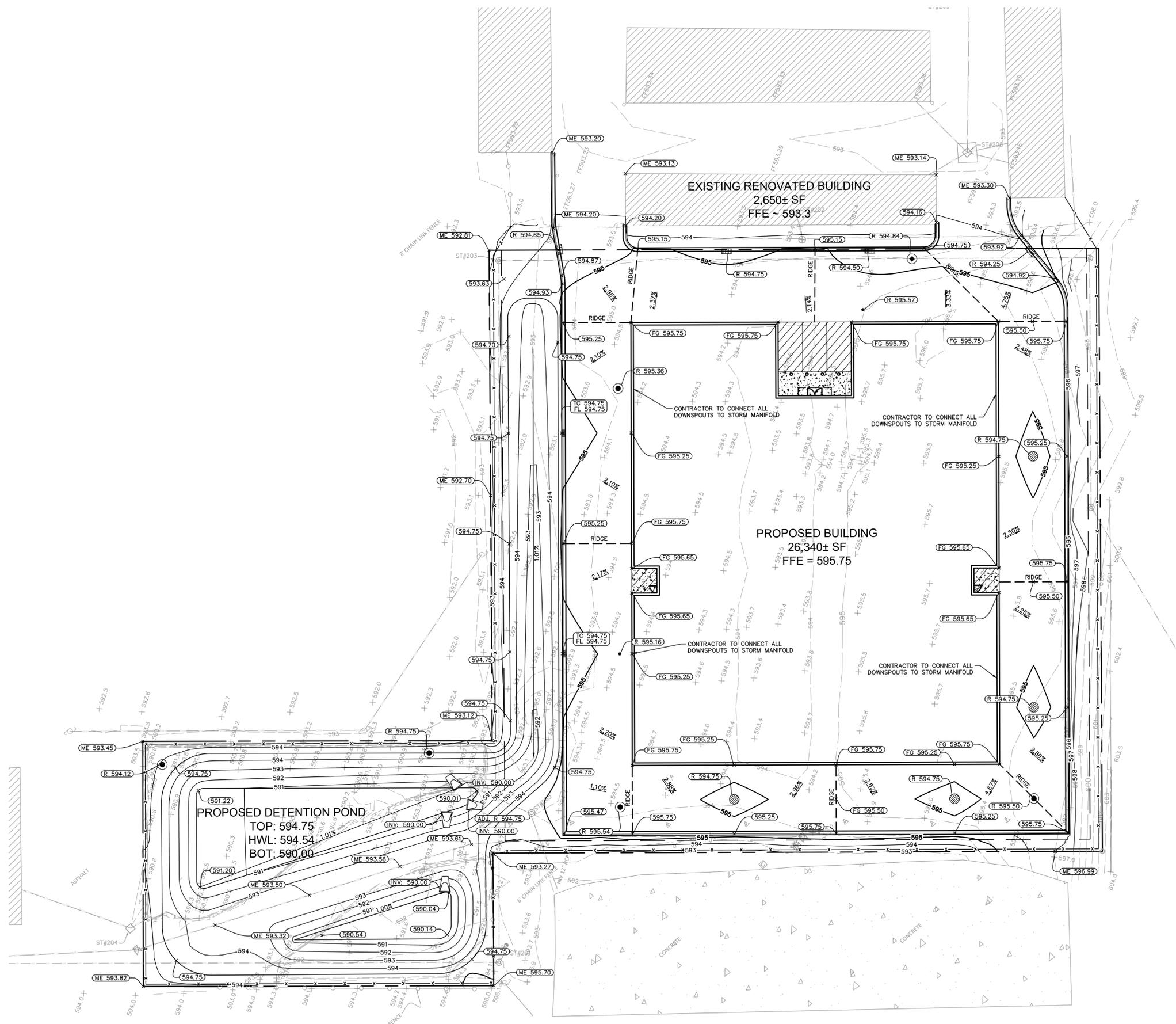
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GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT	EP = EDGE OF PAVEMENT	FL = FLOW LINE	TC = TOP OF CURB	TF = TOP OF FOUNDATION	TW = TOP OF WALL	FG = FINISHED GRADE	TS = TOP OF STAIRS	BS = BOTTOM OF STAIRS	ME = MATCH ELEVATION
(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)									
---XXX---	PROPOSED CONTOUR								
- - -XXX- - -	EXISTING CONTOUR								
-RIDGE-	RIDGE LINE								
X XX%	SLOPE AND FLOW DIRECTION								
↑	100-YEAR OVERLAND OVERFLOW ROUTE								
⊕	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE								
---<---	PROPOSED SWALE								
≡≡≡	REVERSED PITCH CURB AND GUTTER								
AR	ACCESSIBLE ROUTE								
⊠	RIP RAP (SEE DETAILS)								



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GRADING AND DRAINAGE PLAN	
EXTRA SPACE STORAGE 1812 N LARKIN AVE CREST HILL, IL 60403	
ORIGINAL ISSUE: 10/30/2025 KHA PROJECT NO. 268783002 SHEET NUMBER C2.0	
REVISIONS NO. DATE	

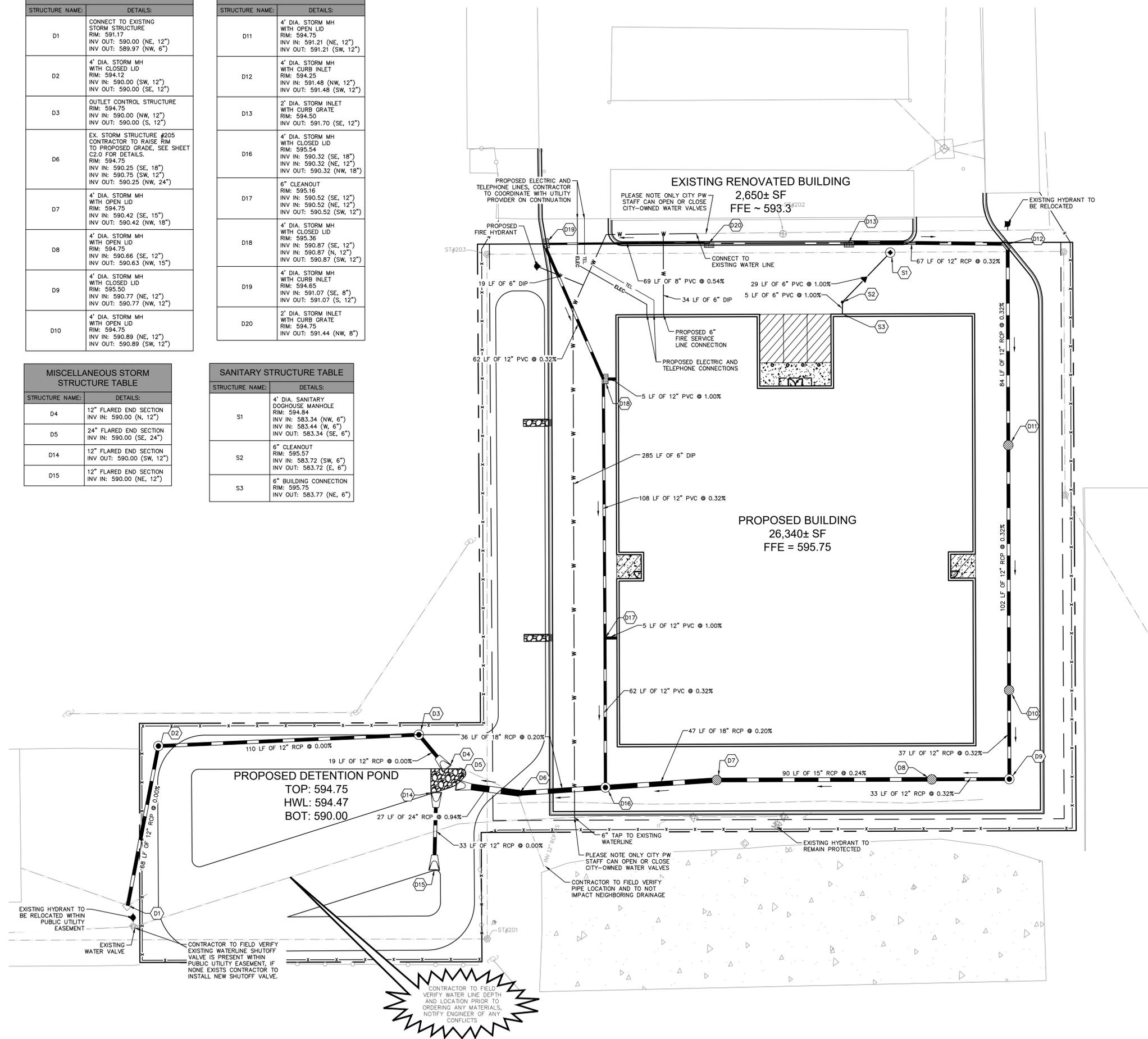
Drawing name: K:\CHL\DEV\268783000_ES Storage_Crest Hill_V2 Design\CAD\PlanSheets\Preliminary Engineering Set\C3.0 Utility Plan.dwg, C3.0 Dec 30, 2025 3:25pm by Josh Williams
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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	CONNECT TO EXISTING STORM STRUCTURE RIM: 591.17 INV OUT: 590.00 (NE, 12") INV OUT: 589.97 (NW, 6")
D2	4" DIA. STORM MH WITH CLOSED LID RIM: 594.12 INV IN: 590.00 (SW, 12") INV OUT: 590.00 (SE, 12")
D3	OUTLET CONTROL STRUCTURE RIM: 594.75 INV IN: 590.00 (NW, 12") INV OUT: 590.00 (S, 12")
D6	EX. STORM STRUCTURE #205 CONTRACTOR TO RAISE RIM TO PROPOSED GRADE, SEE SHEET C2.0 FOR DETAILS. RIM: 594.75 INV IN: 590.25 (SE, 18") INV IN: 590.75 (SW, 12") INV OUT: 590.25 (NW, 24")
D7	4" DIA. STORM MH WITH OPEN LID RIM: 594.75 INV IN: 590.42 (SE, 15") INV OUT: 590.42 (NW, 18")
D8	4" DIA. STORM MH WITH OPEN LID RIM: 594.75 INV IN: 590.66 (SE, 12") INV OUT: 590.63 (NW, 15")
D9	4" DIA. STORM MH WITH CLOSED LID RIM: 595.50 INV IN: 590.77 (NE, 12") INV OUT: 590.77 (NW, 12")
D10	4" DIA. STORM MH WITH OPEN LID RIM: 594.75 INV IN: 590.89 (NE, 12") INV OUT: 590.89 (SW, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D11	4" DIA. STORM MH WITH OPEN LID RIM: 594.75 INV IN: 591.21 (NE, 12") INV OUT: 591.21 (SW, 12")
D12	4" DIA. STORM MH WITH CURB INLET RIM: 594.25 INV IN: 591.48 (NW, 12") INV OUT: 591.48 (SW, 12")
D13	2" DIA. STORM INLET WITH CURB GRATE RIM: 594.50 INV OUT: 591.70 (SE, 12")
D16	4" DIA. STORM MH WITH CLOSED LID RIM: 595.54 INV IN: 590.32 (SE, 18") INV IN: 590.32 (NE, 12") INV OUT: 590.32 (NW, 18")
D17	6" CLEANOUT RIM: 595.16 INV IN: 590.52 (SE, 12") INV IN: 590.52 (NE, 12") INV OUT: 590.52 (SW, 12")
D18	4" DIA. STORM MH WITH CURB INLET RIM: 595.36 INV IN: 590.87 (SE, 12") INV IN: 590.87 (N, 12") INV OUT: 590.87 (SW, 12")
D19	4" DIA. STORM MH WITH CURB INLET RIM: 595.65 INV IN: 591.07 (SE, 8") INV IN: 591.07 (S, 12")
D20	2" DIA. STORM INLET WITH CURB GRATE RIM: 594.75 INV OUT: 591.44 (NW, 8")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D4	12" FLARED END SECTION INV IN: 590.00 (N, 12")
D5	24" FLARED END SECTION INV IN: 590.00 (SE, 24")
D14	12" FLARED END SECTION INV OUT: 590.00 (SW, 12")
D15	12" FLARED END SECTION INV IN: 590.00 (NE, 12")

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	4" DIA. SANITARY DOORHOUSE MANHOLE RIM: 594.84 INV IN: 583.34 (NW, 6") INV IN: 583.44 (W, 6") INV OUT: 583.34 (SE, 6")
S2	6" CLEANOUT RIM: 595.57 INV IN: 583.72 (SW, 6") INV OUT: 583.72 (E, 6")
S3	6" BUILDING CONNECTION RIM: 595.75 INV OUT: 583.77 (NE, 6")



GRAPHIC SCALE IN FEET
0 10 20 40

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- ### UTILITY NOTES
- ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
 - ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE ANWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED NOTIFICATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
 - STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

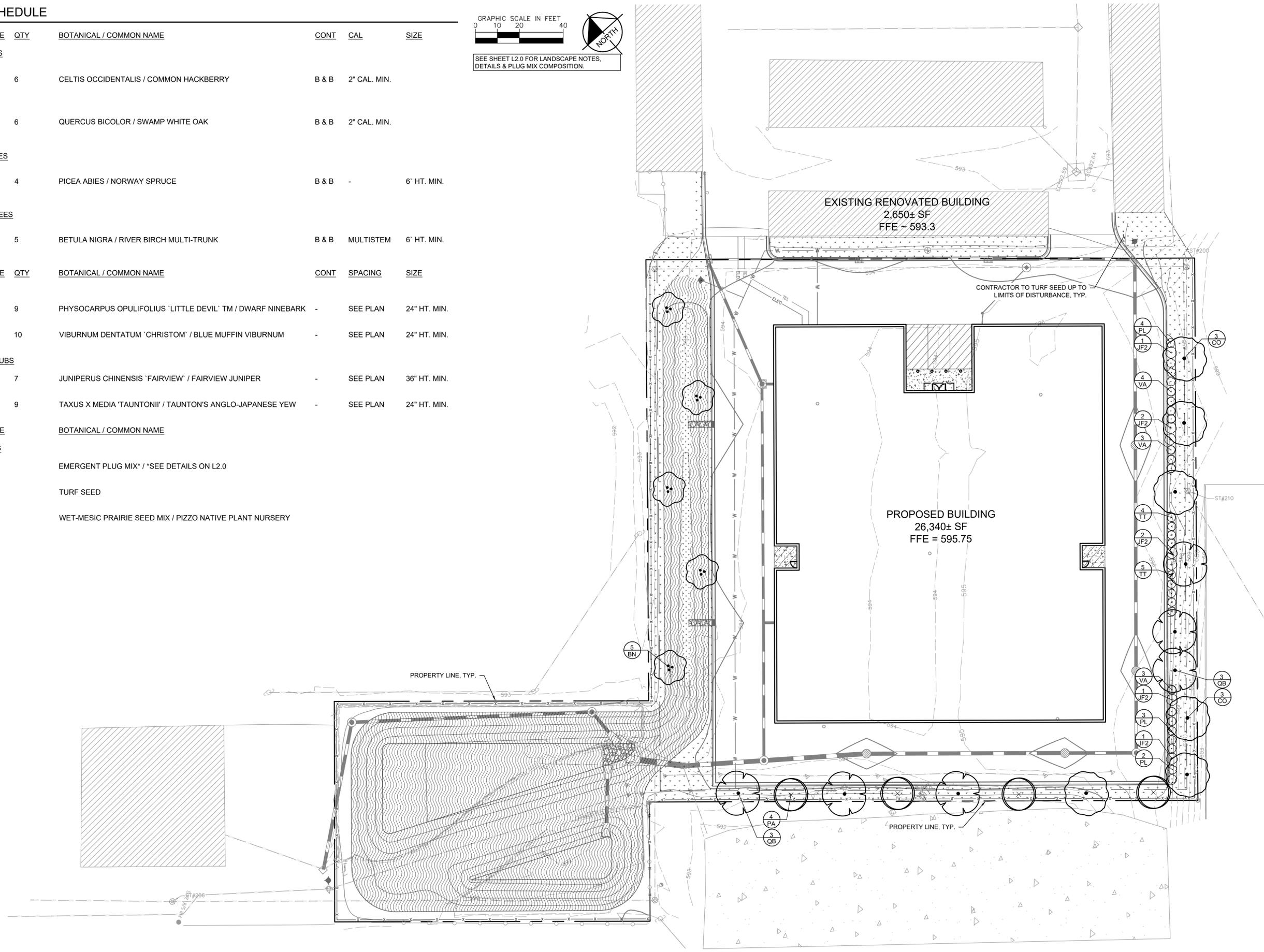
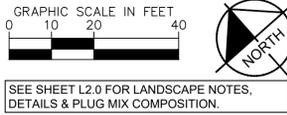
	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. OVERHEAD ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (86.12 C&G USE NEENAH R-3281-A)
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	RIP RAP (SEE DETAILS)

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	CHECKED BY: ANF
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ExtraSpace Storage	
UTILITY PLAN	
EXTRA SPACE STORAGE 1812 N LARKIN AVE CREST HILL, IL 60403	
ORIGINAL ISSUE: 10/30/2025	
KHA PROJECT NO. 268783002	
SHEET NUMBER	
C3.0	

Drawing name: K:\CHL\DEV\268783002_ES Storage_Crest Hill_V2 Design\CAD\Worksheets\Preliminary_Engineering\Site\1.0 - Landscape Plan.dwg L1.0 Dec 30, 2025 3:25pm by: John Williams
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	CO	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL. MIN.	
	QB	6	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL. MIN.	
EVERGREEN TREES						
	PA	4	PICEA ABIES / NORWAY SPRUCE	B & B	-	6' HT. MIN.
ORNAMENTAL TREES						
	BN	5	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	MULTISTEM	6' HT. MIN.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
	PL	9	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	-	SEE PLAN	24" HT. MIN.
	VA	10	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN VIBURNUM	-	SEE PLAN	24" HT. MIN.
EVERGREEN SHRUBS						
	JF2	7	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	-	SEE PLAN	36" HT. MIN.
	TT	9	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24" HT. MIN.
SYMBOL	CODE	BOTANICAL / COMMON NAME				
GROUND COVERS						
	EP	EMERGENT PLUG MIX* / *SEE DETAILS ON L2.0				
	TS	TURF SEED				
	WP	WET-MESIC PRAIRIE SEED MIX / PIZZO NATIVE PLANT NURSERY				



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	REVISIONS
	No.
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LANDSCAPE PLAN	
EXTRA SPACE STORAGE 1812 N LARKIN AVE CREST HILL, IL 60403	
ORIGINAL ISSUE: 10/30/2025 KHA PROJECT NO. 268783002 SHEET NUMBER L1.0	
161	

EXHIBIT M



MEMORANDUM

To: City of Crest Hill

From: Alexa Falbo
Kimley-Horn and Associates, Inc.

