



Regular City Council Meeting

Crest Hill, IL

April 07, 2025

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

Opening of Meeting:

Pledge of Allegiance

Roll Call

City Attorney:

Minutes:

- [1.](#) Approve the Minutes from the Regular Meeting Held on March 17, 2025
- [2.](#) Approve the Minutes from the Work Session Meeting Held on March 24, 2025

City Administrator:

- [3.](#) Approve an Extension to the MGT Impact Solutions, LLC., Agreement for Interim Public Works Position, Julius Hansen

Public Works Department:

- [4.](#) Approve an Agreement with Layne Christensen Company for Well 10 Emergency Work for an Amount not to Exceed \$80,000.00

Community Development:

- [5.](#) Approve an Independent Contractor Consulting Services Agreement with Ronald Mentzer
- [6.](#) Approval of Case Number SU-25-1-3-1 Request of A&D Storage Seeking a B-3 Special Use for a Self-Service Storage Facility, located at the Southwest Corner of Renwick Road & Borio Drive in Crest Hill, Illinois
- [7.](#) Approve an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoors Firing Ranges

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.

- [8.](#) Approve an Ordinance Granting Special Use Permits for a Non-Residential Planned Unit Development, an Indoor Institutional Use, and an Accessory Outdoor Firing Range (Governmental Training Purposes), Waiving Certain Planned Unit Development Submittal Requirements, and Approving Certain Planned Unit Development Exceptions

City Engineer:

- [9.](#) Approve a Notice of Intent to Award a Contract to Fer Pal Construction USA, LLC for the CIPP Water Main Rehabilitation, Phase 1 in the Amount of \$2,479,975.70 and Execute All Required Documents and Direct City Staff to have Strand Associates, Inc. Prepare the Full IEPA Submittal Package and Submit it to the IEPA for Approval

Mayor's Report:

Police Department:

City Clerk's Report:

City Treasurer's Report:

- [10.](#) Approval of the List of Bills Issued through March 23, 2025, in the Amount of \$3,432,278.32
11. Regular and Overtime Payroll from March 10, 2025, to March 23, 2025, in the Amount of \$255,275.23

Unfinished Business:

New Business:

Committee/Liaison Reports:

City Council Comments:

Public Comment:

Executive Session: If Called by Council for a Good Cause

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

Adjourn:

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 17, 2025

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

The Pledge of Allegiance was recited in unison. Mayor Soliman asked everyone to remain standing after the Pledge of Allegiance.

Mayor Soliman stated that Mr. Robert Churnovic passed away on March 6, 2025, at the age of ninety-eight. He was a Veteran of the United States Navy and served in WWII. He then thanked him for his service to his Country. He also commented that one of his sons was our former Mayor, Nick Churnovic. Robert was a well-respected citizen and businessperson of Crest Hill and the founder and owner of Churnovic & Sons Masonry and founder and owner of Joliet Glass Block Window Company. Mayor Soliman asked for a moment of silence in honor of Robert Churnovic and offered condolences to the family for their loss.

Roll call indicated the following present: Mayor Raymond Soliman, City Treasurer Glen Conklin, City Clerk Christine Vershay-Hall, Alderman Scott Dyke, Alderwoman Jennifer Methvin, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert.

Also present were: Interim City Administrator Tony Graff, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Community and Economic Development Director Patrick Ainsworth, Interim Public Works Director Julius Hansen, City Attorney Mike Stiff.

Absent were: Alderman Joe Kubal, Interim Human Resource Manager Dave Strahl, Interim Community Development Director Ron Mentzer, Building Commissioner Don Seeman.

Mayor Soliman stated that he received a text from Alderman Kubal, and he is excused from the meeting.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Work Session Meeting Held on February 24, 2025, for Council approval per the memo dated March 17, 2025.

(#1) Motion by Alderwoman Gazal seconded by Alderwoman Methvin, to Approve the Minutes from the Work Session Held on February 24, 2025, per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Mayor Soliman presented the minutes from the Regular Meeting Held on March 3, 2025, for Council approval per the memo dated March 17, 2025.

Alderman Cipiti commented that he reviewed that meeting, and he noticed there were some discussions and content that was left out of the minutes and asked the Clerk to review the meeting and new minutes added.

Clerk Christine Vershay-Hall commented that there were too many people talking at one time at several parts of the meeting. Alderman Cipiti commented that the part he was referring to was clear. Clerk Vershay-Hall asked Alderman Cipiti to send an email of what exactly he would like added.

(#2) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes with amendments from the Regular Meeting Held on March 3, 2025, per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Albert.

ABSENT: Ald. Kubal.

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

Mayor Soliman presented the minutes from the Work Session Meeting Held on March 10, 2025, for Council approval per the memo dated March 17, 2025.

(#3) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve the Minutes from the Work Session Held on March 10, 2025, per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

CITY ATTORNEY: Attorney Mike Stiff commented that he has no agenda items but is happy to answer any questions.

Alderwoman Gazal asked if he could clarify about the Council coming to a posted or not posted meeting. She then asked what the difference is if the Council sits together at the Memorial Day Ceremony compared to an IML Meeting that they all gather at? Attorney Stiff commented that if it is a social meeting or celebration that is not posted you need to be careful not to conduct city business as a quorum. The discussion of business, if there is a quorum, can be viewed as a violation of the Open Meetings Act since the celebration is not a posted meeting. He then commented that there should be no discussion of city business during those non-posted non-City Council meetings.

Alderwoman Gazal commented that she called to reserve seats at the Plan Commission meeting and there was a 'rumble' that she called and then the city attorney had to be contacted to make sure it was okay, which was a waste of taxpayer money. She then commented that it is no different as to when the mayor was being sworn-in and saved all the chairs in the front roll.

She then commented that she came to the meeting as a resident and an elected official and knows what she can and cannot do. She then commented that she is constantly being watched even to the point that the police had checked under the dais and had a search of the Chambers and kitchen. She asked for this to stop, she does not need all this attention.

CITY ADMINISTRATOR: Interim City Administrator Tony Graff gave an update on his memo the Council had received.

Community Development Update Items from Director Ainsworth:

- A. Lockport Township Fire District Training Facility Proposed Project: Planning Commission Meeting. The next step comes to the City Council Work Session meeting and then a City Council meeting.
- B. A & D Storage Resubmittal: Special Planning Commission Meeting is scheduled for the Public Hearing on Thursday, March 27, 2025, at 7 pm for this item only. The item will be on the future City Council Regular Session Agenda after Plan Commission action is taken.
- C. Old City Hall Property Update: The applicant is submitting a revised application for staff to review. There will be a request for an extension to the current Purchase and Sale Agreement from the buyer which will be reviewed by staff and presented to the city council for consideration. More information will be available as soon as more details are provided from the applicant/buyer. This will possibly be going to Plan Commission in the month of May.

STATEVILLE CORRECTIONAL CENTER – Capital Development Board – No Update

BL DUKE FIRE: B.L. Duke Fire Incident 11/1/2024: The Finance Director Glenn Gehrke is preparing an invoice for final review by City Attorney Stiff which will be delivered to BL Duke Scrap Metal Recycling Yard 2 Genstar Lane near Industry Avenue off Broadway Street (Unincorporated Will County).

Job Announcements: The following Job Announcements were posted, and the Interim HR Director reviewed the job descriptions and created updated announcements for the following positions (the announcements have been posted on the city web site).

- a. Building Inspector Announcement: A candidate interview is scheduled for the full-time position.
- b. City Administrator Search-MGT/GovHR Consulting Recruitment Services - The search has started with posting the job announcement with the deadline of March 17, 2025, to accept resumes. As of Friday 3/14/2025, Forty-five candidates have applied. MGT has reviewed their credentials, talked with twenty candidates, and did virtual interviews

with fifteen. Continue to perform background checks and references. Ryan Cotton will continue to do the same for any last-minute candidates between now and the deadline on Monday 3/17/2025. Still on track to provide the electronic books on Thursday, April 3rd. Ryan Cotton will be in person to discuss the council's interview invitations on Tuesday, April 8th, at the Special Work Session Meeting, Executive Session starting at 7:00 PM.

Water Meter Replacement Project – (ON-GOING) Non-Compliance property owners' appointments are progressing.

Places For Eating Tax – Delinquent Businesses: Additional citations will be issued. Legal options to seek monetary judgement for non-payment are being prepared to file civil actions. Additional Citations have been issued for non-payment and the hearing date is 3/19/2025. There are four citations issued.

West Sanitary Sewer Treatment Project – Nothing new to report, still on schedule for the plant to be completed in 2026 (60% Completed). Will keep everyone posted.

Department of Public Works Training - The training which is set up for Certified Flagger training on 3/17 in advance of the construction season will cost \$1300, conducted by Bartalone Safety Company as a recommendation by the city insurance provider. Additional training: Public Works attended OSHA required training on Trench and Excavation Competent Person Safety on Thursday 3/13/25.

State of Illinois Crime Lab/State Police Headquarters Project – State of Illinois Crime Lab/State Police Headquarters Project- UPDATE- Nothing New to Report.