Date: October 31st, 2025
Revised On: December 30, 2025

Re: ***Proposed Extra Space Development
1812 N Larkin Ave
Crest Hill, IL 60403***

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Extra Space Storage. They are proposing to expand the existing storage facility in the southeast vacant lot of 1812 N Larkin Ave. The total combined property area is 5.83 acres, and the total project disturbance area is 1.77 acres. The total drainage area for the site, including offsite tributary area, is 1.83 acres. The sitework includes construction of a new 26,340 SF self-storage building with associated utilities, pavement installation and landscape improvements.

Existing Conditions

The current site is a vacant rural lot. Per the Existing Drainage Plan (**Exhibit 1**), the existing impervious area within the total drainage area is 0.14 acres while the remaining 1.69 acres is pervious. The site was previously designed for a separate development that was never fully constructed. As part of this previous design, stormwater detention was provided in the southwest area of the property area, contained by a retaining wall. The existing detention system has 0.402 AC-FT of volume and has the capacity to convey the 2 yr, 24-hour storm event, while the 100-year storm event is conveyed through a break in the existing retaining wall. The existing detention pond has an outlet control structure with a 2.25" orifice that discharges runoff northwest to N Larkin Ave. See **Table 1** below for pre-development runoff rates.

Proposed Conditions

The proposed runoff will be directed to storm sewer via sheet flow to the parking lot inlets, leading to the same existing outfall structure, where it ultimately discharges to both the existing modified detention pond as well as the proposed detention pond. The existing detention pond and the existing outlet control structure is to be replaced in proposed

conditions. There is a proposed outlet control structure with a 2" orifice to restrict flows and discharge runoff northwest to N Larkin Ave. Per the Proposed Drainage Plan (**Exhibit 2**), the total impervious area within the drainage area is 1.18 acres. The total pervious area within the drainage area is 0.65 acres.

The existing retaining walls will be fully removed and replaced with a proposed detention pond to meet the post-development requirements. The proposed detention pond will provide a total volume of 1.142 Ac-Ft and will convey both the 2-yr and 100-yr, 24-hour storm event, see **Exhibit 4** for details.

Per City of Crest Hill Stormwater Drainage and Detention, the peak discharge from events less than or equal to the two-year event shall not be greater than 0.04 cfs per acre. The peak 100-year discharge shall not be greater than 0.15 cfs per acre. Per the HydroCAD calculations provided, see **Exhibit 3** and **Exhibit 4**, the site has a peak runoff of 0.17 cfs for the 2-year, 24-hour storm event and 0.22 cfs for the 100-year, 24-hour storm event. The post-development release rates can also be found in **Table 1** below.

Table 1: Peak Runoffs

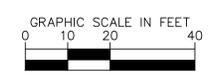
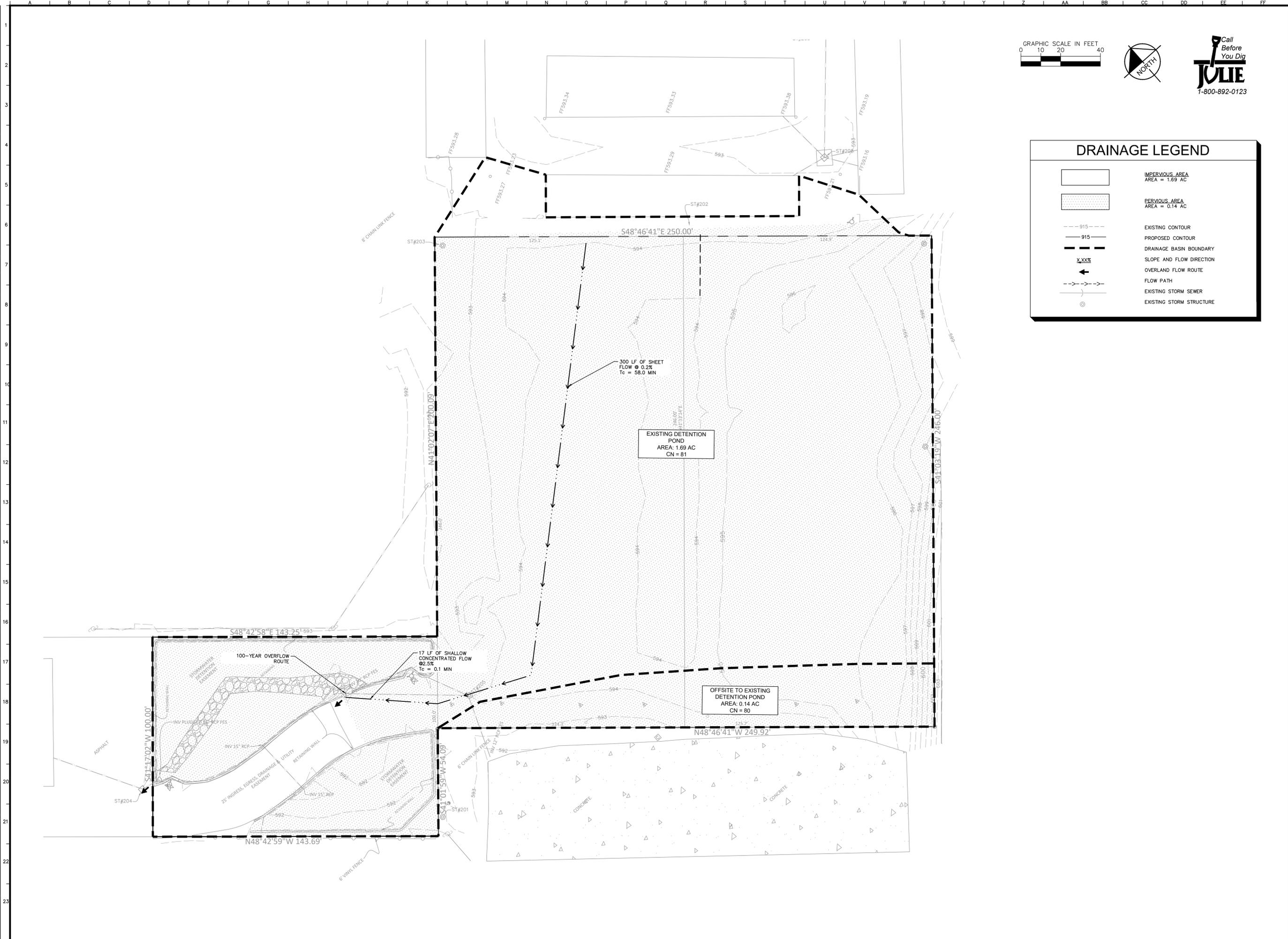
	Tributary Area (ac)	2-Yr Allowed Flow (cfs)	2-Yr Flow (cfs)	100-yr Allowed Flow (cfs)	100-Yr Flow (cfs)
<u>Pre-Development</u>	1.83	0.07	0.14	0.27	6.30
<u>Post-Development</u>	1.83	0.07	0.17	0.27	0.22

The proposed stormwater management on site will meet the requirements for the 100-year release rate. The site cannot meet the 2-year release rate, due to the limited disturbed area and maintenance concerns of a smaller orifice.

Attachments

- Exhibit 1: Existing Drainage Plan
- Exhibit 2: Proposed Drainage Plan
- Exhibit 3: Pre-Development HydroCAD Calculations
- Exhibit 4: Post-Development HydroCAD Calculations

Drawing name: K:\CH\DEV\268783000_ES Storage_Crest Hill_V2 Design\CAO\Exhibits\EDR.dwg C2.0 Dec 30, 2025 2:22pm by: Noah Williams
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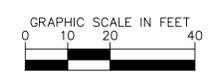
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JULIE
 1-800-892-0123

DRAINAGE LEGEND

	IMPERVIOUS AREA AREA = 1.69 AC
	PERVIOUS AREA AREA = 0.14 AC
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE BASIN BOUNDARY
	SLOPE AND FLOW DIRECTION
	OVERLAND FLOW ROUTE
	FLOW PATH
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE

No.	REVISIONS	DATE	Item F.
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EXISTING DRAINAGE PLAN			
EXTRA SPACE STORAGE 1812 N LARKIN AVE CREST HILL, IL 60403			
ORIGINAL ISSUE: 10/30/2025 KHA PROJECT NO. 268783002 SHEET NUMBER			
EXH. 1			

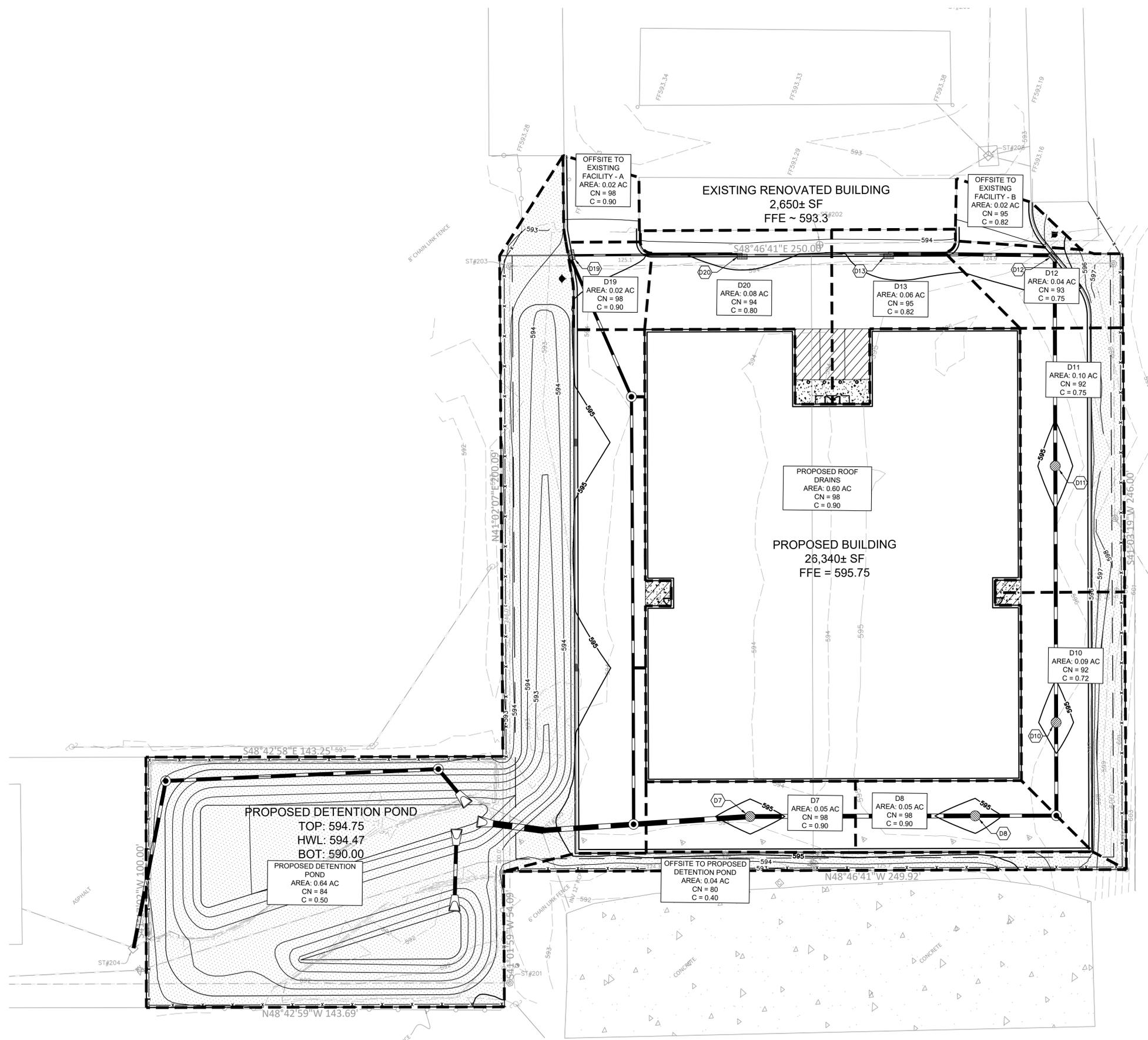
Drawing name: K:\CHL\DEV\268783000_ES Storage_Crest Hill_IL_V2 Design\CAD\Exhibits\PPR.dwg C2.0 Dec 30, 2025 2:12pm by: Noah Williams
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DRAINAGE LEGEND

	IMPERVIOUS AREA AREA = 1.18 AC
	PERVIOUS AREA AREA = 0.65 AC
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE BASIN BOUNDARY
	SLOPE AND FLOW DIRECTION
	OVERLAND FLOW ROUTE
	FLOW PATH
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURE



PROPOSED DRAINAGE AREAS

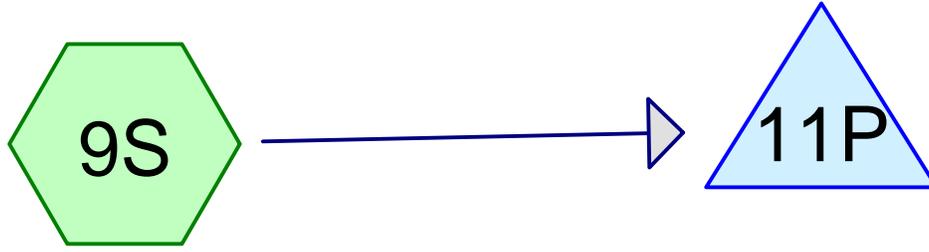
PROPOSED DRAINAGE AREA CALCULATIONS									
DRAINAGE AREA	TRIBUTARY AREA (ac)	IMPERVIOUS AREA (ac)	PERVIOUS AREA (ac)	CN	C	TC (min)	10-YR, 15 MIN DURATION INTENSITY (IN/HR)	10-Yr Flow (cfs)	
OFFSITE TO EXISTING FACILITY - A	0.02	0.02	0.00	98	0.90	15.00	4.36	0.08	
OFFSITE TO EXISTING FACILITY - B	0.02	0.02	0.00	95	0.82	15.00	4.36	0.07	
TOTAL OFFSITE TO EXISTING FACILITY	0.04	0.04	0.00	95	0.86	-	4.36	0.15	
D7	0.05	0.05	0.00	98	0.90	15.00	4.36	0.22	
D8	0.05	0.05	0.00	98	0.90	15.00	4.36	0.21	
D10	0.09	0.06	0.03	92	0.72	15.00	4.36	0.29	
D11	0.10	0.07	0.03	92	0.75	15.00	4.36	0.33	
D12	0.04	0.03	0.01	93	0.75	15.00	4.36	0.14	
D13	0.06	0.05	0.01	95	0.82	15.00	4.36	0.22	
PROPOSED ROOF DRAINS	0.60	0.60	0.00	98	0.90	15.00	4.36	2.35	
D19	0.02	0.02	0.00	98	0.90	15.00	4.36	0.10	
D20	0.08	0.06	0.02	94	0.80	15.00	4.36	0.27	
PROPOSED DETENTION POND	0.64	0.14	0.50	84	0.51	15.00	4.36	1.42	
OFFSITE TO EXISTING FACILITY - C	0.04	0.00	0.04	80	0.40	15.00	4.36	0.07	
TOTAL	1.83	1.18	0.64	92	0.72	-	-	-	

NOTES	RUNOFF COEFFICIENTS	
	PERVIOUS	IMPERVIOUS
	0.40	0.90

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 EXTRA SPACE STORAGE 1812 N LARKIN AVE CREST HILL, IL 60403	PROPOSED DRAINAGE PLAN
ORIGINAL ISSUE: 10/30/2025 KHA PROJECT NO. 268783002	SHEET NUMBER EXH. 2

EXHIBIT 3

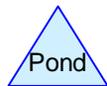
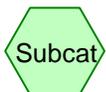
Item F.