City Website – CivicPLUS had an introduction meeting with the city team to begin the process for redesigning the City Web Site. CivicPLUS is our Web Site Host and offers this service with additional training for staff to keep the Web Site Fresh. As part of the next step there will be designs to review and these will be sent to the city council members and staff for feedback.

Alderman Jefferson asked if we are actively searching for a Human Resource Director and a Public Works Director? Interim Administrator Tony Graff commented that the last time it was discussed it was put on hold to focus on the City Administrator position.

Alderman Jefferson commented that there needs to be discussion is they are extending the contract for the Interim Administrator Tony Graff, since the last time it was only until February, and it is now March.

Attorney Stiff commented that his recollection of the MGT contract was once a term has been succeeded, it would renew automatically for two-week periods until terminated.

Alderwoman Gazal asked if the meeting will be posted for the Plan Commission meeting on March 27, 2025. Interim Administrator Tony Graff commented that when the

application is completed and reviewed it will be turned over to the Clerk's Office to be posted.

Alderman Cipiti asked if the annual performance evaluations are being done, since it is a piece of the budget process. Interim City Administrator Graff commented that the department heads have started the process and will be meeting with the employees and have been given the date of April 1, 2025, to start reviewing the evaluations.

City Treasurer Glen Conklin commented that the budget will allocate the higher end of the salary range, and it will be covered in the budget.

PUBLIC WORKS DEPARTMENT: Interim Public Works Director Julius Hansen requested Approval to Purchase 2 New Fluent Pumps (Contractor to Be Determined), the Transfer Pump (Contractor to Be Determined) and the Flow Meter (Contractor to Be Determined) at the East STP not to Exceed an Amount of \$175,000.00 per the memo dated March 17, 2025.

(#4) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, for Approval to Purchase 2 New Fluent Pumps (Contractor to Be Determined), the Transfer Pump (Contractor to Be Determined) and the Flow Meter (Contractor to Be Determined) at the East STP not to Exceed an Amount of \$175,000.00 per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Interim Public Works Director Julius Hansen requested to Approve a Change Order for Emergency Repair Work to the Iron Filter at Well 12 not to Exceed an Amount of \$65,000.00 per the memo dated March 17, 2025.

(#5) Motion by Alderperson Oberlin seconded by Alderwoman Methvin, to Approve a Change Order for Emergency Repair Work to the Iron Filter at Well 12 not to Exceed an Amount of \$65,000.00 per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Interim Public Works Director Julius Hansen requested Approval of Pay Request #26 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$372,032.50 per the memo dated March 17, 2025.

(#6) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, for Approval of Pay Request #26 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$372,032.50 per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Aldersperson Oberlin commented that in Fox Meadow Subdivision there was a sidewalk that went both directions onto the street and then the sidewalk was redone and they only replaced with one direction and when she asked about it, she was told because there was no sidewalk on the other side. However, if you go to the end of the road on the same street there are sidewalks done in both directions. She then commented that since the sidewalk is gone and the children getting on the bus are now going through the grass and it is a hazard, and she is concerned because the answer she received does not make sense.

City Engineer Ron Wiedeman commented that there were ADA requirements in why it was not replaced but he would be happy to have a conversation with Aldersperson Oberlin about this.

Alderman Dyke commented that residents on Oakland Avenue have contacted him regarding truck traffic coming through from Theodore Street and asked if the 'No Truck' sign could be switched to the post closer to Theodore? Interim Public Works Director Julius Hansen commented that he would take care of it.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Approve a Resolution Approving the Submittal of Illinois Water Supply Loan Program (PWSLP) Loan Application for the CIPP Water Main Rehabilitation Phase 1 Improvement per the memo dated March 17, 2025.

(#7) Motion by Alderwoman Gazal seconded by Aldersperson Oberlin, to Approve a Resolution Approving the Submittal of Illinois Water Supply Loan Program (PWSLP) Loan Application for the CIPP Water Main Rehabilitation Phase 1 Improvement per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Resolution #1292

City Engineer Ron Wiedeman requested to Approve an Ordinance Amending Title 13 (Water and Sewer), Chapter 13.04 (General Provisions), Chapter 13.18 (Water Connections) and Section 13.08.050 (Mandatory Sewer Connection) of the City of Crest Hill Code of Ordinances per the memo dated March 17, 2025.

(#8) Motion by Alderwoman Gazal seconded by Alderwoman Methvin, to Approve an Ordinance Amending Title 13 (Water and Sewer), Chapter 13.04 (General Provisions), Chapter 13.18 (Water Connections) and Section 13.08.050 (Mandatory Sewer Connection) of the City of Crest Hill Code of Ordinances per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

There being seven (7) affirmative votes, the MOTION CARRIED.
Ordinance #2013

Attorney Stiff commented that looking at the draft ordinance he noticed there is not a date for this to be effective. He mentioned that the staff was thinking April 1, 2025. He then commented that the Council needs to do a new motion to Approve the ordinance as written with the insert of April 1, 2025, as the effective date.

(#9) Motion by Alderwoman Gazal seconded by Alderwoman Methvin, to Approve an Ordinance Amending Title 13 (Water and Sewer), Chapter 13.04 (General Provisions), Chapter 13.18 (Water Connections) and Section 13.08.050 (Mandatory Sewer Connection) of the City of Crest Hill Code of Ordinances effective April 1, 2025, per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

There being seven (7) affirmative votes, the MOTION CARRIED.
Ordinance #2013

Attorney Stiff then commented that we have been calling this a 'tap-on fee,' but we cannot do that since this ordinance has changed the term to 'Equitable Connection Charge.'

COMMUNITY DEVELOPMENT: Economic & Community Development Director Patrick Ainsworth requested to Approve a Resolution Adopting the 2025 Zoning Map for the City of Crest Hill, Will County, Illinois per the memo dated March 17, 2025. Director Patrick Ainsworth commented that there were five changes to the map, and he then thanked the Clerk's Office for sending over the special uses, rezoning and planned unit development ordinances to Robinson Engineering.

(#10) Motion by Alderperson Oberlin seconded by Alderman Dyke, to Approve a Resolution Adopting the 2025 Zoning Map for the City of Crest Hill, Will County, Illinois per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

There being seven (7) affirmative votes, the MOTION CARRIED.
Resolution #1293

Alderman Dyke asked for an update on the Oakland Avenue bus lot. Director Patrick Ainsworth commented that a letter was sent out with the address that was on the County website, and it was returned and then the Clerk's Office notified another company that they thought might own it and it was the owner, and another letter was sent. He then commented that we are waiting on the business application to come back and once we receive it, we will do a business inspection to determine the appropriate use and make sure there is appropriate screening and fencing per our zoning ordinance.

Alderwoman Gazal asked if he was aware that New Uses business is closed, and a new business is coming into their location. Director Ainsworth commented that he is aware and has emailed the broker asking for a marketing brochure to verify what the new use would be, but it is a similar business, and we have not received the business application yet. Alderwoman Gazal commented that the new business would be selling cabinetry and flooring, and she is concerned about the amount of traffic since this is a very crowded area. She also commented that she feels we need to investigate this before approving this business. Director Ainsworth commented that when he receives the business license application, they will review the zoning to confirm if there are any concerns against the zoning code.

Alderwoman Gazal also commented that the former 'Big Lots' location is going to be a car supply store. Director Ainsworth commented that it is going to be O'Reily's Auto Parts Store, they have signed a lease and received their permits and are underway with construction.

Alderman Cipiti asked if there is any movement on the former Walgreens Store. Director Ainsworth commented that a couple of brokers have contacted him regarding that space wanting the owner's information. He commented that he had given the information of the owner, who is in California, to the broker and they have tried to contact that person but has been unsuccessful. Director Ainsworth commented that he is assuming there is still a rent payment being made from Walgreens on their lease agreement. Mayor Soliman commented that he believes that the Walgreens store had a lease agreement with that owner for two more years.

POLICE DEPARTMENT: Police Chief Ed Clark had no agenda items but wanted to remind everyone that they are having a Blood Drive on March 18, 2025, at the City Center, Community Room, from 8:00 a.m. until 2:00 p.m. It is with the American Red Cross and is a great cause.

MAYOR'S REPORT: Mayor Soliman requested Approval of a Proclamation Declaring the Month of March 2025 as Bleeding Disorder Awareness Month in the City of Crest Hill per the memo dated March 17, 2025. The Council read the Proclamation.

(#11) Motion by Alderman Albert seconded by Alderwoman Methvin, to Approve a Proclamation Declaring the Month of March 2025 as Bleeding Disorder Awareness Month in the City of Crest Hill per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Mayor Soliman stated that Jenny Moore, a Crest Hill resident, reached out to him for this awareness proclamation but she was unable to attend tonight's meeting because she is sick. Mayor Soliman then asked Jenny Moore if it was okay for the Council to read the proclamation and then she can come to the Council meeting on April 7, 2025, to announce more awareness of this disorder. He then commented that they have a son who has this disorder, and he attends Chaney-Monge School and had recently won third place in the D.A.R.E. poster contest.

Aldersperson Oberlin announced that March is also National Women's History Month.

Aldersperson Oberlin then commented that it was brought to her attention that the Class A Water Operator and Class 1 Sewage Operator, who signs all the permits for IEPA, is retiring and leaving the first week of June. She then asked why the Council was not informed of this since he let the city know a month ago.