Existing Area

Existing Pond
(COMBINED)

PRE-DEVELOPMENT



Routing Diagram for 2025-1031 Post Development
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2025-1031 Post Development

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR 24HR	Type II 24-hr		Default	24.00	1	3.34	2
2	100YR 24HR	Type II 24-hr		Default	24.00	1	8.57	2

2025-1031 Post Development

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Page 3

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.690	80	>75% Grass cover, Good, HSG D (9S)
0.140	98	Paved parking, HSG D (9S)

2025-1031 Post Development

Type II 24-hr 2YR 24HR Rainfall=3.34"

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Page 4

Summary for Subcatchment 9S: Existing Area

Runoff = 1.56 cfs @ 12.61 hrs, Volume= 0.241 af, Depth= 1.58"
 Routed to Pond 11P : Existing Pond (COMBINED)

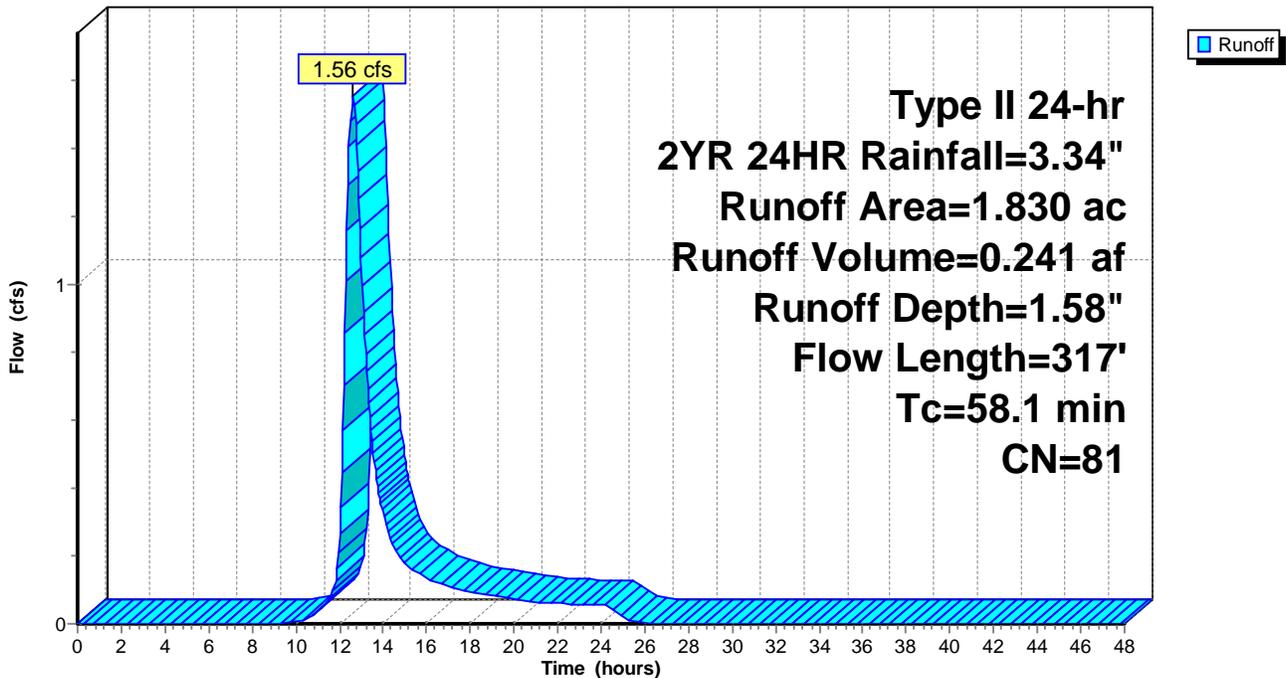
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2YR 24HR Rainfall=3.34"

Area (ac)	CN	Description
1.690	80	>75% Grass cover, Good, HSG D
0.140	98	Paved parking, HSG D
1.830	81	Weighted Average
1.690		92.35% Pervious Area
0.140		7.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.0	300	0.0020	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.34"
0.1	17	0.0250	3.21		Shallow Concentrated Flow, Paved Kv= 20.3 fps
58.1	317	Total			

Subcatchment 9S: Existing Area

Hydrograph



2025-1031 Post Development

Type II 24-hr 2YR 24HR Rainfall=3.34"

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Page 5

Summary for Pond 11P: Existing Pond (COMBINED)

Inflow Area = 1.830 ac, 7.65% Impervious, Inflow Depth = 1.58" for 2YR 24HR event
 Inflow = 1.56 cfs @ 12.61 hrs, Volume= 0.241 af
 Outflow = 0.14 cfs @ 15.84 hrs, Volume= 0.239 af, Atten= 91%, Lag= 193.6 min
 Primary = 0.14 cfs @ 15.84 hrs, Volume= 0.239 af

Routing by Sim-Route method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 591.63' @ 15.84 hrs Surf.Area= 0.151 ac Storage= 0.141 af

Plug-Flow detention time= 522.7 min calculated for 0.239 af (99% of inflow)
 Center-of-Mass det. time= 518.9 min (1,401.4 - 882.5)

Volume	Invert	Avail.Storage	Storage Description
#1	590.10'	0.527 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
590.10	0.002	0.000	0.000
590.20	0.006	0.000	0.000
590.30	0.018	0.001	0.002
590.40	0.035	0.003	0.004
590.50	0.050	0.004	0.008
590.60	0.059	0.005	0.014
590.80	0.094	0.015	0.029
591.00	0.130	0.022	0.052
591.50	0.147	0.069	0.121
592.00	0.160	0.077	0.198
592.50	0.162	0.080	0.278
593.00	0.162	0.081	0.359
593.10	0.165	0.016	0.375
593.20	0.169	0.017	0.392
594.00	0.169	0.135	0.527

Device	Routing	Invert	Outlet Devices
#1	Primary	590.28'	2.2" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Primary	593.00'	10.0' long + 10.0' SideZ x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Primary	593.20'	50.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=0.14 cfs @ 15.84 hrs HW=591.63' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.14 cfs @ 5.41 fps)
- 2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)
- 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

2025-1031 Post Development

Prepared by Kimley-Horn & Associates

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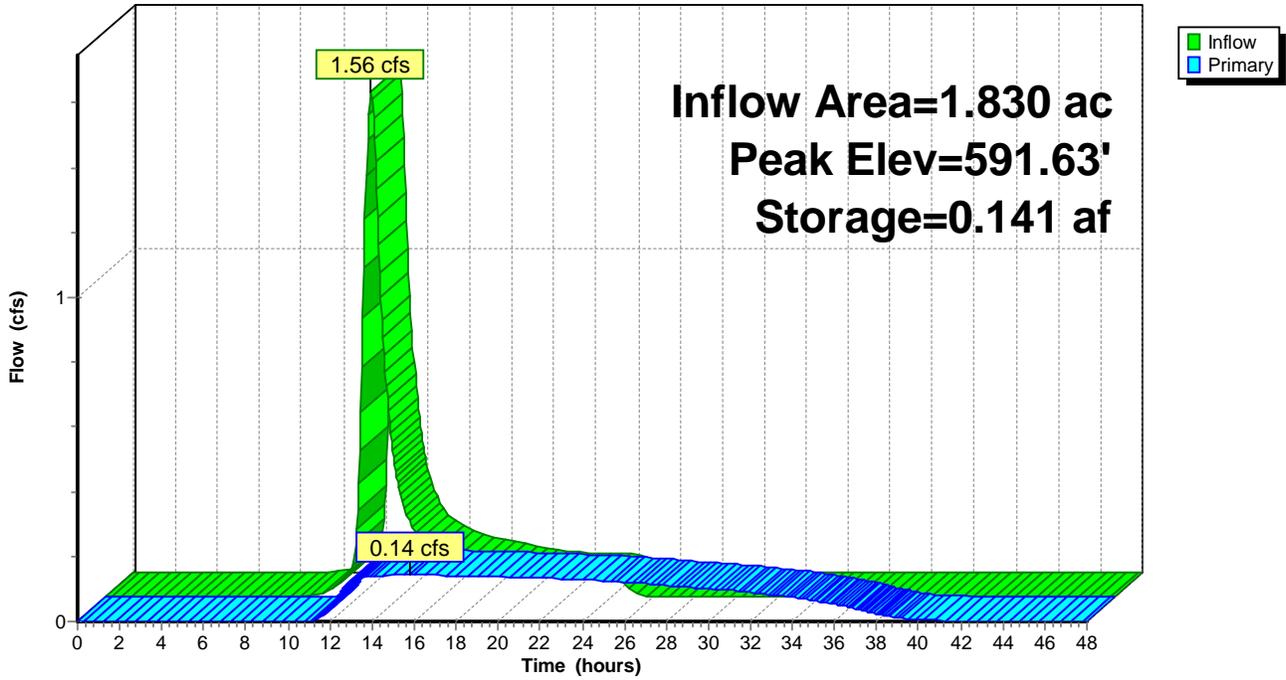
Type II 24-hr 2YR 24HR Rainfall=3.34"

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Page 6

Pond 11P: Existing Pond (COMBINED)

Hydrograph



2025-1031 Post Development

Type II 24-hr 100YR 24HR Rainfall=8.57"

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Page 7

Summary for Subcatchment 9S: Existing Area

Runoff = 6.25 cfs @ 12.59 hrs, Volume= 0.958 af, Depth= 6.28"
 Routed to Pond 11P : Existing Pond (COMBINED)

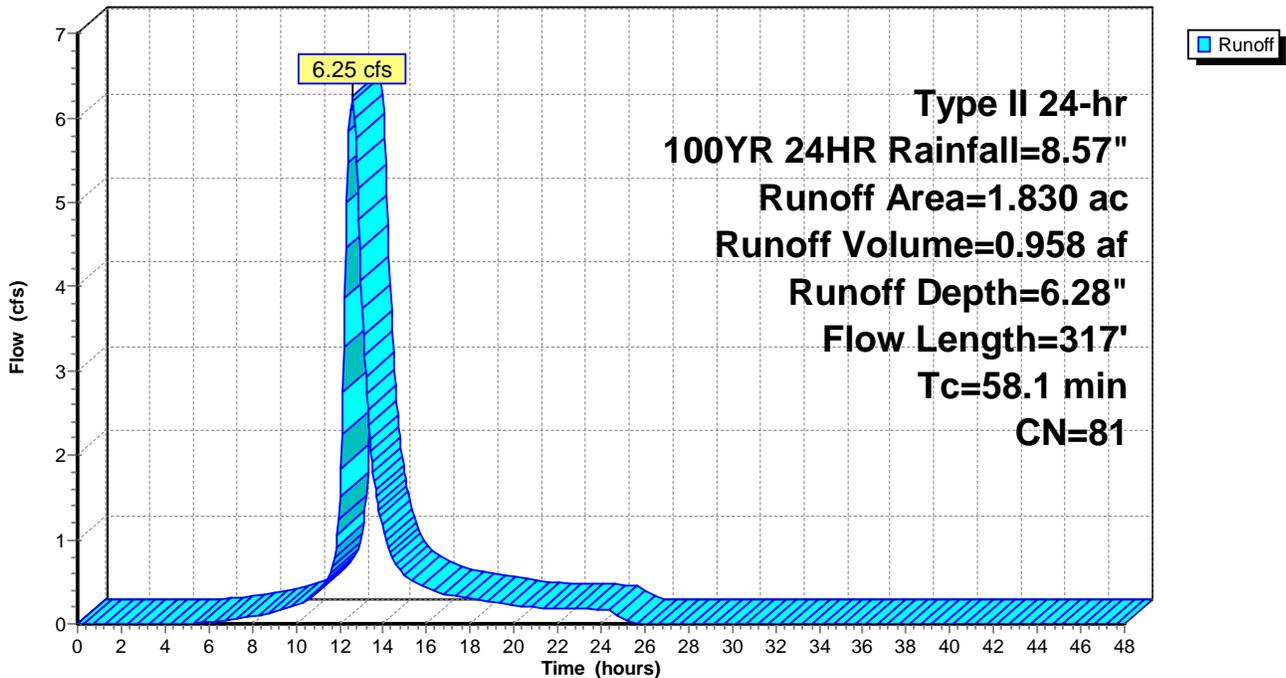
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100YR 24HR Rainfall=8.57"

Area (ac)	CN	Description
1.690	80	>75% Grass cover, Good, HSG D
0.140	98	Paved parking, HSG D
1.830	81	Weighted Average
1.690		92.35% Pervious Area
0.140		7.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.0	300	0.0020	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.34"
0.1	17	0.0250	3.21		Shallow Concentrated Flow, Paved Kv= 20.3 fps
58.1	317	Total			

Subcatchment 9S: Existing Area

Hydrograph



2025-1031 Post Development

Type II 24-hr 100YR 24HR Rainfall=8.57"

Prepared by Kimley-Horn & Associates

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Page 8

Summary for Pond 11P: Existing Pond (COMBINED)

Inflow Area = 1.830 ac, 7.65% Impervious, Inflow Depth = 6.28" for 100YR 24HR event
 Inflow = 6.25 cfs @ 12.59 hrs, Volume= 0.958 af
 Outflow = 6.30 cfs @ 12.90 hrs, Volume= 0.903 af, Atten= 0%, Lag= 19.1 min
 Primary = 6.30 cfs @ 12.90 hrs, Volume= 0.903 af

Routing by Sim-Route method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 593.26' @ 12.91 hrs Surf.Area= 0.169 ac Storage= 0.402 af

Plug-Flow detention time= 508.4 min calculated for 0.903 af (94% of inflow)
 Center-of-Mass det. time= 475.9 min (1,319.2 - 843.2)

Volume	Invert	Avail.Storage	Storage Description
#1	590.10'	0.527 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
590.10	0.002	0.000	0.000
590.20	0.006	0.000	0.000
590.30	0.018	0.001	0.002
590.40	0.035	0.003	0.004
590.50	0.050	0.004	0.008
590.60	0.059	0.005	0.014
590.80	0.094	0.015	0.029
591.00	0.130	0.022	0.052
591.50	0.147	0.069	0.121
592.00	0.160	0.077	0.198
592.50	0.162	0.080	0.278
593.00	0.162	0.081	0.359
593.10	0.165	0.016	0.375
593.20	0.169	0.017	0.392
594.00	0.169	0.135	0.527

Device	Routing	Invert	Outlet Devices
#1	Primary	590.28'	2.2" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Primary	593.00'	10.0' long + 10.0' SideZ x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Primary	593.20'	50.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=6.01 cfs @ 12.90 hrs HW=593.25' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.22 cfs @ 8.18 fps)
- 2=Broad-Crested Rectangular Weir (Weir Controls 3.69 cfs @ 1.15 fps)
- 3=Sharp-Crested Rectangular Weir (Weir Controls 2.10 cfs @ 0.77 fps)

2025-1031 Post Development

Prepared by Kimley-Horn & Associates

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Type II 24-hr 100YR 24HR Rainfall=8.57"

Printed 10/31/2025

Page 9

Pond 11P: Existing Pond (COMBINED)

Hydrograph

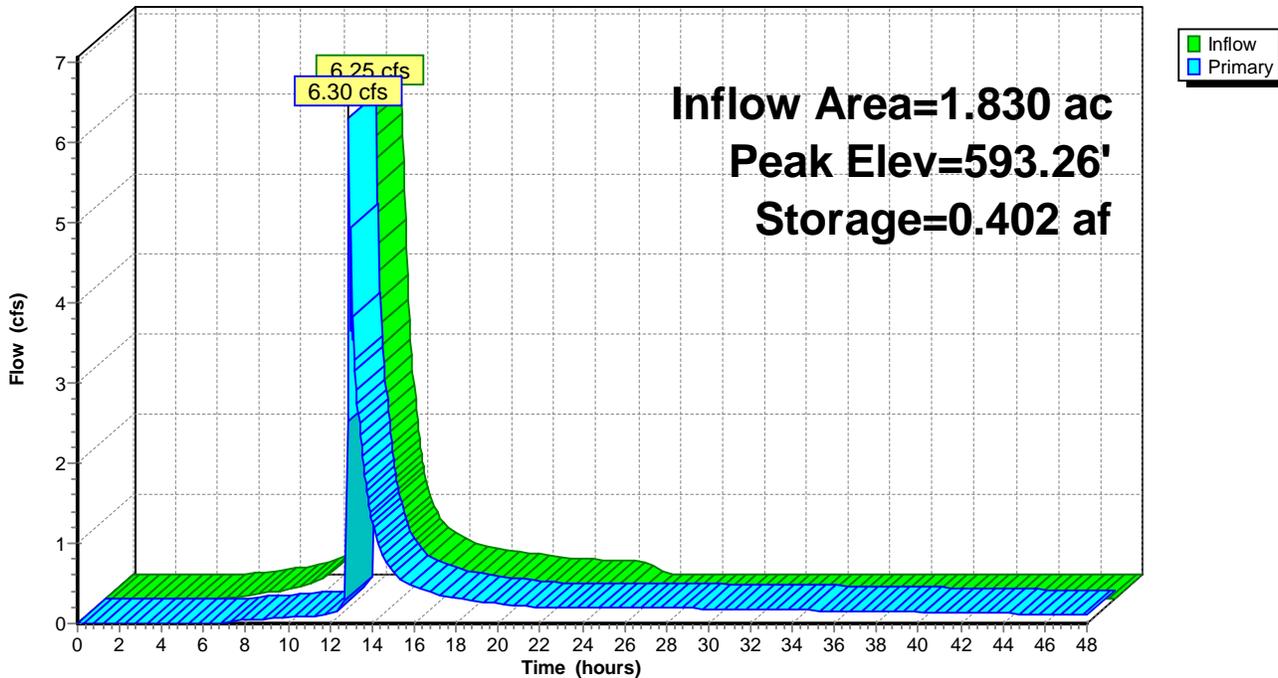
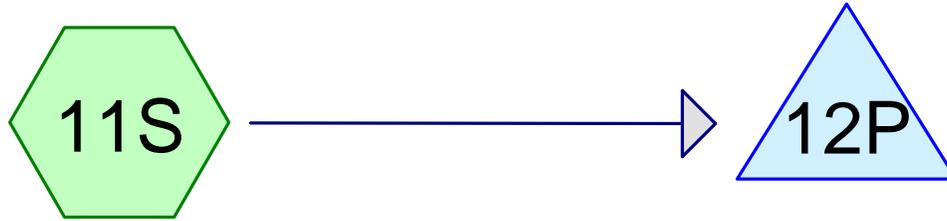


EXHIBIT 4

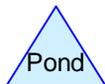
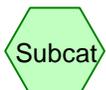
Item F.



Proposed Detention
Pond

Proposed Pond

POST-DEVELOPMENT



Routing Diagram for 2025-1222 Post Development
Prepared by Kimley-Horn & Associates, Printed 12/30/2025
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2025-1222 Post Development

Prepared by Kimley-Horn & Associates

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Printed 12/30/2025

Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR 24HR	Type II 24-hr		Default	24.00	1	3.34	2
2	100YR 24HR	Type II 24-hr		Default	24.00	1	8.57	2

2025-1222 Post Development

Prepared by Kimley-Horn & Associates
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Page 3

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.650	80	>75% Grass cover, Good, HSG D (11S)
1.180	98	Paved parking, HSG D (11S)

2025-1222 Post Development

Type II 24-hr 2YR 24HR Rainfall=3.34"

Prepared by Kimley-Horn & Associates

Printed 12/30/2025

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Page 4

Summary for Subcatchment 11S: Proposed Detention Pond

Runoff = 5.66 cfs @ 12.06 hrs, Volume= 0.379 af, Depth= 2.48"
 Routed to Pond 12P : Proposed Pond

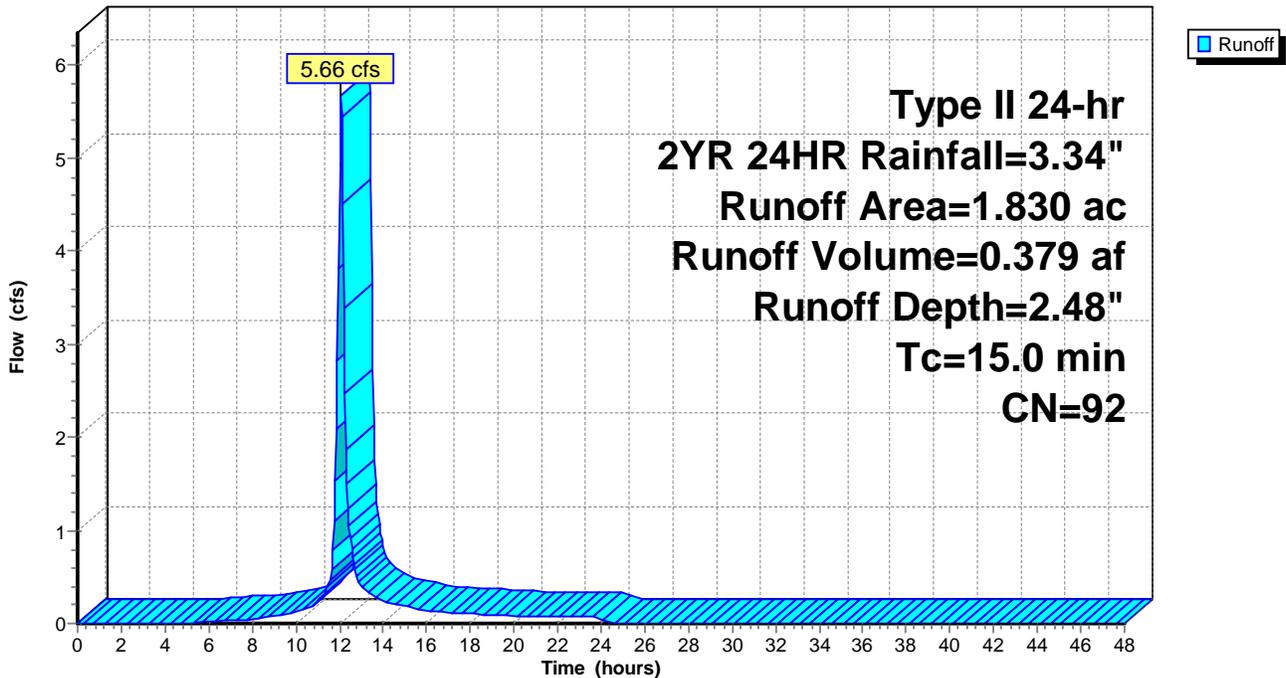
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2YR 24HR Rainfall=3.34"

Area (ac)	CN	Description
0.650	80	>75% Grass cover, Good, HSG D
1.180	98	Paved parking, HSG D
1.830	92	Weighted Average
0.650		35.52% Pervious Area
1.180		64.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 11S: Proposed Detention Pond

Hydrograph



2025-1222 Post Development

Type II 24-hr 2YR 24HR Rainfall=3.34"

Prepared by Kimley-Horn & Associates

Printed 12/30/2025

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Page 5

Summary for Pond 12P: Proposed Pond

Inflow Area = 1.830 ac, 64.48% Impervious, Inflow Depth = 2.48" for 2YR 24HR event
 Inflow = 5.66 cfs @ 12.06 hrs, Volume= 0.379 af
 Outflow = 0.17 cfs @ 15.39 hrs, Volume= 0.379 af, Atten= 97%, Lag= 199.4 min
 Primary = 0.17 cfs @ 15.39 hrs, Volume= 0.379 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 592.63' @ 15.39 hrs Surf.Area= 0.171 ac Storage= 0.237 af

Plug-Flow detention time= 674.5 min calculated for 0.379 af (100% of inflow)
 Center-of-Mass det. time= 674.4 min (1,475.8 - 801.4)

Volume	Invert	Avail.Storage	Storage Description
#1	590.00'	1.142 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
590.00	0.000	0.000	0.000
590.10	0.004	0.000	0.000
590.50	0.032	0.007	0.007
591.00	0.076	0.027	0.034
591.50	0.111	0.047	0.081
592.00	0.133	0.061	0.142
593.00	0.193	0.163	0.305
593.50	0.251	0.111	0.416
593.75	0.287	0.067	0.483
594.75	1.030	0.659	1.142

Device	Routing	Invert	Outlet Devices
#1	Primary	590.00'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.17 cfs @ 15.39 hrs HW=592.63' (Free Discharge)

↑ **1=Orifice/Grate** (Orifice Controls 0.17 cfs @ 7.68 fps)

2025-1222 Post Development

Prepared by Kimley-Horn & Associates

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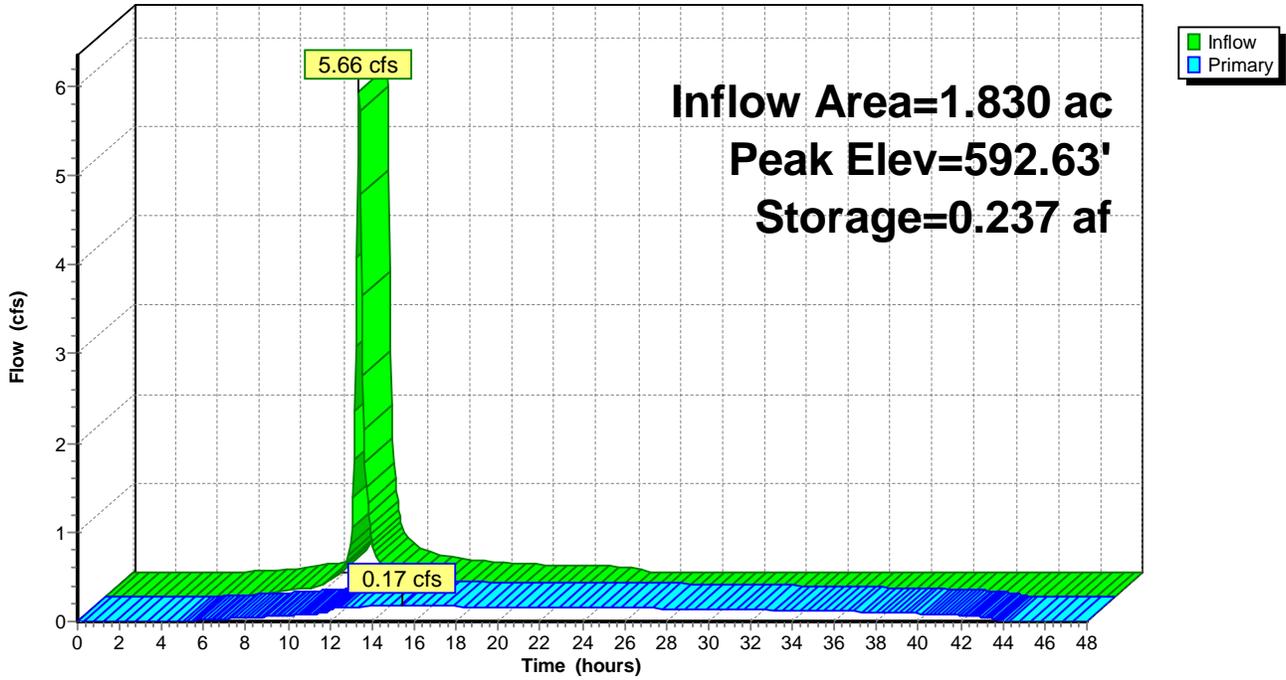
Type II 24-hr 2YR 24HR Rainfall=3.34"

Printed 12/30/2025

Page 6

Pond 12P: Proposed Pond

Hydrograph



2025-1222 Post Development

Type II 24-hr 100YR 24HR Rainfall=8.57"

Prepared by Kimley-Horn & Associates

Printed 12/30/2025

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Page 7

Summary for Subcatchment 11S: Proposed Detention Pond

Runoff = 16.32 cfs @ 12.06 hrs, Volume= 1.160 af, Depth= 7.61"

Routed to Pond 12P : Proposed Pond

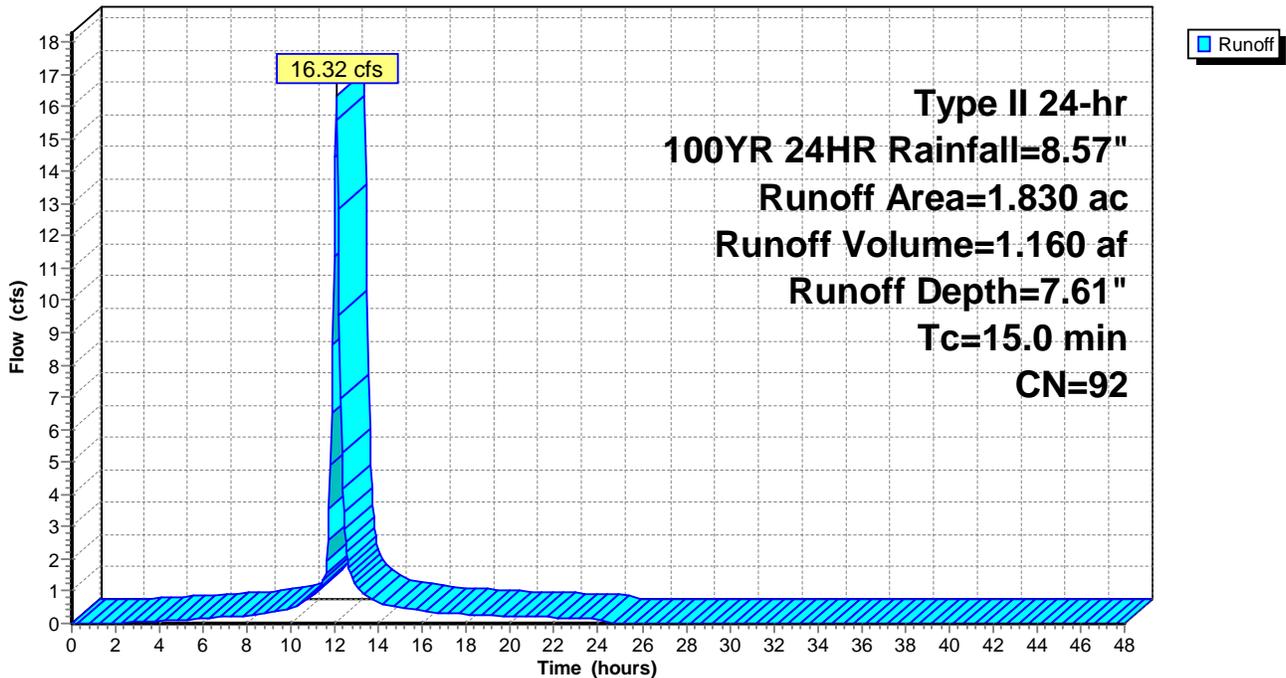
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR 24HR Rainfall=8.57"

Area (ac)	CN	Description
0.650	80	>75% Grass cover, Good, HSG D
1.180	98	Paved parking, HSG D
1.830	92	Weighted Average
0.650		35.52% Pervious Area
1.180		64.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 11S: Proposed Detention Pond

Hydrograph



2025-1222 Post Development

Type II 24-hr 100YR 24HR Rainfall=8.57"

Prepared by Kimley-Horn & Associates

Printed 12/30/2025

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Page 8

Summary for Pond 12P: Proposed Pond

Inflow Area = 1.830 ac, 64.48% Impervious, Inflow Depth = 7.61" for 100YR 24HR event
 Inflow = 16.32 cfs @ 12.06 hrs, Volume= 1.160 af
 Outflow = 0.22 cfs @ 19.81 hrs, Volume= 0.706 af, Atten= 99%, Lag= 465.2 min
 Primary = 0.22 cfs @ 19.81 hrs, Volume= 0.706 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 594.47' @ 19.81 hrs Surf.Area= 0.819 ac Storage= 0.880 af

Plug-Flow detention time= 990.9 min calculated for 0.705 af (61% of inflow)
 Center-of-Mass det. time= 885.9 min (1,657.9 - 772.0)

Volume	Invert	Avail.Storage	Storage Description
#1	590.00'	1.142 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
590.00	0.000	0.000	0.000
590.10	0.004	0.000	0.000
590.50	0.032	0.007	0.007
591.00	0.076	0.027	0.034
591.50	0.111	0.047	0.081
592.00	0.133	0.061	0.142
593.00	0.193	0.163	0.305
593.50	0.251	0.111	0.416
593.75	0.287	0.067	0.483
594.75	1.030	0.659	1.142

Device	Routing	Invert	Outlet Devices
#1	Primary	590.00'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.22 cfs @ 19.81 hrs HW=594.47' (Free Discharge)

↑ **1=Orifice/Grate** (Orifice Controls 0.22 cfs @ 10.08 fps)

2025-1222 Post Development

Prepared by Kimley-Horn & Associates

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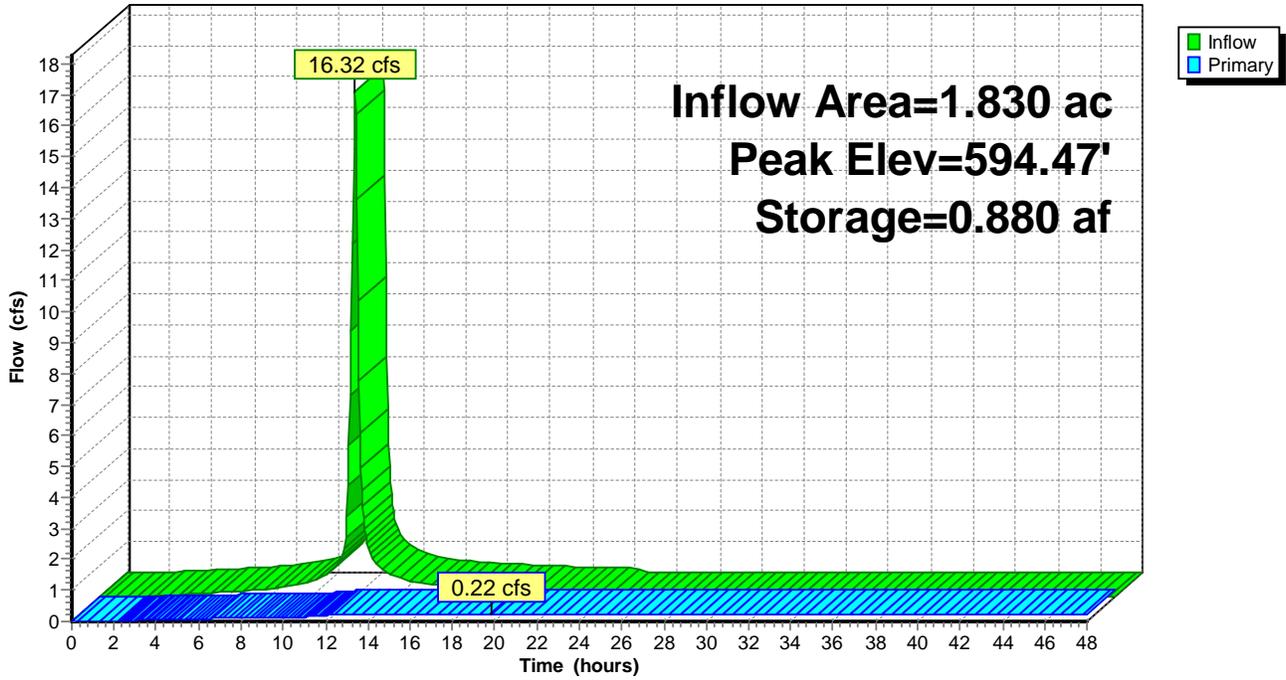
Type II 24-hr 100YR 24HR Rainfall=8.57"

Printed 12/30/2025

Page 9

Pond 12P: Proposed Pond

Hydrograph



RESOLUTION NO. _____**A RESOLUTION DESIGNATING GLENN GEHRKE AS THE ILLINOIS MUNICIPAL RETIREMENT FUND (IMRF) AUTHORIZED AGENT FOR THE CITY OF CREST HILL**

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

WHEREAS, the Illinois Municipal Retirement Fund ("IMRF") is created under Article 7 of the Illinois Pension Code, 40 ILCS 5/7-101 et. seq. and

WHEREAS, the City of Crest Hill is an IMRF Employer, and as such, is required to follow the rules, regulations, and guidelines of IMRF; and

WHEREAS, the IMRF program is complex, and involves substantial cash outlays by IMRF Employers, and provides important rights and benefits to IMRF members, IMRF requires a qualified and trained local official or employee to be the essential point of contact with IMRF; and

WHEREAS, IMRF requires an Authorized Agent to be designated by the IMRF Employer to centralize the local administration of the IMRF in one person, to file payroll reports and member forms, pay contributions, file benefit applications for members, advise the Corporate Authorities, and to act as the agent of the municipal body in IMRF matters; and

WHEREAS, IMRF requires the appointment of the Authorized Agent to be made by Resolution, and that following such appointment, the IMRF Employer must notify IMRF by submitting IMRF Form 2.20, which is attached hereto as Exhibit A and incorporated herein; and

WHEREAS, IMRF specifically allows the IMRF Employer to delegate to the Authorized Agent the ability to submit a Petition for Nomination of an Executive Trustee of IMRF and to cast a ballot for election of an Executive Trustee of IMRF; and

WHEREAS, the City Council previously designated David Strahl as the IMRF Authorized Agent and due to the non-renewal of David Strahl's contract with the City now desires to designate Finance Director Glenn Gehrke as the City's IMRF Authorized Agent; and

WHEREAS, the City Council also desires to delegate to Glenn Gehrke the ability to submit a Petition for Nomination of an Executive Trustee of IMRF and to cast a ballot for election of an Executive Trustee of IMRF.

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

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

SECTION 2: DESIGNATION AND APPOINTMENT. The City Council hereby designates and appoints Glenn Gehrke as the IMRF Authorized Agent for the City of Crest Hill, including the delegation of authority to submit a Petition for Nomination of an Executive Trustee of IMRF and to cast a ballot for election of an Executive Trustee of IMRF. Glenn Gehrke is hereby authorized and directed to complete IMRF Form 2.20, and the City Clerk is hereby authorized and directed to certify the appointment on IMRF Form 2.20 and transmit to IMRF all necessary documents and forms, including this Resolution, which are necessary or required to effectuate the intent of this Resolution, which is to make Glenn Gehrke the City of Crest Hill's IMRF Authorized Agent.

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

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

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

[Intentionally Blank]

PASSED THIS 2ND DAY OF FEBRUARY, 2026.

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 2ND DAY OF FEBRUARY, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A
(IMRF Form 2.20)



Notice of Appointment of Authorized Agent

Revised August 2023
Questions? Call 1-800-728-7971.

Upload this form through Employer Access

Please print in capital letters, using black ink.

	City Of Crest Hill
Employer Number	Employer Name

AUTHORIZED AGENT INFORMATION

First Name	M.I.	Last Name	Jr., Sr., II, etc.
------------	------	-----------	--------------------

Type of Governing Body

Date Appointment Made (MM/DD/YYYY)	Effective Date of Appointment (MM/DD/YYYY)	Position Title
---------------------------------------	---	----------------

Do you give the Authorized Agent the authority to:

- File a Petition for Nominations of an Executive Trustee of IMRF Yes No
- Cast the Ballot for Election of an Executive Trustee of IMRF Yes No

The Authorized Agent does not need to participate in IMRF to file a petition or cast a ballot. If you do not give the Authorized Agent the authority to petition and/or vote, the governing body must perform these duties.