Interim City Administrator Graff commented that he knows there was a conversation between him and Interim Public Works Director Julius Hansen, but they were waiting for the resignation letter regarding his retirement, and they have not received anything in writing from the employee. Interim Administrator Graff commented that they are working on a plan and once they have the official document, they will take official action.

Alderman Jefferson asked how much notice one must give before retiring. Interim Public Works Director Julius Hansen commented that there is no requirement for that. Aldersperson Oberlin commented that she believes he can retire at anytime now and he originally stated that he would stay until the plant was completed but after the conversation, she had with him, he is not staying, and he has let the city know.

CITY CLERK: City Clerk Christine Vershay-Hall commented that she had nothing to report and there were no questions of the clerk.

CITY TREASURER: City Treasurer Glen Conklin requested to Approve the List of Bills Issued Through March 17, 2025, in the Amount of \$1,882,828.90 per the memo dated March 17, 2025.

(#12) Motion by Alderwoman Methvin seconded by Aldersperson Oberlin, to Approve the list of bills issued through March 17, 2025, in the amount of \$1,882,828.90 for Council approval per the memo dated March 17, 2025.

On roll call, the vote was:

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

NAYES: None

ABSENT: Ald. Kubal.

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

City Treasurer Glen Conklin presented the Regular and Overtime Payroll from February 24, 2025, through March 9, 2025, in the amount of \$248,279.92 per the memo dated March 17, 2025.

Treasurer Conklin commented that the Council can expect the draft budget in their email by Thursday, March 20, 2025, and if you have any questions, please put that in writing via email and they will address them.

Alderman Cipiti made the Council aware that on March 13, 2024, they had a work session on last years budget and had already had a draft budget to review. Finance Director Glenn Gehrke reminded the Council that the previous Finance Director started the budget in September, and he was only able to start in December and he is not going to rush through the budget. Alderman Cipiti commented that he understands.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: Alderwoman Gazal commented on the record that a Veteran, who was a General, was not given the chance to talk to the mayor, and she asked the mayor why this person was not given the chance. Mayor Soliman asked who she was referring to and Alderwoman Gazal commented that it was an employee who was let go without giving him a chance because there was no one to talk to.

Mayor Soliman commented that he walked into City Hall for ten minutes since he was on his way to a funeral mass and that gentleman asked to talk and he told him that he had to take care of something, and by the time the mayor was done in his office, it was all over, and the employee was escorted out.

Alderwoman Gazal commented that this is hitting her hard, and she is an advocate, and she will speak, and there is a process at the city and all employees should be treated equally and this employee was not given the opportunity. She also commented that there was no Human Resource Director and no Interim City Administrator there at the time and the Interim Public Works Director only heard one side of the story. Alderwoman Gazal then commented that the employee was not given a verbal warning or written warning. She commented that she lies awake at night thinking about this employee who has no family and was not given an opportunity to speak his side of the story. She also reminded everyone that there are cameras and if something happened prove it. She also commented that she is ashamed that no one at the city stood up for this man.

COMMITTEE/LIAISON REPORTS: There were no committee/liaison reports.

CITY COUNCIL COMMENTS: Alderman Albert announced the Crest Hill Lions Club is having their Annual Easter Egg Hunt for children ages ten years and younger. This event will be held at Chaney Park at 12:00 p.m.

Alderman Oberlin wished everyone a Happy St. Patrick's Day. She also extended her deepest condolences to the Churnovic Family. She also announced to make sure and vote April 1, 2025, and those local officials affect your day-to-day life more than anyone else.

Alderwoman Gazal gave her condolences to the Churnovic Family. She also announced to everyone not to forget to vote April 1, 2025, for change.

Alderwoman Methvin commented that her mother-in-law had a scary situation happen recently, and she is mobility challenged. She then commented that someone was canvassing very aggressively for the current election and let themselves in the front door of her mothers-in-law's home and scared her. She also commented that she understands that we want change, but you need to be respectful to our aging community who are holding on to their independence and safety.

Alderman Dyke wished everyone a Happy St. Patrick's Day and reminded everyone to vote.

PUBLIC COMMENT: Bill King, a resident, commented that in the last three years we have lost three Vietnam Veterans, and nothing was said about them at the Memorial Day Ceremony. He then commented that on August 20, 2022, we lost Richard Walkey, who was United States Marine Corp. Veteran. Then on December 22, 2022, we lost Roger McDaniel, United States Army Veteran, and on August 15, 2023, we lost Virgil Peck, United States Army Veteran. He commented that two of these veterans had cancer from Agent Orange and these men need to be remembered.

He then commented that on July 18, 2022, Richard Walkie was arrested and placed in jail and a month later he died while in jail, and that is unacceptable for a Veteran to die in jail. He then commented that this Memorial Day he would like to see these three men recognized since they deserved that. He then read a passage.

Attorney Stiff informed the Council that there was a need for an executive session on 5ILCS 120/2(c)(1).

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Executive Session 8:07 p.m.

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Reconvened 8:49 p.m.

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

(#15) Motion by Alderman Dyke seconded by Alderman Albert, to adjourn the March 17, 2025, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

The meeting was adjourned at 8:49 p.m.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 24, 2025

The March 24, 2025, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

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

Also Present were: Interim City Administrator Tony Graff, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Community & Economic Development Director Patrick Ainsworth, Interim Public Works Director Julius Hansen, Interim Human Resource Manager Dave Strahl, Building Commissioner Don Seeman, City Attorney Mike Santschi.

Absent were: Alderman Nate Albert, Alderman Joe Kubal.

Mayor Soliman commented that he received a message from Alderman Kubal, and Alderman Albert, and they are excused for the meeting.

TOPIC: FY 2025/2026 Draft Budget Presentation

Treasurer Glen Conklin thanked the Finance Director Glenn Gehrke for all his hard work he has done working on the budget. He also commented that he has prepared a quite easy to understand budget presentation and he wanted to mention that it has been a pleasure collaborating with Director Gehrke and he is concise, honest, and accountable. Treasurer Conklin also commented that Director Gehrke informed him that he met with all the department heads, and it was a good experience, and all the department heads pushed projects that they thought were necessary for the city.

Finance Director Glenn Gehrke commented that the budget was a project of the entire staff here in the city and he wanted to thank everyone for helping in making the best possible solution for the city.

Director Gehrke commented that we have a balanced budget for the General Fund/Operations showing \$6,056.21, we are using every max dollar that we can get while trying to be as efficient as possible.

The Enterprise Operating Budget shows a balanced budget of \$2.3 million dollars, but the positive budget will be used for future capital projects that will be needed for the Grand Prairie Water Commission.

He then commented that we have been able to reduce the property tax rate from .5484 to .5190. This shows that we are trying to use alternative revenues opposed to property taxes

to maintain the revenue source to make sure we can provide services to the residents, as the Council wants done.

They reinstated the vehicle and equipment capital replacement program, and the city has funded \$70,000.00 and enterprise has funded that as well with approximately \$325,000.00 this year. They will be purchasing five police vehicles and four of those will be paid by a grant from DCEO and the fifth vehicle will be paid out of the general fund.

The major revenue sources that support the general fund are:

State Income Tax	\$ 3,540,257.00
Sales Tax	\$ 3,141,500.00
Property Taxes	\$ 1,420,950.00
Franchise Tax	\$ 1,295,500.00
Online Sales Tax	\$ 772,085.00
Charges for Services	\$ 524,908.00
Places for Eating Tax	\$ 786,000.00
Video Gaming Tax	\$ 401,200.00
Interest Income	\$ 154,500.00
Other	\$ 725,350.00

Total Revenue sources \$12,762,249.00

Alderman Gazal asked how much was the Property Tax Rebate? Director Gehrke commented that this year it was approximately \$270,000.00 and currently we have \$134,000.00 still needing to be cashed. Alderman Gazal asked what line item with that come from. Director Gehrke commented that it is funded by the sales tax per ordinance.

General Fund Expenditures

Most of the general fund expenditures are from the Police Department, which is typical of most municipalities.

Officials	\$ 103,328.00
Police	\$ 5,505,336.00
Streets	\$ 1,690,325.00
Facilities Maintenance	\$ 498,049.00
Administration	\$ 2,160,775.00
Clerks	\$ 249,571.00
Treasurers	\$ 341,840.00
Community Development	\$ 1,013,811.00

Total General Fund Expenditures \$12,786,193.00

He then explained the Enterprise Fund stating there is an excess of \$2.3 million dollars. He then explained the graph stating the dark blue side is your revenue and the other half is your expenditure for those funds.

Capital Replacement Program Fund

There was \$325,000.00 put into this fund and \$150,000.00 will be used for enterprise equipment such as a mower deck, lawnmower, and a skid steer for the WSTP.

He then commented that the west water treatment plant is nearing completion and that means the debt service for the IEPA loan that we have will start coming due and those payments have been forecasted into the budget.

Aldersperson Oberlin asked what the date is for completion of the west water treatment plant and was told October of 2026 and is on schedule.