Authorized Agent Signature (write; do not print or type)	Date (MM/DD/YYYY)
--	-------------------

IMPORTANT NOTE: By law, all new Authorized Agents must attend Authorized Agent training within three months of appointment. Visit the IMRF website at <https://www.imrf.org> to register for Authorized Agent training.

CERTIFICATION

I, _____, do hereby certify that I am _____

Name

Clerk or Secretary

of the _____

Name of Employer

and the keeper of its books and records and the foregoing appointment and delegation were made by resolution duly adopted on the date indicated.

Signature of Clerk or Secretary of the Board (write; do not print or type)
--



FOR5/J 00-0002BJ3

--	--	--	--	--

Employer Number

BUSINESS MAILING ADDRESS

First Name	M.I.	Last Name	Jr., Sr., II, etc.
Mailing Address		County	
City		State	Zip Code (zip+4 if known)
Daytime Telephone (with Area Code)		Alternate Telephone (with Area Code)	
Fax Number (with Area Code)		Email	

INSTRUCTIONS

- The governing body of an IMRF employer (including townships) can appoint any qualified party as the employer's IMRF Authorized Agent.
- The governing body makes the appointment by adopting a resolution.
- The clerk or secretary of the governing body must certify the appointment (see Certification on previous page).

IMRF, 2211 York Road, Suite 500, Oak Brook, Illinois 60523-2337
 Employer Services: 1-800-728-7971 FAX: 630-706-4289
www.imrf.org



Agenda Memo

Crest Hill, IL

Meeting Date: February 2, 2026

Submitter: Blaine Wing, City Administrator

Department: Administration

Agenda Item: Approve the ACP CreativIT Audio Upgrade Proposal in the Amount not to Exceed \$30,000.00

Summary: This project focuses on upgrading Crest Hill’s Council Chambers audio system to deliver improved functionality, flexibility, and audio quality for meetings and broadcasts. The current system routes all microphones through the TV sound board, causing adjustments for broadcast audio to negative impact in-room and recorded performance. The proposed solutions address these deficiencies by implementing a more robust and isolated audio signal management architecture and reprogrammed audio DSP.

Only 2 of 3 vendors provided proposals. The large cost difference is mainly because of the hybrid solution of Forte, with both wired and wireless, along with higher labor costs.

ACP CreativIT: Proposed cost: \$29,854

Forte: Proposed cost: \$81,448

I talked with both vendors since their proposals to better understand what they would do and how it would resolve the City’s issues. I am comfortable with both, but due to the cost difference, I am recommending ACP CreativIT’s solution.

On January 26, 2026, City Council asked questions of the CreativIT representative, Stuart Soifer. Overall, the City Council was comfortable moving forward.

Recommended Council Action: Approve the ACP CreativIT audio upgrade proposal in the amount not to exceed \$30,000.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: None

Cost: \$30,000

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND ACP CREATIVIT, LLC FOR AUDIO UPGRADES TO THE CITY COUNCIL CHAMBERS IN THE AMOUNT OF \$29,854.00

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

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

WHEREAS, ACP CREATIVIT, LLC (the “Company”), is a Delaware Limited Liability Company that is in the business of providing audio and video technology solutions (the “Services”); and

WHEREAS, the City of Crest Hill needs certain audio upgrades to the City Council Chambers which will improve the quality of its meetings and enhance the use of the City Council Chambers; and

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

WHEREAS, the City sought written proposals for the Services; and

WHEREAS, City Staff received two proposals, including a proposal from the Company in the amount of \$29,854.00 (the “Agreement”); and

WHEREAS, the Agreement with the Company is the lowest proposal received and the City Council desires to engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

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

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

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

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

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

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

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

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and approval, as provided by law.

[Intentionally Blank]

PASSED THIS 2ND DAY OF FEBRUARY, 2026.

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 2ND DAY OF FEBRUARY, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A



Driven by technology,
powered by creativity



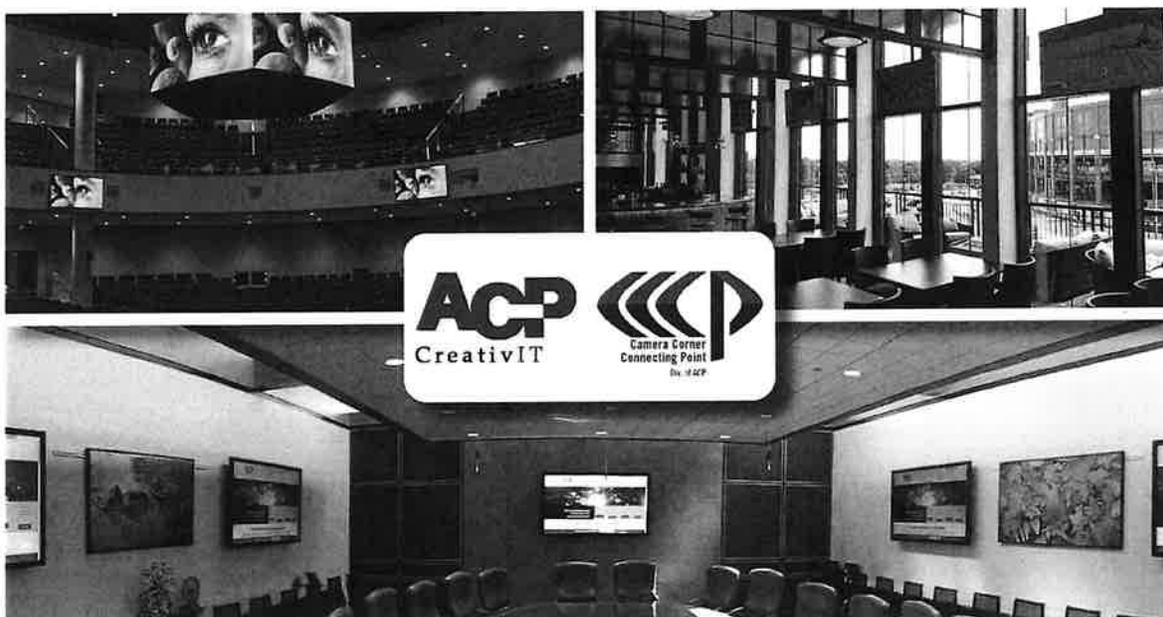
Council Chambers - Audio Upgrade

City of Crest Hill

Blaine Wing

City Administrator

bwing@cityofcresthill.com



Our Mission:

To provide world-class technology solutions with an unwavering commitment to our Customers, Vendor Partners and Employees while providing an environment that encourages profitable growth, learning and fun!

Site Address:

City of Crest Hill
20600 City Center Blvd

Crest Hill IL 60403

Billing Address:

City of Crest Hill
20600 City Center Blvd

Crest Hill IL 60403

ACP CreativIT LLC (d/b/a Camera Corner Connecting Point or CCCP)

529 N. Monroe 851 Commerce Ct
Green Bay, WI 54301 Buffalo Grove, IL 60089
Website: www.cccp.com www.acpcreativit.com

Project #: OPP159913
Modified Date: 01/23/2026
Revision: 2
Acct. Manager David Lupa



Driven by technology,
powered by creativity



Project OPP159913 Description:

Integration of Services Statement of Work

ACP CreativIT will provide professional, courteous, and top-notch Integrated Audio-Visual Services, labor, and materials for the Council Chambers - Audio Upgrade per this estimate and scope. Please note: Pricing is subject to change in response to external factors including tariffs. Changes to pricing will be clearly communicated prior to order placement.

I. This project focuses on upgrading the Cities Council Chambers audio system to deliver improved functionality, flexibility, and audio quality for meetings and broadcasts. The current system routes all microphones through the TV sound board, causing adjustments for broadcast audio to negative impact in-room and recorded performance. The proposed solution addresses these deficiencies by implementing a more robust and isolated audio signal management architecture and reprogrammed audio DSP.

A. Objectives

- 1. Replace eight (8) wireless boundary microphones with eight (8) gooseneck microphones for staff.
 - a. Pull new wires from DIAS to AV room
- 2. Reuse four (4) existing wireless microphones
 - a. 1-Goosneck for lectern
 - b. 2-Boundry for counsel tables
 - c. 1-Handheld for general use.
- 3. Add microphone splitters to isolate signals between in-house audio, recording and TV systems.
- 4. Expand DSP capabilities with additional AEC inputs, Dante bridging, and USB for webcasting/streaming.
 - a. Reprogram DSP to create five independent audio mixes:
 - i In-room amplification (retaining current volume control)
 - ii Assistive Listening System (ALS)
 - iii Clerk recording system
 - iv Webcast/streaming
 - v TV broadcast

B. Benefits

- 1. Independent audio mixes ensure adjustments for one system do not affect others.
- 2. Proper auto-leveling and gating for microphones improve clarity and intelligibility.
- 3. Enhanced flexibility for hybrid meetings, streaming, and broadcast requirements.

II. PROJECT TIMELINE (Project Dependent):

A. KICKOFF (Estimated 1-2 Weeks)

- 1. Triggered upon successful award of the project (receipt of PO) and clearance of credit hold.
- 2. ACP Project Manager will schedule and host a kickoff meeting via Microsoft Teams with key project stakeholders.
- 3. Objectives:
 - a. Establish open communication channels
 - b. Set expectations and timelines
 - c. Identify key personnel and roles
 - d. Conduct risk assessments
 - e. Define chain of command and coordination items
 - f. Determine project timeline and estimated installation dates

B. PROGRESS MEETINGS (Project dependent, if needed)

1. Recurring virtual meetings (via Teams) will be held as needed leading up to on-site installation.
 2. These meetings support communication, issue resolution, and progress tracking.
 3. Weekly meetings may be scheduled during the installation phase.
 4. On-site meetings are available upon request (additional fee may apply).
- C. SITE WALK THROUGHS (*Project dependent, if needed*)
1. ACP CreativIT will assess site conditions throughout the project lifecycle.
 2. Includes pre-installation visits, infrastructure coordination, and AV integration planning.
 3. On-site presence will be provided as needed to ensure optimal project performance.
- D. SHOP CONFIGURATION, PROGRAMMING AND TESTING (*Estimated 4-6 weeks*)
1. Includes equipment setup, rack build, programming, and thorough system testing.
 2. Ensure system functionality and readiness.
 3. Site readiness will be confirmed.
 4. Final installation dates will be scheduled and confirmed.
- E. ON SITE INSTALLATION PHASE (*Estimated 1 week*)
1. Delivery & Pre-Staging
 - a. Equipment, tools, and materials will be delivered and securely stored on-site near workspaces.
 2. System Installation
 - a. Installers will be on-site daily at agreed-upon start times until installation is complete.
 3. System Commissioning
 - a. Technicians will collaborate with AV and IT teams to ensure proper connectivity and configuration.
 - b. Troubleshooting will be performed as needed.
 - c. Once fully commissioned and tested, user training will be scheduled.
4. KNOWLEDGE TRANSFER/TRAINING (*Immediately Following System Commissioning*)
- a. Commencing immediately following system commissioning.
 - b. Conducted in a "Train-the-Trainer" format.
 - c. Customer Sign-off
5. SYSTEM ACCEPTANCE & CLOSE-OUT
- a. Final sign-off upon successful completion.
 - b. Close-out documentation provided after final invoice payment, including:
 - i As-built drawings
 - ii DSP files
 - iii Uncompiled control system code
- III. CUSTOMER/OWNER RESPONSIBILITIES
- A. The following work to be completed by Owner before AV installation.
 - B. All required backing and any other wall reinforcement required to safely accommodate wall mounted devices withstand the weight of the device with a safety factor of at least 5:1
 - C. All AC power at the equipment locations, including hardwired power connections
 - D. Any required conduit for low voltage cable paths to AV equipment
 - E. All ceiling work required to accommodate the projectors, projection screens, or other equipment
 - F. Any required millwork modifications to tables or other millwork
 - G. Proper heat dissipation venting for the equipment in this system utilizing powered venting utilizing thermostatically controlled quiet fans in enclosed spaces where convection cooling is not possible.
 - H. Any network connections to the client network
 - I. Configuration of any network connection to the client network
 - J. Configuration of any required accounts
 - K. Any licensing not specifically provided in this scope of work or associated bill of materials
 - L. Where VoIP is utilized, provide all required configuration information to ACP CreativIT prior to installation
 - M. Cable/Satellite/Over-the-Air connections, and all associated hardware
 - N. Equipment furnished or provided by other (PBO) than ACP CreativIT is presumed to be complete and in working condition
 1. Any additional time for configuration, repair, or wait for replacement, of equipment PBO, an additional site

visit may be required. Additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.

- 2. If ACP CreativIT is unable to properly commission and test the system at the time of installation due to issues with equipment PBO, an additional site visit may be required. Any additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.

O. Network

- 1. Networked Audio-Visual hardware can consist of many different devices and systems with varying network requirements, impacts, and security considerations. ACP CreativIT will work with the stakeholders to discover the network requirements and hardware capabilities.
- 2. ACP CreativIT will design the system to meet network requirements and provide construction drawings and a list of devices to be integrated into the Customer's network. At the time of installation, ACP CreativIT will connect devices based on the design and requirements to begin verification.
- 3. Owner to provide and provision all network connections, routing and addressing.
- 4. When installing equipment (control systems, VoIP interfaces, etc.) operating on the Customer network, coordination between client IT and the ACP CreativIT project team is critical. ACP CreativIT will provide a list of A/V network appliances along with their MAC addresses. The client will provide ACP CreativIT with a static IP address range for those devices. Careful attention should be paid to the network architecture that will be supporting the video data. An improperly configured network, or one that does not always have adequate bandwidth to support a stable conference, will have a negative impact on the conference experience.
- 5. Configuration of Microsoft Teams or Zoom Room devices with its own resource account.
- 6. Preparing your corporate network for Teams/Zoom Rooms
- 7. Creating resources accounts for your Teams/Zoom rooms and understanding licenses requirements
- 8. Enabling the Pro Management/Web Portal
- 9. Configuring Intune for your Teams Devices.

P. Asset management

Q. Software & Licensing

- 1. The Customer is responsible for providing system credentials as needed for a properly provisioned and licensed account no less than two (2) weeks prior to system deployment.
- 2. Should the customer decide NOT to provide credentials to ACP CreativIT, and to provision the installed hardware themselves. In this case ACP CreativIT will be unable to fully test the system before receiving sign-off for the installation. All system components will be tested individually to ensure proper stand-alone function, and project sign-off will be requested before technicians leave site. Any additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.
- 3. If ACP CreativIT is unable to properly commission and test the system at the time of installation due to issues with the supplied credentials, an additional site visit may be required. Any additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.

IV. ACP CreativIT RESPONSIBILITIES

- A. Provide and install all low voltage cabling to support the Audio Video equipment specified in this proposal, excluding any network connections to the client network
- B. Labor to install Audio Video equipment specified with work being performed on consecutive days during normal business hours
- C. Any computer interface provided shall provide EDID information to the connected PC and all digital video connections shall support HDCP as applicable

V. EXCLUSIONS: The following work is **not included** in our Scope of Work:

- A. All conduits and raceways
- B. High voltage, wiring panels, breakers, relays, boxes, receptacles, etc.
- C. Concrete saw cutting and/or core drilling.
- D. Fire walls, ceilings, roofs, and floor penetrations.
- E. Necessary drywall replacement and/or repair.
- F. Necessary ceiling, tile or T-bar modifications, replacements and/or repair.
- G. All millwork (moldings, trim, cut outs, etc.).
- H. Patching and Painting.
- I. Permits (unless specifically provided for and identified within the contract).

VI. CONSTRUCTION CONSIDERATIONS:

- A. The room should have a measured ambient noise level of no more than NC 35. For new spaces, the design parameters for the mechanical engineering within the room should have a target NC of 35 or less. Ambient noise includes noise from the air handling systems, mechanical systems and noises outside the building. Noise levels above this specification adversely affect the meeting environment and may degrade the overall audio quality and intelligibility. This is especially important when ceiling microphones are utilized. If a problem is identified with ambient noise levels, ACP CreativIT can work with your mechanical engineer to identify possible solutions to lower the NC rating and improve meeting experience.
- B. Reverberation time (T60) for typical conference rooms should be less than 0.6 seconds in the 125 - 4000 Hz octave bands to provide an optimum meeting experience and acceptable audio quality in a conference call. A significant number of hard surfaces in a room (glass, drywall or other surfaces) can adversely affect audio intelligibility and the meeting experience overall. Acoustic treatment is advised for rooms with higher T60 levels. If the room requires acoustic treatment, ACP CreativIT can provide direction and solutions to overcome this issue and enhance the meeting experience for the participants.
- C. Evenly distributed lighting is important for videoconferencing applications. Lighting on the faces of the participants should be at least 40-foot candles and should be evenly distributed throughout the camera's field of view. Where the camera's field of view includes windows, recommended window treatment should be employed to provide an acceptable background for the camera to view the participants.
- D. When microphones are used for local voice reinforcement, the amount of available gain before feedback is dependent on the microphone's location within the room. Placement of the microphone immediately below a ceiling speaker may adversely affect the overall required audio level and cause feedback. Care should be taken to reduce the volume level of the microphone or locate the microphone(s) correctly to minimize the possibility of feedback.
- E. To accomplish the outlined goals of this project, the Customer will be responsible for contracting with an outside entity to make the necessary modifications to the space as directed by ACP CreativIT. The costs associated with these modifications are not included in this proposal.

VII. AV PROFESSIONAL SERVICES SUMMARY

- A. **DEVELOPMENT, DESIGN & ENGINEERING:** Pro AV design, engineering services, field construction documentation, and drawings including signal flows, rack elevations, projection distance calculations.
- B. **PROJECT MANAGEMENT:** Coordination Services related to executing the scope of work & equipment. O&M Manuals, Specification Sheets and closing documentation for all phases.
- C. **IT COORDINATION**
 1. It is our objective to work closely with AV, IT Managers and Stakeholders, to review and understand applicable standards, and to communicate proactively the needs of the Information Technology Team.
 2. Owner to acquire and configure Microsoft Teams Rooms devices with its own resource account.
 - a. The resource account is the account the Teams Rooms device logs into and is what is used to invite and book the Teams Room.
- D. **PROGRAMMING:** Audio DSP and Control System Programming, GUI Design Submittal, submittal reviews, refinements and approvals, onsite loading/testing/debugging. Design and submittal services will provide intent, collaboration with the end user on use case, and refinements prior to on-site loading/testing/debugging.
 1. The user interface design will utilize 'Best Practices' along with the basic ACP CreativIT layout theme. The most appropriate theme shall be determined at the post award customer kick-off scope of the programming work meeting.
 2. An Initial meeting and design discussion regarding the owners desired workflow may be required. Access to any owner specific branding material, such as logos and usage guidelines, shall be provided by the owner to enable ACP CreativIT to apply those branding standards to the GUI. Creation of custom fonts or owner specific graphics is not included in this SoW or the responsibility of ACP CreativIT.
 3. ACP CreativIT will present no more than two (2) preliminary GUI design submittals to the owner for review and mark up before completing the final GUI design during system commissioning. This provides the owner with two opportunities for comments, mark ups, and revision requests before programming begins. The design shall determine the device controls needed on the user interface, required workflows, and the specific text and icons used on individual buttons.
 4. If, during the process, it is determined by the owner that more revisions will be required to achieve an

approved final document, ACP CreativIT will provide a Change Order with the estimate required to provide the revision for approval.