Police Pension Fund

He stated that we are on schedule to meet, per our ordinance, the actuarial recommending contribution, which comes out each year, which in April of 2024, it was \$1.3 million. We are meeting that plus the \$150,000.00 if we are not 80%. We are not 80%, we are slightly over 73% and this is what we are looking at. You will not see a \$150,000 payment since most was taken out of property taxes and the difference was taken from the general fund to make that total since it is a requirement.

Aldersperson Oberlin asked why there is such a discrepancy for the Officials in the General Fund from this year to last year? Director Gehrke commented that a lot of transactions have been miscoded, and he has been trying to estimate the budget on what we had in the past. He then commented that he will need to go back and review each one of these. He also commented that he found that there were three months that the IMRF payments exceeded, where there were double entries in the accounting system, but we did not pay twice, and he will need to find those entries and back them out and this error was \$100,000.00 error.

Aldersperson Oberlin asked if once corrected could the Council be updated regarding the correction. Director Gehrke commented that he would, and this is going to be part of the budget amendment process.

Aldersperson Oberlin questioned the Police current year to date seeming quite low compared to the actual of the prior year. Director Gehrke commented that this is up through the first payroll in March and there are three more payrolls to do with that and should not go over that \$5.7 million. Aldersperson Oberlin commented that she is concerned it is too low compared to the last years. Director Gehrke commented that he noticed that, and it was confusing to him since it was not accurate, so he ran the numbers, and he feels the previous year's budgets were overstated and he had no idea where they retrieved their numbers from since they did not go with their current salaries. He then explained how he redid the entire city's payroll system and looked at each line item for each.

Alderman Cipiti asked again if Director Gehrke was comfortable with the \$5.5 million for the Police in this budget since the previous year's actual was \$7.2 million and asked what accounts for that discrepancy. Director Gehrke commented again that he must dig into that, and his focus was to prepare a budget for this year and still figure out what is going on.

Alderman Cipiti then asked to turn to page seven and asked how we are forecasting a 10% jump in sales tax and why the optimism. Director Gehrke commented that they may have misreported on those entries in 2024, but he will be going back and making sure those previous numbers were accurate.

Alderman Cipiti then asked to turn to page ten regarding the historical expenditures by department and asked why it is more than doubled in the line item from 2023 to 2024 and what would be accounted for that? Director Gehrke commented that he would have to investigate what is making up those entries. Treasurer Conklin commented that it was something that the former Finance Director Lisa Banovetz did as far as an allocation of a salary and some sort of accounting that was switched over that he did not like but it was her method. Director Gehrke commented again stating there will be another budget amendment happening in June or July once he figures out all the discrepancies.

Alderman Oberlin asked if the journal entries that are duplicated have been entered by the same person, and she was told it was by two separate people in two separate ways. He then explained how you do a journal entry with the system.

Alderman Gazal asked if it is considered a good budget since things have been done like they have been since the numbers are so off and are you estimating to have a fair budget. Director Gehrke commented that it is a good budget, and he explained that he focused on the most recent current year budget/activity and then looked at the prior years activity and if anything seemed strange, he tried to get the best possible read on that particular department since he is looking at line items within the departments. He then commented that the huge difference he found was in the Police Department salaries.

Treasurer Conklin commented that a budget is a reasonable estimation of what expectations may be based on historical data, and forecasters from trends and sales, opening closing of businesses, stock market, etc.

Interim Administrator Graff commented that Director Gehrke has been working on this budget day, night and weekends and he is getting the factual basis from our auditors, as well. These trends can be backed up through the audit and we are confident that this is a balanced good budget.

Alderman Cipiti commented that he looked at the facility maintenance line in 2023 and 2024 and noticed the difference and wanted to know what the proposed jump is from this year's budget to last years and what is included in facilities maintenance. Director Gehrke commented that most of it was salaries, but he initially had it lower but found out that there are janitorial positions that will be full-time as opposed to part-time which made an increase, and he added in the staffed positions which made another increase. He also included the maintenance of the window replacement in there also.

Director Gehrke also commented that if you look at audits from 2022 and 2023, the contributions for the Police Pension Fund were short what they should have been done according to the ordinance. They should have contributed the actuarial contribution plus the \$150,000.00 and it was made up in the contributions in 2024 once discovered but that is the jump in the Police Pension Fund, and you ended up losing the interest over that which is why you are behind in the percentage. He also stated that once 80% is reached the Board is supposed to revisit this and see if you still want to continue the \$150,000.00 payment and he stated that he would recommend continuing that or at least 120% since there are always injuries or disabilities that hit the Pension Fund which would make it fall below that 100%.

Alderman Cipiti asked why the 20% increase for the IT from the annualized 2025 to the proposed budget for 2025/2026? Director Gehrke commented that he sat with Eric the I.T./AIS Director and again there was a misallocation of where the charges go and he's finding that they are hitting different departments except I.T., and when you come up with the differences, he can come up with what he can assure would be a correct estimation.

Alderman Cipiti commented that it is less costly to the city to have an I.T. Director than a contracted service and wonders if the Council would consider going back to an I.T. Director. Treasurer Conklin commented that they can make a budget amendment if an in-house director is ever hired.

Alderman Cipiti asked if the total revenue numbers are active. Director Gehrke commented that he was using the previous spreadsheet from the former finance director, and he believes the total is overstated in both revenue and expenses since they are capturing transfers between the funds twice, so this will need to be backed out and both numbers (revenue and expenses) will decrease.

Alderman Jefferson asked if the audit caught some of this stuff. Treasurer Conklin commented that former Finance Director Lisa Banovetz had two large dollar amounts going to the Police Pension Fund and assumed we were delinquent, and she did correct that which is why there was a big discrepancy in the Police Pension Fund.

Treasurer Conklin commented that this budget is very concise and to the point and very accurate of what your vision will be going into the new year.

Alderman Jefferson commented that there is a big jump in the fleet vehicle maintenance from the annualized to the 2025/2026 budget year and asked to explain why that is so significant. Director Gehrke commented that they are trying to get caught up on the vehicle replacement program and it is coming from getting the new vehicles.

Treasurer Conklin commented that the Council can always talk to the Finance Director and ask for the budget to be presented in a different way or recommend that you go through the analysis page by page to be clearer and take questions on each page.

Alderman Jefferson asked if there is a possibility that we could find extra money in the current budget and asked if the budget will take a 'hit' if we permanently fill the interim positions? Director Gehrke commented that the salaries and raises are in the budget already. He then commented that there will be positive money coming into the budget and he would like to put it in the capital projects since engineering has a lot of work needed to be done. Alderperson Oberlin commented that the money from the prison needs to go into the water. Engineer Wiedeman suggested we put that money on the side because we anticipate certain revenue with Stateville being open but if that changes, we will have that money and if Stateville is open then we can reappropriate that money to another project.

Alderman Dyke commented that he always looks at the list of bills and he noticed that in the budget there is supplies but wondered where janitorial supplies would be listed. Director Gehrke commented that it would be under facility maintenance, where you would see material & supplies, office supplies, repair maintenance and they are all under materials and supply under that department.

Alderman Dyke asked Chief Clark if he would let the Council know which vehicles he would be surplusing and Chief Clark commented that he would bring that to the Council.

Alderman Cipiti asked what the budget number would be for the City Hall building for supplies? Director Gehrke commented that he does not have that broken down like that, but he could get back to him on that.

Mayor Soliman asked Engineer Ron Wiedeman to go over the capital projects that are planned.

City Engineer Ron Wiedeman commented that the capital projects are:

- Traffic Signal Repair and Roadway Crack Control
- Sidewalk Cutting
- Bridge and Culvert Inspection Services
- Material & Supplies (Salt & Brine)
- Inspect Caton Farm Bridge that goes over the RR
- Street Rehabilitation Design
- Sign Repair
- Pavement patching
- Division West of Weber Roadway Reconstruction
- Lidice at Churnovic Widening – Truck Route
- Theodore Retaining Walls at Cora & Kelly

Water /Sewer Capital Projects

- Water Main Replacement
- Watermain Lining
- Wellhouses Chemicals Feed Project
- Well Maintenance
- Technology Upgrade SCADA
- Caton Farm Water Main (GPWC)
- Eastern and Western Receiving Station and 3.5 M Storage Tank (GPWC)
- Sanitary Sewer Lining and Repair
- Public Works Equipment and Vehicles

Alderman Cipiti commented that he remembers Engineer Wiedeman discussing helping Richland out with some flooding issues by a parking lot and a walking path in the back by the power lines and asked if this is factored into the budget? Engineer Wiedeman commented that there is some money factored in the budget.

** There was continued discussion regarding Alderman Cipitis's question, but it was inaudible due to the side talking between Council members at the dais and the person talking did not have their portable microphone turned on.

Alderpersion Oberlin commented that she is concerned if we do this, we are opening ourselves up for liability issues and we need to be careful.

Alderman Cipiti commented that did we not pass a budget with a \$5 million deficit last year. Director Gehrke commented that when you talk about a budget you talk about your operating budget which is your day to day expenses and you want to keep that budgeted, and your capital budget is when you have costs that are associated with projects that last a long period of time and those funds are not paid with funds that you raised in one given period. Those funds are usually funds you have bonded out or you used your fund balance (savings) to pay for that and you would then roll the 'excess funds' in your operating account to your capital accounts and those funds are used and this would not be a deficit. He commented that a deficit spending means you do not have the money, and you are borrowing to pay for that and that would be more of an operational budget since you do not have the money right now to pay those operational costs. He then commented that when you bond out for capital projects means you are spreading the cost of the project over the life of the project. Director Gehrke then commented that stating deficit spending means you do not have the money and do not have enough to do your operations but to say you are using your capital fund balance as deficit spending and he would say that it is inaccurate.

Alderpersn Oberlin commented that there are two ways to look at this but each year we say here is the budget and here is what we spent, and it is not balanced when you spend more than what you actually spent. Director Gehrke commented that it is semantics, but he would not call it deficit.

Interim Administrator Graff commented that they will have how much they actually did spend out of the capital at the end of the year, and he does not believe it will be the \$6 million.

Alderwoman Gazal wanted to confirm that the Police Department is getting five new vehicles and four of them paid with grant money and stated that the safety of the residents is important and wants to know if we are still budgeting for the speed cart. Chief Clark commented that the speed cart is budgeted.

Chief Clark commented that he also has budgeted:

- Handheld Lazer Radar for speed enforcement
- Fingerprint processing – to lift prints
- Two additional Officers

Alderwoman Gazal asked if the speed cart would have a camera and was told it would.

Alderwoman Methvin asked if the retired vehicles go to auction and was told they do.

Alderpersn Oberlin asked where the two Ford Explorers are currently being used? Chief Clark commented that the Police Department is using one to go back and forth to the Police Academy and Interim Public Works Director Julius Hansen stated that he is using the other one. Alderpersn Oberlin commented that she is just wondering because no final decision was made about those vehicles.

PUBLIC COMMENT:

There were no public comments.

MAYOR UPDATES:

There were no Mayor updates.

COMMITTEE/LIAISON UPDATES:

There were no committee/liaison updates.

CITY ADMINISTRATOR UPDATES:

There were no City Administrator Updates.

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

The meeting was adjourned at 9:00 p.m.

Approved this _____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR



Agenda Memo

Crest Hill, IL

Meeting Date:	4/7/2025 – Regular City Council Meeting
Submitter:	Tony Graff, Interim City Administrator
Department:	Administration & Public Works
Agenda Item:	Request an extension to the MGT Impact Solutions, LLC., Agreement for Interim Public Works Position, Julius Hansen

Summary: On 12/2/2024, The City Council approved the Agreement with MGT Impact Solutions, LLC with the term of December 4, 2024 – April 4, 2025, for the Interim Public Works position. Within the agreement there is the following provision as stated. “Thereafter, the agreement may be extended up to August 8, 2025, upon mutual agreement of both parties. Either party may terminate the agreement at any time by providing thirty days advance written notice.”

Request to extend the agreement to August 8, 2025, as stated within the agreement with MGT Impact Solutions, LLC.

Furthermore, there is a request to begin advertising for the Full Time Public Works Director position along with preparing an updated Organizational Chart working with Interim Director Julius Hansen, Interim HR Manager Dave Strahl and staff. Present the updated chart to the city council work session on May 12, 2025.

Recommended Council Action: To request an extension of the MGT Impact Solutions, LLC., agreement to August 8, 2025.

Financial Impact:

Funding Source: General Fund, Water and Sewer Fund

Budgeted Amount: \$235,000.00

Cost: \$55,680 (40 hours per week/12 weeks/480 hours x \$116 per hour) = \$55,680)

EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made by **MGT Impact Solutions, LLC** ("MGT"), and the **City of Crest Hill, Illinois** (the "Client"). MGT and the Client can be individually identified as a ("Party") and collectively as the ("Parties"). MGT and the Client agree as follows:

SECTION 1 SCOPE OF AGREEMENT

Section 1.01. Assigned Employee. The Client will lease certain employees of MGT, and MGT will lease to the Client, the personnel identified in attached Exhibit A, (the "Assigned Employee"). **Exhibit A** identifies the temporary position and/or assignment (the "Assignment") each Assigned Employee will fill at the Client, and it further identifies the base compensation for each Assigned Employee, as of the effective date of this Agreement. **Exhibit A** may be modified from time to time by an amended Exhibit A signed by both MGT and the Client. MGT has the sole authority to assign and/or remove the Assigned Employee, provided however, that the Client may request, in writing, that MGT remove or reassign the Assigned Employee which removal or reassignment shall not be unreasonably withheld by MGT. The Parties understand and acknowledge that the Assigned Employee is subject to the Client's day-to-day supervision.

Section 1.02. Independent Contractor. MGT is and remains an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Client. MGT has no authority to bind the Client to any commitment, contract, agreement or other obligation without the Client's express written consent.

SECTION 2 SERVICES AND OBLIGATIONS OF MGT AND CLIENT

Section 2.01. Payment of Wages. MGT will, to the extent applicable and /or required by law, timely pay the wages and related payroll taxes of the Assigned Employee from MGT's own account in accordance with federal and Illinois law and MGT's standard payroll practices. MGT will withhold from such wages all applicable taxes and other deductions elected by the Assigned Employee. The Client acknowledges that MGT may engage a financial entity to maintain its financing and record-keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Client agrees to cooperate with MGT and any such financial entity to ensure timely payment of wages, related payroll taxes, and any applicable fees pursuant to Section 2.01. As to Assigned Employees, MGT will comply with the Immigration Reform and Control Act of 1986, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act ("ERISA") of 1974, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of Assigned Employee.

Section 2.02. Workers' Compensation. To the extent required by applicable law, MGT will maintain in effect workers' compensation coverage covering its Assigned Employee's work in an Assignment. Any applicable coverage under this Agreement terminates on the Termination Date of this Agreement. It is understood and agreed that the Client shall be under no obligation to reimburse or indemnify MGT for the workers compensation claims of the Assigned Employee(s) and MGT agrees to not seek any such reimbursement and/or indemnification; provided, however, that, this provision shall not apply and the Client shall be obligated to reimburse and hold MGT harmless for all loss and expense incurred as a result of such workers compensation claims in the event the Client engaged in intentional, reckless or grossly negligent misconduct relating thereto.

Section 2.03. Employee Benefits. MGT will provide to Assigned Employee those employee benefits identified in the attached **Exhibit B**. MGT may amend or terminate any of its employee benefit plans according to their terms. All employee benefits, including severance benefits for Assigned Employee will be included in Fees payable to MGT under Section 3.01 of this Agreement.

Section 2.04. Maintenance and Retention of Payroll and Benefit Records. MGT will maintain records of all wages and benefits paid and personnel actions taken by MGT in connection with any of the Assigned Employees. MGT will retain control of such records and make them available for inspection as required by applicable federal, state or local laws.

Section 2.05. Other Obligations of MGT. MGT will comply with any federal, state and local law applicable to its Assigned Employee(s).

Section 2.06. Direction and Control. The Parties agree and acknowledge that, with relation to the work to be performed by the Assigned Employee for Client hereunder, the Client has the right of direction and control over the Assigned Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Assigned Employee(s) will be supervised, directly and indirectly, and exclusively with regard thereto by the Client's supervisory and managerial employees and shall be deemed and considered a "public employee" under the Illinois Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, et seq., and specifically as an agent, volunteer, servant or employee" under Section 1-102 thereof with respect to the work performed for the Client hereunder.

Section 2.07. Obligations of the Client. Pursuant to this Agreement the Client covenants, agrees and acknowledges:

(a) The Client will provide the Assigned Employee with a suitable workplace, that complies with US Occupational Safety and Health Administration ("OSHA") statutes and regulations, and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Assigned Employee and the Assigned Employee's workplace. The Client agrees to comply, at its expense, with all health and safety directives from MGT's internal and external loss control specialists, MGT's workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Client will provide and ensure use of all functional personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule or as deemed necessary by MGT's workers' compensation carrier. MGT and/or its insurance carriers have the right to inspect the Client's premises to ensure that the Assigned Employee is not exposed to an unsafe workplace. MGT's rights under this paragraph do not diminish or alter the Client's obligations to the Assigned Employee under applicable law, or its obligations to MGT under this Agreement.

(b) With respect to the Assigned Employee, the Client will comply with all applicable labor and employment-related laws and regulations, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision, prohibiting employment discrimination, or otherwise establishing or relating to the terms and conditions of Assigned Employee's Assignment.

(c) The Client retains the right to exert sufficient direction and control over the Assigned Employee as is necessary to conduct the Client's business and operations, without which, the Client would be unable to conduct its business, operation or to comply with any applicable licensure, regulatory or statutory requirements.

(d) The Client cannot remove or reassign the Assigned Employee unless mutually agreed to in writing by MGT and the Client in accordance with Section 1.01 of this Agreement.

Client will timely confer with MGT regarding any concern or complaint regarding Assigned Employee's performance or conduct under this Agreement.

(e) The Client will not pay wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Assigned Employee. Client represents that its actions under this Agreement do not violate its obligations it may have under any collective bargaining Agreement.

(f) The Client must report to MGT any injury to any Assigned Employee of which it has knowledge within twenty-four (24) hours of acquiring such knowledge. If any Assigned Employee is injured in the course of performing services for the Client, the Client must follow the procedures and practices regarding injury claims and reporting.