- 5. The GUI submittals and finalized User Guide Document will illustrate the use of the system with mode-by-mode pages and descriptions about each button's functionality.
- E. OFF-SITE PRE-FABRICATION SERVICES: AV Equipment firmware updates. All AV equipment racks will be pre-built in our shop and tested prior to arrival for on-site installation.
- F. ON-SITE LABOR: ACP CreativIT badged lead technician, unless otherwise noted, ACP CreativIT Non-Union installation labor. Unless otherwise noted, Work to be performed during normal working hours (7a-4p).
- G. ON-SITE SYSTEM COMMISSIONING, Onsite Quality Control/Quality Assurance to make sure systems are working as specified, installed to industry best practices and meets agreed scope of work and expectations.
- H. ON-SITE KNOWLEDGE TRANSFER (TRAINING): Train-the-Trainer style. Reoccurring, or additional training available, billed additional in ½ day rates plus travel.
- I. LOGISTICS: Offsite Secure Warehousing, Storage, and Logistical Services from ACP CreativIT to Job site.

VIII. LEAD TIMES, TARIFFS & DISCONTINUATION OF PRODUCTS:

- A. The AV Industry as a whole, amongst many others, is still experiencing longer than normal lead-times due to shortages in raw material, production material, semiconductor, and microchip shortages, as well as other geopolitical supply chain issues. Equipment and material lead times and prices are subject to change and/or product discontinuance, without notice. ACP CreativIT is not responsible for pricing impacts or delays related to equipment, or that is on allocation or may become discontinued throughout the duration of this phased project. Lead times are as good as the information we are provided by our vendor partners.
- B. ACP CreativIT has its fingers on the pulse of the industry and the challenges we are all facing with getting equipment and solutions for our customers, even in a comparable capacity. Anything proposed in this design along with any alternatives that are included or not proposed that are similar in functionality are anticipated to face considerable challenges with allocation throughout the duration of this project and into 2026. This assessment is gathered through news media, industry publications, and extensive discussions with leading industry manufacturers.
- C. Our Vendor Partners are working on other means to get subcomponents from their suppliers, which are unfortunately facing similar challenges. Some vendors have begun to change assembly and manufacturing sites, where some are changing products entirely which use different subcomponents. These changes may influence its published features and use cases. Any changes to manufacturing require additional time to do Quality Control to ensure they are still delivering a working product.
- D. Lead times if they may have been identified or included is effective as of the proposal submittal date. A considerable effort to secure a working system within specification under scheduled timelines may be made to help reduce project delays due to product lead times, however, matters outlined above are simply unavoidable and at times unpredictable. The ACP CreativIT project team will work alongside the Stakeholders to discover and suggest alternatives to reduce project delays due to allocation or discontinuation. Any costs associated with these changes not excluding the equipment or design engineering charges may be billed on a change order.
- E. ACP CreativIT does not pre-order equipment without a purchase order or NTP and highly advises, as it is by most vendors/manufacturers, to secure and procure a contract as soon as possible. The same advice we as integrators are given is being passed on to our clients and partners.
- F. All current and future pricing is subject to change in response to the new tariffs. This current situation is very fluid, but please be assured our price will only change if our cost increases due to the tariffs. Any change in price will be clearly communicated prior to the order being placed with our distributors. We appreciate your patience and understanding as this situation plays out.

Project Resources:

Account Manager:	D Lupa	Solutions Architect:	S Soifer
Control Programmer:	N/A (Existing AMX)	DSP Programmer:	ACP (Biamp)
Project Manager:	S Soifer	Trainer:	ACP
Corp. Network Engr:	Owner	AV Network Engr:	ACP
UC Platform:	N/A	Other:	



Driven by technology,
powered by creativity



DIAS

Quantity	Description	Unit Price	Price
 8	Shure A412B Gooseneck Desktop Microphone Base	\$75.00	\$600.00
 8	Shure MX418/C 18" Gooseneck Condenser Microphone, w Cardioid Mic, Preamp & Snap-Fit Foam Windscreen	\$260.00	\$2,080.00

RACK

Quantity	Description	Unit Price	Price
 1	Biamp Tesira EX-USB PoE AVB/USB expander.	\$490.00	\$490.00
 1	Biamp TesiraCONNECT TC-5D 5-port expansion device with AVB to Dante Bridging	\$1,166.00	\$1,166.00
 1	Biamp TesiraFORTE DAN CI Fixed I/O DSP w 12 AEC Inputs, 8 Outputs, 32 x 32 Channels Dante	\$2,785.00	\$2,785.00
 3	Whirlwind SPC82 Rack mount passive microphone splitter. 1 direct and 1 isolated output, passes phantom power from direct in to direct out.	\$735.00	\$2,205.00

PRO AV SERVICES

Quantity	Description	Unit Price	Price
 1	CCCP Ship Ground Shipping and Handling Estimate	\$199.00	\$199.00

	950	CCCP CBL-22/1 Mic/Line audio cable. 22AWG shielded twisted pair with ground wire.	\$0.26	\$247.00
	1	CCCP InstallMaterials Project Install Cable, Wire, Connectors & Miscellaneous Install Hardware	\$825.00	\$825.00
	6	Comprehensive CAT6-3BLK Cat6 550 Mhz Snagless Patch Cable 3ft Black	\$4.00	\$24.00
	1	Comprehensive USB2-AB-3ST USB 2.0 A Male To B Male Cable 3ft.	\$4.00	\$4.00
	1	Extron 60-740-01 Passive Audio Summing Adapter with Captive Screw Plug Input and Balanced Output	\$57.00	\$57.00
	29	Windy City Wire MCC -XLR3MBR-10F 10' XLR Male to bare end	\$18.00	\$522.00

Equipment Subtotal:	\$11,204.00
Labor Subtotal:	\$18,650.00
Project Subtotal:	\$29,854.00

PROJECT SUMMARY

Equipment:	\$11,204.00
Labor:	\$18,650.00
Grand Total:	\$29,854.00

Payment Schedule	Amount	Billing Date
Initial Deposit	\$14,927.00	
As Product Delivers	\$0.00	
Final Acceptance	\$14,927.00	

Assumptions

The list of assumptions below was used to develop this Statement of Work and Quote. If any of these assumptions are not correct or if additional, unanticipated information was uncovered during the project, it may affect the SOW and Quote relative to the installation timeline and/or price. If so, a change order (discussed below) will be written and signed off by the customer before this additional work is performed.

1. The room(s) match(es) the drawings provided
2. Site preparation by the Customer and their contractors includes electrical and data placement per ACP CreativIT specification.
3. Site preparation will be verified by ACP CreativIT project manager or representative before scheduling of the installation. All work areas should be clean and dust free prior to the beginning of on-site integration of electronic equipment.
4. Customer communication of readiness will be considered accurate and executable by ACP CreativIT project manager.
5. In the event of any arrival to site that ACP CreativIT is not able to execute work and definable progress, the Customer will be charged a \$115/hr per installer Fee to offset the lost time due to the lack of readiness. The Fee will be presented as a Contract Change Order and will/may halt work until acceptance by the Customer and rescheduling of the integration effort is agreed upon.
6. Rescheduling and redeployment of ACP CreativIT technicians due to unacceptable site preparation may cause scheduling delays of up to 10 business days.
7. There is ready access to the building / facility and the room(s) for equipment and materials.
8. There is secure storage for equipment during a multiple-day integration.
9. If Customer furnished equipment and existing cabling is to be used, ACP CreativIT assumes that these items are in good working condition at this time and will integrate into the designed solution. Any repair, replacement and/or configuration of these items that may be necessary will be made at an additional cost.
10. All Network configurations including IP addresses are to be provided, operational and functional before ACP CreativIT integration begins. ACP CreativIT will not be responsible for testing the LAN connections.
11. Cable or Satellite drops must be in place with converter boxes operational before the completion of integration. Any delay resulting in extra work caused by late arrival of these items will result in a change order for time and materials.
12. Document review / feedback on drawings / correspondence will be completed by the Customer within two business days (unless otherwise noted)
13. The documented Change Control process will be used to the maximum extent possible – the Customer will have an assigned person with the authority to communicate/approve project Field Directed Change Orders and Contract Change Orders
14. In developing a comprehensive proposal for equipment and integration services ACP CreativIT's Account Managers and Engineering teams must make some assumptions regarding the physical construction of your facility, the availability of technical infrastructure and site conditions for installation. If any of the conditions we have indicated in the site survey form are incorrect or have changed for your particular project or project site, please let your Sales representative know as soon as possible. Conditions of the site found during integration effort which are different from those documented may have an effect on the price of the system solution, integration or services. To ensure that you have an accurate proposal based on your facility and specific to the conditions of your project, please review all project documentation carefully.

Customer Responsibilities

Customer, at its expense, shall:

- A. Provide employees or agents of ACP CreativIT LLC:
 - reasonable access to the premises and facilities
 - suitable and easily accessible floor space that's close to the project area
 - necessary power and grounding
 - an environment that prevents equipment from over-heating and/or exposure to moisture
 - floor plans
 - any other information as needed
- B. Communicate all project related issues with ACP CreativIT LLC in a timely basis such that the project timeline is not imperiled.
- C. Provide all required licensing and software needed to ensure the timely backup of data as well as protection from viruses and other

due to the tariffs. Any change in price will be clearly communicated prior to the order being placed with our distributors. We appreciate your patience and understanding as this situation plays out.

Terms

Consulting

% to be Pre-Paid:
% to be Paid n/30:
% Special Terms:

Product

% to be Pre-Paid:
% to be Paid n/30:
% Special Terms:

Labor

% to be Pre-Paid (from b
% to be Paid n/30:
% Special Terms:

Change Management

ACP CreativIT LLC will review change requests to this Statement of Work by you. As part of this review, ACP CreativIT LLC will prepare a Change Order (available upon request) that documents the request and, if applicable, any impact on the project schedule and pricing. ACP CreativIT LLC will incorporate the change into the project schedule and scope of work upon receipt of your signed Change Order. Changes requested can affect the implementation schedule and services quoted. The following personnel at your company are authorized to make change orders:

Name

Title

Name

Title

Planned Down Time

ACP CreativIT LLC will provide prior notice of any necessary system outages during the implementation. In case of unforeseen issues during the installation and cutover, ACP CreativIT LLC will make every effort to minimize any interruption.

Testing

ACP CreativIT LLC will verify that the system and features meet the customer’s expectations, as laid out in this document. This includes ensuring that the present functionality of the system is still available unless directed otherwise.

First day of Service

On the first day of service, ACP CreativIT LLC will be available for the customer to discuss questions or issues they may have. We will document all issues and work quickly to resolve them.

Return Policies

We strive to provide our customers with the highest level of service possible. From first visit to order delivery and installation, we want you to be completely satisfied with your experience.

Unless specified, the manufacturer's product warranty does not cover the labor to fix defective product(s).

Unless specified otherwise, all products are covered by the manufacturer's warranty. Please identify any concerns that you have within 30 days of the invoice date. Any issues after the first 30 days will be subject to the restrictions and limitations imposed by our vendors.

All cancelled orders/returns are subject to a 15% restocking fee. Opened software is not returnable. Special order/non-stock items may not be returnable or may be subject to a higher restock fee. Vendor approval will be required prior to the return of opened hardware.

Defective hardware may be returned for exchange only. Support blocks are non-refundable. Refund checks will be mailed.

A RETURN AUTHORIZATION ("R.A") REQUEST must be placed by filling out our online Return Authorization Request and is required for ALL returns. (Go to www.cccp.com and click on the Return Authorization Request Form link under Policies & Terms.). You will get a response within 48 hours of your request. Merchandise must be returned within 7 days of the issuance of the R.A.

Please do not write on original packaging or boxes. In addition, save all boxes and packing material as they are required for returns/rebates and repairs.

ACP CreativIT LLC inspects all returns and reserves the right to return merchandise that does not meet manufacturers return authorization criteria.

If you have additional questions, please email returns@cccp.com.

Programming

Programming performed by ACP CreativIT LLC is subject to a limited warranty. ACP CreativIT LLC warrants that the physical medium on which this programming is located is free from defects and that the products impacted by this programming will perform as outlined in this SOW. This limited warranty is good for 60 days from the date of invoice. See Programming Addendum to the SOW if applicable.

Supply Chain

Many of the industries we serve are experiencing considerably longer-than-normal lead times due to COVID-19 related shortages in raw material, production material, semiconductor and microchips, as well as other supply chain issues. As a result of these issues, equipment, material lead times and prices of products we use in the design of projects and customer proposals are subject to change, and may unexpectedly be discontinued without notice. ACP CreativIT/Camera Corner Connecting Point is not responsible for any hardship to our customers caused by these issues, though we will work diligently with the customer and our vendor partners to resolve these issues as quickly and as cost effectively as possible.

Disclaimers and Limitations of Liability

ACP CreativIT LLC WILL NOT UNDER ANY CIRCUMSTANCES BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, PROPERTY DAMAGE, LOST TIME, LOSS OF USE OF ANY EQUIPMENT OR ANY OTHER DAMAGES RESULTING FROM THE BREAKDOWN OR FAILURE OF ANY EQUIPMENT OR FROM DELAYS IN SERVICING OR THE INABILITY TO RENDER SERVICE ON ANY EQUIPMENT. ACP CreativIT LLC LIABILITY FOR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, ACP CreativIT LLC NEGLIGENCE OR INSTALLATION OF DEFECTIVE PARTS OR COMPONENTS, WHETHER OR NOT SUCH DEFECT WAS KNOWN OR DISCOVERABLE, SHALL NOT EXCEED THE ACTUAL PRICE PAID TO ACP CreativIT LLC BY CLIENT FOR THE EQUIPMENT OR PARTS, WHICHEVER IS LESS.

Contact for Service

When you need to place a service call to ACP CreativIT LLC, please call us at (920) 438-0333. We will take your name, a brief description of the trouble, and a call back number. We will then contact one of our qualified associates to follow up on your request.

Statement of Confidentiality

This Statement of Work and proposal is the proprietary and confidential property of ACP CreativIT LLC. By accepting possession of this document, the company named in this document agrees to keep the contents in confidence and not to use, duplicate, or disclose for any purpose other than the purpose of evaluating ACP CreativIT LLC ability to provide the services herein, unless otherwise agreed to in writing by ACP CreativIT. On request by ACP CreativIT, the company named in this document agrees to return the copies of the Statement

of Work to ACP CreativIT, together with the other materials supplied by ACP CreativIT.

Non-Solicitation of Personnel

Client agrees not to solicit, directly or indirectly (through individuals, subsidiaries, holding companies, partnerships, subcontractors, employment agencies or any other financially related firms), nor to tender an offer for employment nor place on their payrolls any present ACP CreativIT LLC employee who becomes known to Client in connection with the proper performance of this Agreement during the term of this Agreement and for a period of one (1) year after its termination. In the event Client hires or contracts with a ACP CreativIT LLC employee in violation of the terms of this paragraph, the Client agrees to pay ACP CreativIT LLC as liquidated damages, and not as a penalty, an amount equal to one half of the employee’s annual compensation, including but not limited to wages, bonuses and fringe benefits.

Post Installation Review

ACP CreativIT LLC wants to get your feedback to understand how we could serve you better, and improve our relationship with you. We may also ask for referrals or testimonials. Please feel free to contact us with any questions you may have.

Approval for Acceptance and Authorization of Project Completion

ACP CreativIT LLC will work with you to resolve any problems and answer any questions you have regarding the system implementation. Your signature of acceptance will be asked for upon completion of the project.

Approval for Contact Information/Logo Placement

ACP CreativIT LLC will place our logo and contact information on a 1U blank rack panel to provide you convenient contact information.

Approval for Pictures of Completed Project

ACP CreativIT LLC may take pictures of the equipment upon completion of the project. They will be primarily used to document the installation work and reference in the future if design changes or troubleshooting is required. Your signature of acceptance will be asked for upon completion of the project.

Other Approvals

Throughout this project, ACP CreativIT LLC may provide the customer with other documents requiring approval before we begin a particular phase of the project. Such documents are addendums of this document and are subject to all of the same guidelines stated in this document. A non-exhaustive list of examples would include a Programming Addendum to the SOW and a Custom Plate Addendum to the SOW.

Subcontractors

ACP CreativIT LLC may use subcontractors to assist on this project. All work by subcontractors will be directed and/or supervised by ACP CreativIT LLC staff. Tasks that subcontractors may be utilized for include the following:

- Low voltage cabling – including Cat. 6 cabling
- Conduit and raceway work as required
- Physical installation of devices and equipment

Remote Access

Unless specifically directed otherwise, ACP CreativIT LLC will install TeamViewer software on the any provided servers and create a ACP CreativIT LLC account on the system. This access will be used to facilitate service and repair issues as well as programming changes as directed by the owner.

Acceptance and Authorization of SOW

IN WITNESS WHEREOF, the parties hereto each acting with proper authority Accept this Statement of work

Project Name: Council Chambers - Audio Upgrade

<u>Blaine Wing</u> Customer Printed Full Name	<u>David Lupa</u> ACP CreativIT LLC Acct Rep Full Name	<u>Stuart Soifer</u> ACP CreativIT LLC Engineer Full Name
<u>City Administrator</u> Title	<u>Account Manager</u> Title	<u>Designer</u> Title
_____ Signature	_____ Signature	_____ Signature
_____ Date	_____ Date	_____ Date

An authorized signature on this document acknowledges that the customer has read our Return Policy located on the Company Info page of the ACP CreativIT LLC website www.cccp.com.

After all parties have signed, please provide original to customer and a copy to ACP CreativIT LLC.