(g) The Client must report all on the job illnesses, accidents and injuries of the Assigned Employee to MGT within twenty-four (24) hours following notification of said injury by Assigned Employee or Assigned Employee's representative.

SECTION 3 FEES PAYABLE TO MGT

Section 3.01. Fees. The Client will pay MGT fees for the services provided under this Agreement as follows:

(a) The base compensation as fully identified on **Exhibit A**, as amended; plus

(b) Any employee benefits MGT paid to the Assigned Employee as identified on **Exhibit B** (if applicable), including, but not limited to, salary; wages; commissions; bonuses; sick pay; workers' compensation, health and other insurance premiums; payroll, unemployment, FICA and other taxes; vacation pay; overtime pay; severance pay; monthly automobile allowances, and any other compensation or benefits payable under any applicable MGT pension and welfare benefit plan or federal, state or local laws covering the Assigned Employee.

Section 3.02. Payment Method. Every two (2) weeks during the term of this Agreement, MGT will invoice in writing the Client for the fees owed under this Agreement. Within thirty (30) days following receipt of such invoice, the Client must pay all invoiced amounts by check, wire transfer or electronic funds transfer to MGT to an account or lockbox as designated on the invoice. Late payments will be subject to all applicable interest payments or service charges provided by state or local law. In addition to charging interest or service charges provided by applicable law, MGT may, upon written notice to Client, suspend performance of services under this Agreement while any amount due is past due and remains unpaid.

SECTION 4 INSURANCE

Section 4.01. General and Professional Liability Insurance.

(a) The Client must maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability policy and Professional Liability insurance policy or policies (the "Policies") insuring the Client, its officials, and employees, with minimum coverage in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate. In the alternative, as applicable, the Client may maintain in full force and effect at all times during the term of this Agreement a self-insured retention ("SIR") which provides the same minimum coverage limits as set forth above. In the event such SIR exists

and applies to this Agreement, the Client agrees to fully discuss the SIR's parameters with MGT and its relationship to the Policies. At a minimum, the Policies must insure the Client its officials and employees against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage. The non-owned automobile coverage shall not include the Assigned Employee's personal vehicle.

(b) MGT shall use its best efforts to obtain general liability and professional liability insurance naming the Client as an additional insured for Losses (as defined in Section 7 of this Agreement) to the Client arising out of the wrongful conduct of the Assigned Employee(s). To the extent that such coverage is available, responds to or defends against any such Losses, the Client shall have no further rights against MGT with relation thereto.

Section 4.02. Certificate of Insurance. Upon request, the Client will promptly issue to MGT one or more Certificates of Insurance, verifying the Client's compliance with the provisions of Section 4.01. It is understood and agreed that the commencement of work by an Assigned Employee hereunder prior to the issuance of any required Certificate of Insurance shall not constitute nor be deemed a waiver of the obligation of the Client under this provision nor the enforceability hereof.

Section 4.03. Automobile Liability Insurance. The Client shall maintain in effect automobile liability insurance which shall insure the Client and the Assigned Employee if the Assigned Employee operates a Client vehicle for any reason in connection with his her Assignment hereunder. Such coverage shall insure against liability for bodily injury, death and property damage.

SECTION 5 DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Term and Effective Date. The Effective Date of this Agreement is the date that this Agreement is last signed by MGT on the signature page (the "Effective Date"). The period during which the Assigned Employee works at the Client is defined as the ("Term"). The Term commences on the Effective Date and will continue for the period identified on the attached Exhibit A, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date").

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Client fails to timely pay the fees required under this Agreement, MGT may give the Client notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice will be of no further effect. If such failure is not remedied within the ten (10) day period, MGT has the right to terminate the Agreement upon expiration of such remedy period.

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

Section 5.04. Termination of Agreement to execute Temp-to-Hire Option. At the end of the Term, the Client may, upon payment of the Temp-to-hire fee, hire the Assigned Employee as a permanent or temporary employee of the Client. Clients acknowledges the substantial investment of time and resources by MGT under this Agreement to place its leased employee with Client. If after the end of the Term, Client is interested in hiring the Assigned Employee as either a permanent or temporary employee, MGT will determine a reasonable Temp to Hire fee based on the totality of the circumstances.

SECTION 6 NON-SOLICITATION

Section 6.01. Non-Solicitation. The Client acknowledges MGT's legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Client agrees that during the Term of this Agreement and for a period of two (2) years thereafter, the Client will not solicit, request, entice or induce Assigned Employee to terminate their employment with MGT, and the Client will not hire Assigned Employee as a permanent or temporary employee. If a Temp-to-Hire option provided for in Section 5.04 is properly exercised by the Client, then this Section 6.01 will not apply.

Section 6.02. Injunctive Relief. The Client recognizes that the rights and privileges granted by this Agreement are of a special, unique, and extraordinary character, the loss of which cannot reasonably or adequately be compensated for in damages in any action at law. Accordingly, the Client understands and agrees that MGT is entitled to equitable relief, including a temporary restraining order and preliminary and permanent injunctive relief, to prevent or enjoin a breach of Section 6.01 of this Agreement. The Client also understands and agrees that any such equitable relief is in addition to, and not in substitution for, any other relief to which MGT can recover.

Section 6.03. Survival. The provisions of Section 6 survive the expiration or termination of this Agreement.

SECTION 7 DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 7.01. Indemnification by MGT. MGT agrees to indemnify, defend and hold the Client and its related entities or their agents, representatives or employees (the "Client Parties") harmless from and against all claims, liabilities, damages, costs and expenses ("Losses") arising out of any of the following: (a) MGT's breach of its obligations under this Agreement; (b) actions or conduct of MGT and its related business entities, their agents, representatives, and employees (the "MGT Parties"), taken or not taken with respect to the Assigned Employees that relate to events or incidents occurring prior or subsequent to the term of this Agreement; or (c) acts or omissions of MGT or any of the MGT Parties including the Assigned Employee, that are the direct and proximate cause of any such Loss.

Section 7.02. Indemnification by the Client. The Client agrees to indemnify, defend and hold the MGT Parties harmless from and against all Losses arising out of any of the following: (a) Client's breach of its obligations under this Agreement; (b) activities or conditions associated with the Assignment, including without limitation, the Assigned Employee workers' compensation claims, but only as specifically provided in Section 2.02 of this Agreement; or (c) acts or omissions of Client that are the direct and proximate cause of any such Loss. Notwithstanding the foregoing, the Client shall have no obligation to the MGT parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 7.03. Indemnification Procedures. The Party seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, must give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto. However, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party must demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) will take steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party must fully cooperate with

the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Assigned Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party is entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section will not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except that the Indemnifying Party shall have no obligation to reimburse the Indemnified Party for fees and costs incurred and any settlements made by the Indemnified Party without the prior written consent of the Indemnified Party prior to such notice or to the extent that the Indemnifying Party demonstrates that the defense of such action was materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 7.04. Survival of Indemnification Provisions. The provisions of Section 7 survive the expiration or termination of this Agreement.

SECTION 8 MISCELLANEOUS PROVISIONS

Section 8.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all the Parties to this Agreement, except for changes to the fees provided for in Section 3.

Section 8.02. Binding Effect. This Agreement inures to the benefit of and binds the Parties and their respective heirs, successors, representatives and assigns. Neither Party may assign its rights or delegate its duties under this Agreement without the express written consent of the other Party, which consent will not be unreasonably withheld.

Section 8.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which will be an original, but all of which together constitutes one and the same instrument. This Agreement may be executed and delivered via facsimile or electronic mail.

Section 8.04. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding MGT's placement of the Assigned Employee with the Client, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the Effective Date of this Agreement not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party has the authority to make, and the Parties will not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 8.05. Further Assurances. The Parties will execute and deliver any and all additional papers, documents, and other assurances and do any and all acts and things reasonably necessary in connection with the performances of their obligations under this Agreement.

Section 8.06. Gender. Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number include the other.

Section 8.07. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement.

Section 8.08. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which will continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 8.09. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement, and shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

Section 8.10. Confidentiality. Each Party will protect the confidentiality of the other's records and information and must not disclose confidential information without the prior written consent of the other Party. Each Party must reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 8.11. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

Section 8.12. Force Majeure. MGT will not be responsible for failure or delay in assigning its Assigned Employee to Client if the failure or delay is caused by labor disputes and strikes, fire, riot, terrorism, acts of nature or of God, or any other causes beyond the control of MGT.

Section 8.13. Assignment. Neither party may assign any rights nor delegate any duties or obligations under this Agreement without the express written consent of the other party. Notwithstanding the foregoing, MGT, or its permitted successive assignees or transferees, may assign or transfer this Agreement or delegate any rights or obligations hereunder without consent: (i) to any entity controlled by, or under common control with, MGT, or its permitted successive assignees or transferees; or (ii) in connection with a merger, reorganization, transfer, sale of assets or change of control or ownership of MGT, or its permitted successive assignees or transferees.

SECTION 9 DISPUTE RESOLUTION

SECTION 9.01. Mandatory Mediation/Arbitration.