Acceptance and Authorization of Project Completion

IN WITNESS WHEREOF, the parties hereto each acting with proper authority Accept this Statement of work

Project Name: Council Chambers - Audio Upgrade

<u>Blaine Wing</u> Customer Printed Full Name	<u>David Lupa</u> ACP CreativIT LLC Acct Rep Full Name	<u>Stuart Soifer</u> ACP CreativIT LLC Engineer Full Name
<u>City Administrator</u> Title	<u>Account Manager</u> Title	<u>Designer</u> Title
_____ Signature	_____ Signature	_____ Signature
_____ Date	_____ Date	_____ Date

Can we use you as a reference or testimonial for the work just completed? Yes _____ No _____

If no, may we ask why?

After all parties have signed, please provide original to customer and a copy to ACP CreativIT LLC.



Agenda Memo

Crest Hill, IL

Meeting Date:	February 2, 2026
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	A Resolution for a Professional Services Agreement for a PFAS Treatment Equipment and Pilot Testing Study by and Between the City of Crest Hill, Will County, Illinois and Strand and Associates, Inc. in the amount of \$10,000.00.

Summary: At the city's October 27th workshop meeting staff presented potential short-term solutions to control PFAS levels in the city's water supply until the City receives the Lake Michigan Water. Five alternatives were presented along with timelines for implementation and cost comparison. The council made a decision to begin reducing and eliminating the contribution from selected wells with higher PFAS reading under a 24-hour operation (Alternative 1). Staff along with the city's water operators were directed to begin working on a plan to eliminate or reduce the use of affective wells. It is anticipated that this elimination of wells will begin in spring of 2026.

As part of this work the city will continue to test for PFAS at different times of the year to make sure that PFAS levels are being reduced due to the elimination or blending of the water supplies from each well.

The council also directed staff to begin discussion on Alternative 2 Treatment System (Granular Activated Carbon) at selected well locations. Staff work with Strand and Associates to prepare a scope of work to coordinate with the IEPA to develop and complete a pilot program for a Granular Activated Carbon system and prepared a request for proposal (RFP) from Vendors to provide the equipment and perform testing based on required testing criteria.

The consultant's scope of work is as follows:

- Perform field reviews to determine the feasibility to perform the testing at Wells 7 and 10.
- Work with the IEPA to determine the required pilot testing criteria.
- Prepare an RFP that will set the parameters of the selected Vendor or Vendors to complete the pilot study. This RFP will include

- Project background and objectives
- Pilot experiment and scope and performance metrics.
- City Submittal and selection process.
- City's required safety standards.
- Specifications and quantity of brands of granular activated carbon media.

The city will solicit at least three vendors to submit for this RFP.

If council approves a pilot program it will take approximately a year to complete once a vendor is in place.

Engineering services during the time of the pilot program has not been negotiated, but will be once the details of the pilot program are known. Once the scope and fee are determined an agreement will be presented to the City Council for review and approval.

Recommended Council Action: A Resolution for a Professional Services Agreement for a PFAS Treatment Equipment and Pilot Testing Study by and Between the City of Crest Hill, Will County, Illinois and Strand and Associates, Inc. in the amount of \$10,000.00.

Financial Impact:

Funding Source: Water Fund (07-06-5330)

Budgeted Amount: \$115,000.00

Cost: 10,000.00

Attachments:

Resolution-Strand Pilot Study

Exhibit A-Agreement for General Services PFAA Treatment Equipment and Pilot Testing Services.

Ulm_Crest Hill_PFAS Treatment Evaluation_20251027.v2

RESOLUTION NO. _____

A RESOLUTION FOR A PROFESSIONAL SERVICES AGREEMENT FOR A PFAS TREATMENT EQUIPMENT AND PILOT TESTING STUDY BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS AND STRAND ASSOCIATES, INC IN THE AMOUNT OF \$10,000.00

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

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

WHEREAS, Strand Associates, Inc. (the “COMPANY”), is an entity that is in the business of providing design engineering services, including preparation of a request for proposals and creation and coordination of PFAS pilot study for granular activated carbon, and all collateral work (the “Services”); and

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

WHEREAS, City Staff have negotiated an AGREEMENT FOR PFAS Treatment Equipment and Pilot Testing Study (the “Agreement”) with the Company for the purposes of engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

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

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

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

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

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of this Agreement (Exhibit A) in the amount of 10,000.00 are fair,

reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Agreement, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Agreement with the Company.

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

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

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

[Intentionally Blank]

PASSED THIS 2ND DAY FEBUARY, 2026.

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

APPROVED THIS 2ND DAY OF FEBRUARY, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A



Exhibit A

Strand Associates, Inc. Item 1.
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

January 27, 2026

City of Crest Hill
2090 Oakland Avenue
Crest Hill, IL 60403

Attention: Mr. Blaine Wing, City Administrator

Re: Agreement for General Services
Per-and Polyfluoroalkyl Substances (PFAS) Treatment Equipment and Pilot Testing Services

This is an Agreement between the City of Crest Hill, Illinois, hereinafter referred to as OWNER, and Strand Associates, Inc.[®], hereinafter referred to as ENGINEER, to provide engineering services (Services) for the PFAS Pilot Experiment process at Wells No. 7 and No. 10. This Agreement shall be in accordance with the following elements.

Scope of Services

ENGINEER will provide the following Services to OWNER.

1. Review the Wells No. 7 and No. 10 sites for pilot testing.
2. Communicate with the Illinois Environmental Protection Agency (IEPA) and up to three potential PFAS pilot equipment vendors (Vendors) including Desotec US, LLC; Atec Water Systems, LLC; and Water Surplus, Inc. regarding pilot testing criteria.
3. Gather and review product data sheets for each Vendor's pilot testing equipment and summarize the general pilot design criteria and OWNER's spatial site constraints.
4. Prepare a request for proposal (RFP) that includes:
 - a. Project background and objectives.
 - b. Pilot experiment scope and performance metrics.
 - c. OWNER's submittal and selection process.
 - d. OWNER's safety standards.
 - e. Specifications and quantity of brands of granular activated carbon media.
5. Review the RFP with OWNER and submit to the IEPA for concurrence.
6. Distribute the RFP to the three Vendors. Respond to Vendor inquiries during the proposal period.
7. Review proposals from Vendors.
8. Participate in a proposal review meeting with OWNER. OWNER shall select and hire its preferred Vendor.

TDH:\df\R:\JOL\Documents\Agreements\C\Crest Hill, IL\Pilot Testing,2025\Agr\3894.082.docx

City of Crest Hill, Illinois
Page 2
January 27, 2026

Service Elements Not Included

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

1. Additional Site Visits and/or Meetings: Additional OWNER-required site visits or meetings.
2. Bidding- and Construction-Related Services: Any services involved in performing bidding- and construction-related services.
3. Drawings and Specifications: Design services including drawings and specifications.
4. PFAS Testing Assistance: Any services related to PFAS testing assistance.
5. Pilot Testing Report: Review of any reports from Vendors or the IEPA.
6. Preparation for and/or Appearance in Litigation on Behalf of OWNER: Any services related to litigation.

Compensation

OWNER shall compensate ENGINEER for Services under this Agreement on an hourly rate basis plus expenses an estimated fee of \$10,000.

Expenses incurred such as those for travel, meals, printing, postage, copies, computer, electronic communication, and long distance telephone calls will be billed at actual cost plus ten percent.

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

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

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

Schedule

Services will begin upon execution of this Agreement, which is anticipated the week of February 5, 2026. Services are scheduled for completion on April 5, 2026.

Standard of Care

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

City of Crest Hill, Illinois
Page 3
January 27, 2026

OWNER's Responsibilities

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

Changes

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

Extension of Services

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

City of Crest Hill, Illinois
Page 4
January 27, 2026

Payment

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

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

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

Termination

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

Data Provided by Others

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

Third-Party Beneficiaries

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

Dispute Resolution

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

Report Criteria:

Detail report type printed
[Report].Check Issue Date = 01/25/2026,02/03/2026

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
26	Aflac	724682	Janu AFLAC 01-2026	01/26/2026	3,929.55	3,929.55	25778	02/03/2026	126	01002439
Total 26:					3,929.55	3,929.55				
53	Amalgamate	L175735	Mar IEPA EAST PLANT PRI	01/16/2026	114,631.18	114,631.18	25782	02/03/2026	126	30006105
		L175735	Mar IEPA EAST PLANT INT	01/16/2026	15,367.18	15,367.18	25782	02/03/2026	126	30006205
Total 53:					129,998.36	129,998.36				
68	American Wa	SO278904	3 MEMBERSHIP DUES -	12/19/2025	89.00	89.00	25784	02/03/2026	126	07075341
		SO279374	3 RENEWAL MEMBERSH	12/19/2025	89.00	89.00	25784	02/03/2026	126	07065341
Total 68:					178.00	178.00				
82	Vestis	6030485471	UNIFORMS FOR STP	01/14/2026	24.45	24.45	25852	02/03/2026	126	07075344
		6030485471	UNIFORMS FOR WATE	01/14/2026	13.12	13.12	25852	02/03/2026	126	07065344
		6030487499	UNIFORMS FOR STP	01/21/2026	24.45	24.45	25852	02/03/2026	126	07075344
		6030487499	UNIFORMS FOR WATE	01/21/2026	13.12	13.12	25852	02/03/2026	126	07065344
Total 82:					75.14	75.14				
102	AT&T 831-00	0112721114	FIBER NETWORK PW	01/19/2026	2,503.11	2,503.11	25785	02/03/2026	126	01105350
Total 102:					2,503.11	2,503.11				
103	AT&T 831-00	7441931117	INTERNET & PHONE S	01/19/2026	176.49	176.49	25786	02/03/2026	126	07065350
Total 103:					176.49	176.49				
187	Christopher	207431	DESIGN-CATON FARM	01/09/2026	6,197.50	6,197.50	25790	02/03/2026	126	05005330
		207432	THEODORE RETAININ	01/09/2026	1,895.43	1,895.43	25790	02/03/2026	126	13005330
		207433	DESIGN-MCGILVERY A	01/09/2026	3,106.25	3,106.25	25790	02/03/2026	126	05005330
		207434	KNAPP DR TRAFFIC S	01/09/2026	19,497.50	19,497.50	25790	02/03/2026	126	13005330
		207435	DESIGN SERVICES FO	01/09/2026	7,633.27	7,633.27	25790	02/03/2026	126	12007602
		207436	2026 STREET PROGR	01/09/2026	1,225.00	1,225.00	25790	02/03/2026	126	13005330
		207437	HILLCREST WATER M	01/09/2026	30,575.00	30,575.00	25790	02/03/2026	126	12007620
Total 187:					70,129.95	70,129.95				
192	Eric Bushong	Clothing Allo	FY 26 CLOTHING REIM	01/26/2026	108.24	108.24	25808	02/03/2026	126	01034107
		Clothing Allo	FY 26 CLOTHING REIM	01/26/2026	70.35	70.35	25808	02/03/2026	126	01034107
		Clothing Allo	FY 26 CLOTHING REIM	01/26/2026	265.16	265.16	25808	02/03/2026	126	01034107
Total 192:					443.75	443.75				
195	Concentric In	2401984.00	CONCENTRIC EXPEN	12/22/2025	24,090.27	24,090.27	25793	02/03/2026	126	07085301
Total 195:					24,090.27	24,090.27				
203	Construction	7657	HAULING SPOILS	10/20/2025	1,007.50	1,007.50	25794	02/03/2026	126	07065300
Total 203:					1,007.50	1,007.50				

Vendor Number	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
291	City of Joliet	958608	FLEET- FUEL DECEMB	01/09/2026	3,712.96	3,712.96	25791	02/03/2026	126	01075410
		958608	FLEET- FUEL DECEMB	01/09/2026	4,780.76	4,780.76	25791	02/03/2026	126	01075410
		958608	FLEET- FUEL DECEMB	01/09/2026	30.65	30.65	25791	02/03/2026	126	01075410
		958608	FLEET- FUEL DECEMB	01/09/2026	33.88	33.88	25791	02/03/2026	126	01075410
Total 291:					8,558.25	8,558.25				
327	ComEd 2395	December 20	2240345000	01/08/2026	257.19	257.19	25792	02/03/2026	126	07075353
		December 20	5129821222	01/08/2026	36.43	36.43	25792	02/03/2026	126	07075353
Total 327:					293.62	293.62				
382	Creative Pro	167184	DARE ITEMS	01/26/2026	1,084.21	1,084.21	25796	02/03/2026	126	01025402
Total 382:					1,084.21	1,084.21				
434	Ryan Dobczy	Meal Reimbu	MEAL EXPENSE-DOBC	01/15/2026	59.09	59.09	25839	02/03/2026	126	01025343
		Total 434:					59.09	59.09		
451	Dynergy 1266	December 20	ELECTRIC WELL #4	01/10/2026	919.77	919.77	25802	02/03/2026	126	07065353
		Feb-March 2	ELECTRIC WELL #4	01/10/2026	1,404.63	1,404.63	25802	02/03/2026	126	07065353
Total 451:					2,324.40	2,324.40				
452	Dynergy 6760	December 20	EAST PLANT ELECTRI	01/10/2026	10,738.87	10,738.87	25805	02/03/2026	126	07085353
Total 452:					10,738.87	10,738.87				
454	Dynergy 0817	December 20	WELL #11 ELECTRIC	01/10/2026	3,153.40	3,153.40	25800	02/03/2026	126	07065353
Total 454:					3,153.40	3,153.40				
455	Dynergy 0098	December 20	WELL #10 ELECTRIC	01/10/2026	2,010.38	2,010.38	25798	02/03/2026	126	07065353
Total 455:					2,010.38	2,010.38				
457	Dynergy 6385	December 20	WELLS 9 AND 12 ELEC	01/10/2026	2,671.41	2,671.41	25804	02/03/2026	126	07065353
Total 457:					2,671.41	2,671.41				
458	Dynergy 0906	December 20	WELL #7 ELECTRIC	01/10/2026	2,244.46	2,244.46	25801	02/03/2026	126	07065353
Total 458:					2,244.46	2,244.46				
459	Dynergy 1656	December 20	WELL 8 ELECTRIC	01/10/2026	3,677.13	3,677.13	25803	02/03/2026	126	07065353
		Feb-March 2	WELL 8 ELECTRIC	01/10/2026	1,549.37	1,549.37	25803	02/03/2026	126	07065353
Total 459:					5,226.50	5,226.50				
461	Dynergy 0425	December 20	WELL 1 ELECTRIC	01/10/2026	2,963.92	2,963.92	25799	02/03/2026	126	07065353
Total 461:					2,963.92	2,963.92				
479	Elliott Electric	32161	INSTALLED NEW EATO	10/29/2025	5,780.00	5,780.00	25807	02/03/2026	126	07085366

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 479:					5,780.00	5,780.00				
605	Gordon Flesc	IN15460530	GORDON FLESCH MAI	01/20/2026	112.65	112.65	25812	02/03/2026	126	01165300
Total 605:					112.65	112.65				
610	Grainger	9799102822	FAN FILTERS	01/21/2026	38.50	38.50	25813	02/03/2026	126	07085366
Total 610:					38.50	38.50				
640	Hawkins Inc	7306200	WATER CHEMICALS	01/12/2026	7,547.99	7,547.99	25815	02/03/2026	126	07065421
		7308468	SULFUR DIOXIDE & C	01/15/2026	285.00	285.00	25815	02/03/2026	126	07085421
		7308468	SULFUR DIOXIDE & C	01/15/2026	285.00	285.00	25815	02/03/2026	126	07065421
Total 640:					8,117.99	8,117.99				
664	Highland Plu	17833	FURNISHED LABOR A	01/24/2026	3,479.85	3,479.85	25816	02/03/2026	126	07065361
Total 664:					3,479.85	3,479.85				
750	Illinois Phleb	2575	PHLEBOTOMY SERVIC	01/20/2026	425.00	425.00	25817	02/03/2026	126	01025310
Total 750:					425.00	425.00				
820	Joliet Townsh	January 2026	ANIMAL CONTROL SE	01/26/2026	1,250.00	1,250.00	25818	02/03/2026	126	01105300
Total 820:					1,250.00	1,250.00				
826	JP Morgan C	APA A. Ghaz	APA MEMBERSHIP FO	12/15/2025	104.00	104.00	464	01/25/2026	1225	01165300
		Chewy Dece	K9 EXPENSE	12/18/2025	96.09	96.09	464	01/25/2026	1225	01025346
		Comcast 025	COMCAST WSTP	12/12/2025	379.91	379.91	464	01/25/2026	1225	07085301
		Comcast 055	COMCAST POLICE	01/09/2026	254.41	254.41	464	01/25/2026	1225	01025300
		Comcast 060	COMCAST WELL #10	12/21/2025	250.23	250.23	464	01/25/2026	1225	07065301
		Firewater BB	GIFT CARD	12/11/2025	103.00	103.00	464	01/25/2026	1225	01108001
		GLOCK Prof	TRAINING-MACHUGA	12/12/2025	300.00	300.00	464	01/25/2026	1225	01025341
		Houbolt Roa	FLEET TOLLWAY EXPE	12/17/2025	95.00	95.00	464	01/25/2026	1225	01075300
		IACP D. Rea	MEMBERSHIP RENEW	01/08/2026	220.00	220.00	464	01/25/2026	1225	01025345
		ICSC 2026	ICSC REGISTRATION F	12/15/2025	175.00	175.00	464	01/25/2026	1225	01165324
		IPass Replen	FLEET- IPASS REPLEN	01/09/2026	40.00	40.00	464	01/25/2026	1225	01075300
		IPass Unpaid	FLEET- IPASS PAYMEN	01/09/2026	17.10	17.10	464	01/25/2026	1225	01075300
		IPass Unpaid	FLEET- TOLLWAY FEE	12/22/2025	11.80	11.80	464	01/25/2026	1225	01075300
		IPass Unpaid	FLEET- IPASS PAYMEN	01/09/2026	5.70	5.70	464	01/25/2026	1225	01075300
		K9&K Fraud	K9 ITEMS	10/20/2025	485.00	485.00	464	01/25/2026	1225	01025346
		Mickeys Gyro	GIFT CARD	12/11/2025	75.00	75.00	464	01/25/2026	1225	01108001
		Microsoft G1	MICROSOFT SUBSCRI	12/13/2025	15.00	15.00	464	01/25/2026	1225	07085301
		Microsoft G1	MICROSOFT SUBSCRI	01/10/2026	8.40	8.40	464	01/25/2026	1225	07085301
		Morning Deli	GIFT CARD	12/11/2025	50.00	50.00	464	01/25/2026	1225	01108001
		Nivie Technol	COUNCIL CHAMBERS	12/30/2025	440.86	440.86	464	01/25/2026	1225	01045360
		Phius Allianc	PHIUS ALLIANCE MEM	12/15/2025	185.00	185.00	464	01/25/2026	1225	01165300
		Potsolve 893	POTSOLVE	01/16/2026	210.54	210.54	464	01/25/2026	1225	07085301
		PSI Exams C	DRONE CERTIFICATIO	12/17/2025	175.00	175.00	464	01/25/2026	1225	01025341
		PSI Exams D	DRONE CERTIFICATIO	12/17/2025	175.00	175.00	464	01/25/2026	1225	01025341
		Sopranos-1	GIFT CARD	12/12/2025	50.00	50.00	464	01/25/2026	1225	01108001
		Sopranos-2	GIFT CARD	12/12/2025	100.00	100.00	464	01/25/2026	1225	01108001
		Sumerce Dec	GIFT CARD FOR CHRI	12/11/2025	54.01	54.01	464	01/25/2026	1225	01108001
		The UPS Sto	POSTAGE	12/11/2025	53.43	53.43	464	01/25/2026	1225	07095322