- (a) **Party Conference.** In the event of any controversy, dispute or claim arising out of or in any way related to this Agreement or the subject-matter hereof (a "Claim"), the Parties, by and through their principals, shall, within thirty (30) days of being advised of the Claim, confer and attempt to informally resolve the Claim. The purpose of this conference is to either resolve the Claim arising hereunder or, in circumstances where a claim has been asserted or threatened against the Client based on or potentially based on, in whole or in part, the conduct, acts, errors or omissions of the Assigned Employee, to agree upon a collaborative strategy whereby the parties participate in a manner that does not negatively impact the defense of the claim and, to the extent possible, preserves a unified defense. All parties agree to engage in good faith efforts in this regard.
- (b) **Mandatory Mediation.** In the event that the Party Conference required under paragraph (a) above, is unsuccessful, the Claim shall then be subject to mediation in an endeavor to settle the dispute in an amicable manner. Mediation shall be a condition precedent to arbitration required under paragraph 9.01 (c). The mediation shall be conducted by a mediator selected jointly by the Parties who is:

an uninterested party who is a current or former local government executive or officer; a risk manager, executive of an insurance or reinsurance company or of an insurance or reinsurance intermediary; a practicing lawyer with experience in the insurance industry and/or municipal or employment law; or a retired judge. The Parties shall agree to such a mediator within fourteen (14) days of a request hereunder being received by the non-requesting party. In the event that the Parties fail to so agree within the time stipulated or otherwise extended by agreement of the Parties, the mediator shall be selected in accordance with the Commercial Mediation Rules of the American Arbitration Association. The mandatory mediation shall be held in Chicago, Illinois, or at location otherwise agreed by the Parties, within 45 days after the selected mediator has accepted his or her appointment.

- (c) Mandatory Arbitration. Any Claim not resolved by mediation as set forth in paragraph 9.01(b) hereof ("the Mediation Claim"), including any disputes as to the scope and meaning of this Article and the arbitrability of any Claim, shall be decided by arbitration. A claim in arbitration must be initiated within ninety (90) calendar days after termination of the Mediation Claim, which in the absence of agreement by the Parties to the contrary, shall be deemed the date on which the last demand or offer in settlement was made or on which the Parties met in person with the mediator, whichever is later. The Parties shall jointly agree on single arbitrator, who shall meet the same qualifications as required of the Mediator as set forth in paragraph 9.01 (b) hereof. The Arbitrator shall be selected by the Parties within thirty (30) days of receipt of the Arbitration Claim by the non-demanding party. Failing agreement of the parties within the time stipulated or otherwise extended by agreement of the Parties, the arbitrator shall be selected in accordance with the Commercial Arbitration Rules of the American Arbitration Association – Expedited Procedure.
- (d) Hearings and Award. The arbitration shall be before one (1) arbitrator and shall be held in Chicago, Illinois, or at such other location as may be agreed by the Parties. Hearings hereunder shall not be open to the public and will be private and confidential. The award rendered by the Arbitrator shall be final and judgment may be entered thereon in accordance with applicable law in a court of competent jurisdiction. The arbitrator will be bound by the terms and conditions of this Agreement and shall have no power, in rendering his or her award, to alter or depart from any express provision of this Agreement, and his or her failure to observe this limitation shall constitute grounds for vacating the award. The arbitrator will not be empowered to award punitive damages except for willful misconduct. The award of the arbitrator shall be final and binding upon the parties and judgment upon the award may be entered in any court having jurisdiction thereof.

SECTION 10 NOTICES

SECTION 10.01. Notices. All Notices given under this Agreement must be written and may be given by personal delivery, first class U.S. Mail, registered or certified mail return receipt requested, overnight delivery service, or electronic mail.

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

If to MGT:

MGT Impact Solutions, LLC
790 Frontage Road Suite 213
Northfield, Illinois 60093
Attn: Michael J. Earl
224-261-8366 - mearl@mgt.us

If to Client:

CITY OF CREST HILL
20600 City Center Boulevard
Crest Hill, Illinois 60403
Attn: Mayor Ray Soliman
815-741-5100 - rsoliman@cityofcresthill.com

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

MGT IMPACT SOLUTIONS, LLC

By

C



Name: A. Trey Traviesa

Title: CEO – MGT Impact Solutions, LLC

EFFECTIVE DATE: December 4, 2024

CLIENT

By



Name: Raymond R. Soliman

Title: MAYOR

MGT

EXHIBIT A
Assigned Employee and Base Compensation

ASSIGNED EMPLOYEE: Julius Hansen

POSITION/ASSIGNMENT: Interim Director of Public Works

POSITION TERM: December 4, 2024 – April 4, 2025

Thereafter, the agreement may be extended up to August 8, 2025 upon mutual agreement of both parties. Either party may terminate the agreement at any time by providing thirty days advance written notice.

BASE COMPENSATION: \$116/hour. Work hours per week will vary but are expected to average between 24-40 hours/week. In the event of work in excess of 40 hours week, the hourly rate will be \$174/hour. Employee will receive ½ hour time credit for each trip to client's offices. In addition to the foregoing monetary compensation, the Assigned Employee shall receive the use of a city-owned vehicle which can be taken home but shall only be used for travel to and from the Assigned Employee's home and the City of Crest Hill, and travel to and from sites within the City of Crest Hill during the Assigned Employee's working hours, and not for any personal use.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

MGT IMPACT SOLUTIONS, LLC

CLIENT:

By: 

By: 

Date: 12/9/2024

Date: 12-5-24

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.

EXHIBIT B
Summary of Benefits

Does Not Apply

Memo**Public Works Department****City of Crest Hill**

Date:	4/3/2025
Submitter:	Julius Hansen, Interim Director of Public Works
Department:	Public Works
Agenda Item:	Well 10 Out of Service

On March 19, 2025, a severe storm with frequent lightning took place in the city. During that storm, around 4pm, Well 10 located at 861 Canton Farm Rd took a direct hit from a lightning strike. The electrical surge from the strike overpowered all measures in place to protect the well. Collateral damage from the lightning caused the 30 hp motor and 475gpm pump to fail, taking Well 10 out of service. The motor and pump need to be pulled from the well to be evaluated.

The \$27,000 amount is for pulling the well assembly to evaluate it, but this is not the exact cost to complete the entire job. An additional cost for materials is estimated at \$21,000 currently. An additional \$27,000 will be the cost for setting the pump back in place. The total estimated cost is \$75,297.

This company installed the well assembly as new in 2020, and because this is an emergency repair they are the best choice to perform the work. With the well assembly not being old I do not anticipate any costly unknown repairs. The parts are standard and common, so I do not think we will have a long wait to obtain the required parts to make the repairs.

Recommended Council Action: To approve an amount not to exceed \$80,000 in total for Layne Christensen Company to complete the work on Well 10.

Attachments: Quote from Layne Christensen Company.

Hi Ada,

Here are some materials prices for you:

- 475SR30-3 – Franklin pump end: \$6,980.00
- Franklin 30HP motor - \$4,792.00
- #4 – 3 cond power cable w/ ground @ 275 feet - \$2,375.00
- 6" SS positive C.V (if needed) - \$5,108.00
- Additional SS fittings off bowl (if needed) - \$1,200.00
- Airline, tape, banding, gauges, misc fittings (as needed) - \$900.00

For setting, I would assume a similar amount to the pulling cost of about \$27,000.00 at time and materials rates supplied prior. We would assume Crest Hill would get their own samples once set, but we can do that if you would like as well. We would have to come back an additional day with a crewmember though to grab the second sample.

Additional time not included would be for any pipe repairs, and a couple hours to marry the bowl and motor. Stainless pipes do have a tendency to gall on the way out and often, thread repairs are needed. That said, I told the crew to unscrew them as slowly as possible to help mitigate these issues. Likely some galling will be inevitable, and repairs will likely be required. We will know more once the pumping assembly is out.

Total Time and Materials project cost less repairs/replacement of pipe: \$75,297.00

I have attached the curve for the Franklin pump end as well for your review. Right now, they are saying about 7-10 days lead time. I am trying to see if there is an expedite fee we could pay to get it quicker. I will let you know once I have that information. I am also looking into other manufacturers to get some options going.

Let me know if that helps for now.



Agenda Memo

Crest Hill, IL

Meeting Date:	April 4, 2025
Submitter:	Tony Graff. Interim City Administrator
Department:	Administration
Agenda Item:	Independent Contractor Consulting Services Agreement with Ronald Mentzer

Background

Mr. Mentzer has provided interim Community and Economic Development Director related services to the City of Crest Hill on a part-time basis since September of 2023 through an Employee Leasing Agreement the City Council approved with GovTemps on September 5, 2023. Now that Patrick Ainsworth has been hired to fill the Community and Economic Development Director position as a full-time City employee, staff is recommending the City terminate the employee leasing agreement with GovTemps and approve the attached Independent Contractor Consulting Services Agreement (the "Agreement") directly with Mr. Mentzer. The scope of services Mr. Mentzer would provide to the City under the Agreement focus on:

- (i) Helping Patrick Ainsworth effectively transition into his new position and allow him to spend meaningful time on proactive economic development efforts,
- (ii) Ensuring continuity in the level of service the Community Development Department provides to the City Council, Plan Commission, the community, and those entities implementing new projects in Crest Hill, and
- (iii) Providing the additional professional resources the Community Development Department will need to efficiently and thoroughly process the large number of new development projects and Plan Commission applications the Department has recently received and expects to receive in the next 30 days.