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		The UPS Sto	POSTAGE	12/23/2025	71.29	71.29	464	01/25/2026	1225	07095322
		Urban Kitch	GIFT CARD	12/11/2025	51.94	51.94	464	01/25/2026	1225	01108001
		US Green BI	EDUCATION @ USGBC	12/15/2025	199.00	199.00	464	01/25/2026	1225	01165341
Total 826:					4,451.71	4,451.71				
827	Julie Inc	2026-0372	JULIE SERVICES	01/06/2026	3,480.75	3,480.75	25819	02/03/2026	126	01035318
Total 827:					3,480.75	3,480.75				
829	JX Enterprise	22382942P	FLEET- ALL TRUCKS,	01/16/2026	1,379.80	1,379.80	25820	02/03/2026	126	01075400
Total 829:					1,379.80	1,379.80				
846	Kimball Midw	104100221	NUTS AND SCREWS	01/16/2026	153.60	153.60	25821	02/03/2026	126	07085366
Total 846:					153.60	153.60				
958	Meade, Inc.	715288	CABLE LOCATE REQU	12/29/2025	223.57	223.57	25824	02/03/2026	126	01035300
Total 958:					223.57	223.57				
961	Menards	99600	WATER DEPARTMENT	01/13/2026	214.00	214.00	25825	02/03/2026	126	07065361
Total 961:					214.00	214.00				
973	Microbac Lab	C26000308	BIOMONITORING EAS	01/19/2026	1,672.25	1,672.25	25826	02/03/2026	126	07085306
Total 973:					1,672.25	1,672.25				
986	Allegra Joliet	142766	CHRISTMAS CARDS	11/24/2025	360.28	360.28	25781	02/03/2026	126	01015321
		142932	#10 REGULAR ENVEL	11/20/2025	285.38	285.38	25781	02/03/2026	126	07065401
Total 986:					645.66	645.66				
1003	Factory Moto	53-509818	FLEET- TPMS SENSOR	01/16/2026	174.76	174.76	25809	02/03/2026	126	01075400
		55-1046592	FLEET- TPMS SENSOR	01/16/2026	349.52	349.52	25809	02/03/2026	126	01075400
Total 1003:					524.28	524.28				
1058	Nicor 94-96-3	December 20	WSTP NICOR GAS	01/08/2026	179.65	179.65	25831	02/03/2026	126	07085350
Total 1058:					179.65	179.65				
1059	Nicor 39-52-5	December 20	WELL #10 NICOR	01/07/2026	73.99	73.99	25830	02/03/2026	126	07065350
Total 1059:					73.99	73.99				
1102	Ottosen DiNo	19144	LABOR / PERSONNEL	12/31/2025	1,836.00	1,836.00	25832	02/03/2026	126	01105302
Total 1102:					1,836.00	1,836.00				
1148	Physicians I	10225 17271	RANDOM DRUG SCRE	01/06/2026	474.00	474.00	25833	02/03/2026	126	01015300
Total 1148:					474.00	474.00				
1195	Quill LLC	47301090	KLEENEX	01/09/2026	17.58	17.58	25835	02/03/2026	126	01165401

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1195:					17.58	17.58				
1196	R&R Septic	26-0175	PUMP TRUCK TO MOV	01/21/2026	750.00	750.00	25836	02/03/2026	126	07085373
Total 1196:					750.00	750.00				
1237	Robinson En	26010214	RICH FOODS - PRETR	01/20/2026	301.25	301.25	25837	02/03/2026	126	07075330
Total 1237:					301.25	301.25				
1283	SEECO Con	5941	HILLCREST WATER M	12/30/2025	10,150.00	10,150.00	25840	02/03/2026	126	12007620
		5942	CATON FARM RD-EAS	12/30/2025	2,940.00	2,940.00	25840	02/03/2026	126	13005330
Total 1283:					13,090.00	13,090.00				
1366	Stewart Spre	4623	TRANSFER OF LIQUID	01/14/2026	4,194.12	4,194.12	25843	02/03/2026	126	07085373
Total 1366:					4,194.12	4,194.12				
1425	Third Millenni	33865	COCH UTILITY BILL RE	01/23/2026	1,734.48	1,734.48	25844	02/03/2026	126	07095321
Total 1425:					1,734.48	1,734.48				
1432	Ron Tirapelli	670493	FLEET- BATTERY INSU	01/08/2026	131.28	131.28	25838	02/03/2026	126	01075400
		670681	FLEET- UNIT #43 REAR	01/13/2026	1,568.75	1,568.75	25838	02/03/2026	126	01075361
Total 1432:					1,700.03	1,700.03				
1452	TransUnion	306605-2025	TRANSUNION	01/01/2026	728.85	728.85	25845	02/03/2026	126	01025310
Total 1452:					728.85	728.85				
1502	Underground	078150	NUTS/DISCS	01/12/2026	105.00	105.00	25846	02/03/2026	126	01035400
		078268	REPAIR CLAMPS	01/26/2026	328.00	328.00	25846	02/03/2026	126	07065430
Total 1502:					433.00	433.00				
1503	Uni-Max Man	5651	JANITORAL SERVICES	01/15/2026	2,060.00	2,060.00	25847	02/03/2026	126	01045300
Total 1503:					2,060.00	2,060.00				
1515	Unlimited Gr	127941	RENTAL INSPECTION	01/22/2026	550.00	550.00	25848	02/03/2026	126	01165401
Total 1515:					550.00	550.00				
1521	USABlueBoo	INV0093101	WATER LAB SUPPLIES	01/12/2026	655.08	655.08	25849	02/03/2026	126	07065420
		INV0093373	STP LAB SUPPLIES	01/14/2026	201.10	201.10	25849	02/03/2026	126	07085420
		INV0093484	WATER LAB SUPPLIES	01/14/2026	392.09	392.09	25849	02/03/2026	126	07065420
Total 1521:					1,248.27	1,248.27				
1529	Utility Service	641479	FILTER SERVICES PE	01/21/2026	4,300.00	4,300.00	25850	02/03/2026	126	07065362
Total 1529:					4,300.00	4,300.00				
1563	VSP of Illinois	824438798 F	VSP-02-2026	01/17/2026	438.09	438.09	25854	02/03/2026	126	01002438

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1563:					438.09	438.09				
1629	Work Zone S	69192	BRACKETS	01/05/2026	575.00	575.00	25857	02/03/2026	126	01035400
Total 1629:					575.00	575.00				
1653	A Zoo to You	4167 NNO 2	ZOOS ARE US, INC	01/20/2026	837.00	837.00	25858	02/03/2026	126	01025402
Total 1653:					837.00	837.00				
1745	Bannon Exter	16139	QUARTERLY EXTERMI	01/21/2026	195.00	195.00	25788	02/03/2026	126	01045400
Total 1745:					195.00	195.00				
1879	Nicor 24-47-6	December 20	NICOR MONTHLY STAT	01/07/2026	910.20	910.20	25829	02/03/2026	126	01105350
Total 1879:					910.20	910.20				
1880	Nicor 17-28-8	December 20	POLICE DEPARTMENT	01/07/2026	897.92	897.92	25828	02/03/2026	126	01105350
Total 1880:					897.92	897.92				
1914	AT&T 831-00	0807340112	ETHERNET NETWORK	01/07/2026	1,333.64	1,333.64	25787	02/03/2026	126	01065350
Total 1914:					1,333.64	1,333.64				
1924	V3 Companie	11125392	DIVISION PROFESSIO	12/09/2025	1,897.90	1,897.90	25851	02/03/2026	126	35005330
Total 1924:					1,897.90	1,897.90				
1948	Motorola Sol	8230553535	MOTOROLA SOLUTIO	01/06/2026	641.02	641.02	25827	02/03/2026	126	01065301
		8282261761	MOTOROLA SOLUTIO	01/07/2026	152.00	152.00	25827	02/03/2026	126	01025310
Total 1948:					793.02	793.02				
1950	Pure Water P	2314140	WATER FOR ELROSE	12/22/2025	65.00	65.00	25834	02/03/2026	126	01045401
		2314140	PAPER STATEMENT F	12/22/2025	3.00	3.00	25834	02/03/2026	126	01035401
		2358487	WATER FOR STP	01/26/2026	65.00	65.00	25834	02/03/2026	126	07075401
Total 1950:					133.00	133.00				
1953	Amazon Capi	13QT-7FLG-	PHONE CASE	01/16/2026	14.18	14.18	25783	02/03/2026	126	01035401
		13QT-7FLG-	BINDER CLIPS	01/16/2026	13.98	13.98	25783	02/03/2026	126	01035401
		1G1Q-XKNQ	BUSINESS CARDS	01/14/2026	12.81	12.81	25783	02/03/2026	126	01025400
		1GT1-D6HG-	TOILET REPAIR	01/20/2026	32.78	32.78	25783	02/03/2026	126	07085366
		1GTF-NDVT-	SYRINGES	01/20/2026	284.99	284.99	25783	02/03/2026	126	07085420
		1H3G-RQ4J-	BATTERIES	01/13/2026	19.99	19.99	25783	02/03/2026	126	01025400
		1HNP-RKDD	SYRINGES	01/19/2026	14.99	14.99	25783	02/03/2026	126	07085420
		1JFK-137Q-	512 USB FLASH DRIVE	01/22/2026	81.58	81.58	25783	02/03/2026	126	01025400
		1LPQ-4FTQ-	MINI FRIDGE	01/13/2026	151.99	151.99	25783	02/03/2026	126	01035401
		1WQ1-KCYY	FLASHLIGHT FOR INS	01/16/2026	20.99	20.99	25783	02/03/2026	126	01165401
		1WQ1-KCYY	LENS WIPES	01/16/2026	9.96	9.96	25783	02/03/2026	126	01165401
		1WQ1-KCYY	HYGROMETER FOR IN	01/16/2026	51.00	51.00	25783	02/03/2026	126	01165401
		1YW4-GPGP	LASER POINTER FOR	01/12/2026	24.99	24.99	25783	02/03/2026	126	01105401
		1YXX-YCLP-	COMPUTER MOUSE	01/13/2026	24.99	24.99	25783	02/03/2026	126	01125401
		CM#1V9P-P	RETURN BINDER CLIP	01/16/2026	6.99-	6.99-	25783	02/03/2026	126	01035401

Vendor Number	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1953:					752.23	752.23				
1971	Graybar Fina	19704743	PHONE SYSTEM MON	01/26/2026	2,321.94	2,321.94	25814	02/03/2026	126	01105350
Total 1971:					2,321.94	2,321.94				
1977	AIS Inc	96602	ONSITE SUPPORT	01/13/2026	495.00	495.00	25779	02/03/2026	126	07085301
		96603	ONSITE SUPPORT	01/13/2026	78.50	78.50	25779	02/03/2026	126	07085301
Total 1977:					573.50	573.50				
1983	Cornwell Eng	016304-01-0	LAKE MICIGAN CORR	01/09/2026	9,865.09	9,865.09	25795	02/03/2026	126	07065332
Total 1983:					9,865.09	9,865.09				
1985	SpectrumVol	766858	Febr MONTHLY STATEMENT	02/01/2026	264.57	264.57	25842	02/03/2026	126	01105350
Total 1985:					264.57	264.57				
1992	Vissering Co	WSTP Pay A	WSTP PAY APP 36	01/08/2026	241,593.01	241,593.01	25853	02/03/2026	126	35007512
Total 1992:					241,593.01	241,593.01				
2052	Bryan Barnes	ACC of Shor	K9 EXPENSE-BARNES	01/22/2026	410.50	410.50	25789	02/03/2026	126	01025346
		NAPWDA 20	K9 EXPENSE-BARNES	01/09/2026	60.00	60.00	25789	02/03/2026	126	01025346
Total 2052:					470.50	470.50				
2060	ECOS Syste	1552	ECOS SYSTEMS	01/14/2026	2,490.00	2,490.00	25806	02/03/2026	126	01025400
Total 2060:					2,490.00	2,490.00				
2091	Lenny's Gas	5940	FLEET- VEHICLE WAS	01/08/2026	56.00	56.00	25810	02/03/2026	126	01075400
Total 2091:					56.00	56.00				
2145	Glenn Gehrke	Office Suppli	1099 ENVELOPES	01/26/2026	104.04	104.04	25811	02/03/2026	126	01125401
Total 2145:					104.04	104.04				
2158	Donna Stant	2026.149	AASL INTERPRETER 0	01/13/2026	150.00	150.00	25797	02/03/2026	126	01015300
Total 2158:					150.00	150.00				
2204	LocalGov Sta	2025-021 CH	DIRECTOR OF PUBLIC	12/16/2025	17,100.00	17,100.00	25822	02/03/2026	126	01105321
		2026-001 CH	RECRUITMENT	01/13/2026	2,500.00	2,500.00	25822	02/03/2026	126	01105321
Total 2204:					19,600.00	19,600.00				
2220	Aleksander S	Clothing Allo	FY 26 CLOTHING REIM	01/15/2026	252.23	252.23	25780	02/03/2026	126	01034107
Total 2220:					252.23	252.23				
2247	Service Printi	36973	WINTER NEWSLETTE	01/12/2026	316.00	316.00	25841	02/03/2026	126	01015321

Vendor Number	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 2247:					316.00	316.00				
2250	William Hern	Gas Reimbur	TRAINING TRAVEL REI	01/23/2026	94.12	94.12	25856	02/03/2026	126	01025342
		Gas Reimbur	HERNANDEZ-TRAVEL	01/04/2026	47.67	47.67	25856	02/03/2026	126	01025342
Total 2250:					141.79	141.79				
2252	William Bills	Clothing Allo	FY 26 CLOTHING REIM	01/07/2026	165.96	165.96	25855	02/03/2026	126	01034107
Total 2252:					165.96	165.96				
2254	Madelynn Mc	Gas Reimbur	TRAVEL REIMBURSEM	01/11/2026	41.09	41.09	25823	02/03/2026	126	01025342
Total 2254:					41.09	41.09				
Grand Totals:					<u>626,650.18</u>	<u>626,650.18</u>				

Report Criteria:

Detail report type printed

[Report].Check Issue Date = 01/25/2026,02/03/2026



Agenda Memo

Crest Hill, IL

Meeting Date: February 2, 2026
Submitter: City Clerk Christine Vershay-Hall
Department: Clerk’s Department
Agenda Item: Approval of The Renwick Club HOA to use the Community Room for their board meeting

Summary:

Stuart from The Renwick Club HOA would like to reserve the Community Room for their board meetings in 2026.

The meeting date is as follows: February 24, 2026. The meeting is from 6:00pm to 10:00pm.

Recommended Council Action:

Approval of The Renwick Club HOA to use the Community Room for their board meeting.

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

NA



Agenda Memo

Crest Hill, IL

Meeting Date:	February 2, 2026
Submitter:	Blaine Wing, City Administrator
Department:	Administration
Agenda Item:	Recommendations of New Finance & Negotiation Prep Committees

Summary: A few Council members have recently brought the ideas of some former committees to my attention and as we are getting into the 2026-27 budget season and will soon start preparing for negotiations, I feel now is a good time to discuss the addition of these committees.

I looked at the current makeup of the current committees and tried to balance the membership as well as match some interest and skills. My recommendations are just suggestions, but I truly feel that having these additional committees and direct input from two (2) council members on these important topics would be very valuable.

As a reminder, City Council is still responsible for approving policies and the City's budget. Additionally, in regard to negotiations, City Council is responsible for providing final direction to management and/or our labor attorney(s), guidance and approving CBAs and MOUs.

Recommended Council Action: Discussion and request for approval.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: None

Cost: Unknown

COMMITTEES/LIAISONS

- | | | |
|--|---------------------|--|
| 1) Beautification | | Alderman Scott Dyke
Alderman Angelo Deserio |
| 2) Economic Development | | Alderwoman Claudia Gazal
Mayor Ray Soliman |
| 3) Events Committee | | Alderwoman Claudia Gazal
Alderman Darrell Jefferson |
| 4) Veterans/Police Memorial | | Mayor Ray Soliman |
| 5) Lidice Memorial | | Aldersperson Tina Oberlin |
| 6) Lockport Township Park District Liaison | | Alderman Joe Kubal |
| 7) Forest Preserve District Liaison | | Alderman Nate Albert |
| 8) Wescom Liaison | | Mayor Ray Soliman |
| 9) Communications | | Aldersperson Tina Oberlin
Alderman Nate Albert |
| 10.) Finance* | Recommended: | Alderman Scott Dyke
Alderman Angelo Deserio |
| 11.) Negotiation Prep* | Recommended: | Alderman Mark Cipiti
Alderman Darrell Jefferson |

* = **Proposed New Committee.**

The purpose of the Finance Committee is to provide short- and long-term recommendations on financial matters of the City. This includes:

- Assisting with monitoring the budget and finance activities through review and discussion of financial reports;
- Assisting with the development of financial policies and making recommendations to the City Council and Treasurer;
- Reviewing the city's annual audited financial statements prior to acceptance by the City Council;
- Assisting with the development of rate structures and fee schedules for city services; and
- Assisting city staff in preparing recommendations for the fiscal year budget to be presented to the Council for review and approval.

The purpose of the Negotiation Prep Committee is to work with the City Administrator, Labor Attorney(s), and other staff to prepare for negotiations and to consult with the City's management team from time to time. The full City Council is still responsible for providing final direction, guidance and approving CBAs and MOUs.