Over the past 17 months, Mr. Mentzer has been a positive addition to the City's leadership team and has helped the Community Development Department provide professional service despite consistently being short staffed throughout his tenure with the City. A copy of Ron's professional resume is attached for your reference.

April 7, 2025

Independent Contractor Consulting Services Agreement with Ron Mentzer

Proposed Agreement Details

Form: The form of the attached agreement is based on the independent contractor agreement the City recently executed with Dave Strahl but incorporates key provisions and language included in the agreement the City Council previously approved with former interim City Administrator/management consultant Steve Gulden when he worked for the City as an employee of Josh Hassert's consulting firm. The attached Agreement has been reviewed by and reflects the input of the City Attorney's office.

Scope of Services: The scope of services Mr. Mentzer would provide under the Agreement are detailed on Exhibit A of the Agreement. These services include performing work that would otherwise need to be performed by the CD/ED Director, an in-house/on-staff planner (continues to be an unfilled but budgeted position), or by Robinson Engineering's Senior Planner.

Per Section 1.01 of the Agreement, the number of hours of service provided each week would not exceed 24 hours unless otherwise approved by the City Council. The actual amount of consulting work provided would be directed by the Community and Economic Development Director.

Compensation: As proposed, Mr. Mentzer would be compensated \$115.00 per hour for actual hours he works for the City under the Agreement. As a point of reference:

- Mr. Mentzer's current billing rate to the City as an MGT employee is \$126/hr.
- Robinson Engineering's Senior Planner billing rate to the City is \$166/hr.
- Time Mr. Mentzer spends working on private development projects and special zoning approval applications under this agreement will be tracked and can be paid from the review deposits the City collects from the developers and businesses proposing new projects and/or requesting special zoning approvals in the City.

Term of Agreement: Per section 5.01 of the Agreement, the initial term would be four months. Section 5.05 allows either party to terminate the agreement early and without cause upon 30 day written notice.

Follow Up from March 10, 2025, Workshop Session – The contract has been updated with the requested amendments which includes the following information:

- The Community and Economic Development Consultant will report to the Community and Economic Development Director
- The term of the contract will be for a four-month period with one 90-day extension that would need to be approved by City Council
- Working beyond 24 hours a week will have to be reviewed and approved by City Council

Additionally, a discussion took place about roles and responsibilities for Ron Mentzer transitioning to Community and Economic Development Consultant. Below is a *brief* breakdown of the various department roles and the updated responsibilities for Ron from Interim Community Development Director to Community and Economic Development Consultant.

Director Ainsworth's roles and responsibilities: Recruit new businesses and development projects, work with existing businesses on a variety of items and needs, enhance Community Development

April 7, 2025

Independent Contractor Consulting Services Agreement with Ron Mentzer

Department operations, oversee all divisions within the Community Development Department, work with the Building Commissioner on complex cases regarding property maintenance issues, review zoning inquiries at the front counter, over the phone, via email and through submitted business licenses, handle requests from City Council, Mayor, and City Administrator, work on multi-department projects such as public improvements tied to new potential projects, assess municipal plans, codes and other documents for evaluation and potential updates, negotiate Community Development related contracts, administer the two TIF Districts, and perform other duties as such activities arise.

Community and Economic Development Consultant Mentzer: Review Plan Commission cases from initial submittal through City Council action, compose comprehensive staff reports for Plan Commission and City Council, present findings at public hearings/meetings on Plan Commission Cases, review larger-scale projects for planning and zoning purposes, assist Director Ainsworth with on-going development projects for assignment hand-off, assist with TIF administration, assist with Zoning Ordinance interpretation on an as-needed basis.

Senior Planning Consultant Rigoni roles and responsibilities: Assist with the annual Zoning Map Update, transfer files and drawings of previous projects to Community Development to assist with proper filing, and assisting with *limited* project administration on active cases prior to Director Ainsworth's and Consultant Mentzer's time at Crest Hill. Note, no new development projects are being assigned to Senior Planning Consultant Rigoni.

Recommended Council Action: Request the approval of a resolution approving the attached independent contractor consulting agreement by and between the City of Crest Hill and Ronald Mentzer.

Financial Impact: The total approved FY 2025 budgeted amount for permanent Community Development Department staff salaries, benefits, and contracted consulting services (collectively "Staffing Budget Expenses") is \$889,194. Through the first 10+ months in FY25, the Community Development Department spent approximately \$510,000 on Staffing Budget Expenses. This expenditure includes the Interim Community and Economic Development Director services Ron Mentzer has already provided to the City. Assuming Ron Mentzer's recommended new contract is approved and there are no material adjustments to permanent staffing levels in the Community Development Department through the end of FY 25, projected FY 25 year-end total Staffing Budget Expenses are projected to be well under the approved FY 25 budget amount of \$889,194.

Attachments: Ron Mentzer's professional resume and the recommended Independent Contractor Consulting Agreement with the corresponding Resolution.

RESOLUTION NO. _____

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

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

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

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

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

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

WHEREAS, City Staff have negotiated an Independent Contractor Consulting Services Agreement (the "Agreement") with the Contractor for the purpose of engaging the Contractor 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, subject to any final modification and approval by the City Attorney; and

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

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

SECTION 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, subject to final modification and approval by the City Attorney. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Agreement, when finalized, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Agreement with the Consultant.

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 7th DAY OF April, 2025.

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 7th DAY OF April, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay – Hall, City Clerk

Exhibit A

INDEPENDENT CONTRACTOR CONSULTING SERVICES AGREEMENT

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

SECTION 1 SCOPE OF AGREEMENT

Section 1.01. Consulting Services. The City hereby engages the Consultant as an independent contractor to provide consulting services to City as from time to time requested by City, and upon the terms and conditions set forth in this agreement. Consultant commits to provide the community development, economic development, organizational efficiency and staff development consulting services covered by this agreement (collectively the "Services") The attached **Exhibit A** identifies the scope and general description of the Services to be provided by the Consultant and the base compensation to be paid to Consultant by the City for those Services. The City and Consultant acknowledge that the Consultant will be subject to the City's day-to-day supervision and control, but only to the extent necessary to allow for the smooth and uninterrupted conduct of City business. Unless otherwise authorized by the City Council, City and Consultant acknowledge that the Parties expect the Consultant to provide up to 24 hours of consulting services each week at the direction of the Community/Economic Development Director. The Parties agree the majority of the Consultant's hours of service will be provided at the City's premises.

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

SECTION 2

SERVICES AND OBLIGATIONS OF THE CONSULTANT AND CITY

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

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

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

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

Section 2.04. Direction and Control. The Parties agree and acknowledge that the City has the right of direction and control over the Consultant, but only to the extent necessary to allow for the smooth and uninterrupted conduct of City business. The Parties further agree and acknowledge that the Community/Economic Development Director shall have the authority to exercise the City's right of direction and control.

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

- a) The City will provide the Consultant with a suitable workplace that complies with US Occupational Safety and Health Administration ("OSHA") statutes and regulations, and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the City and the City's workplace; and
- b) The City retains the right to exert sufficient direction and control over the Consultant as is necessary to conduct the City's business and operations, without which the City would be unable to conduct its business operation(s), or else to comply with any applicable licensure, regulatory, or statutory requirements; and
- c) The City will confer with the Consultant regarding any concern or complaint involving his performance of the Services or conduct under this Agreement; and
- d) The City will not pay any wages, salaries, or other forms of direct or indirect compensation, including any employee benefits whatsoever, to Consultant.
- e) If Consultant is injured while performing the Services to the City, the City and the Consultant will follow all federal and/or state mandated procedures and practices regarding injury claims and reporting.

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

- a) The Consultant will comply with any federal, state, and local law, and any associated regulations, applicable to Contractor, including but not limited to: the federal Patient Protection and Affordable Care Act ("ACA"); Title VII of the Civil Rights Act of 1964, as amended ("Title VII"); the Americans With Disabilities Act of 1990 ("ADA"); the Age Discrimination in Employment Act ("ADEA"); the Equal Pay Act of 1963; the Civil Rights Acts of 1866 and 1871 (42 U.S.C. 1981); the Family and Medical Leave Act of 1993 ("ALA"); the Fair Labor Standards Act of 1938 ("FLSA"); the National Labor Relations Act; the Employee Retirement Income Security Act of 1974; the Illinois State Constitution; the Illinois Human Rights Act; and any other federal, state, or local law, statute, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination, or otherwise establishing or relating to rights of employees; and

SECTION 3

FEES PAYABLE TO CONSULTANT

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

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

SECTION 4 INSURANCE

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

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

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

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

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

SECTION 5

DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Term and Effective Date. The Effective Date of this Agreement is the date that this Agreement is last signed by the City on the signature page (the "Effective Date") and the period during which the Consultant provides the Services to the City is defined as the ("Term"). The Term commences on the Effective Date and will continue for a period of one hundred and twenty (120) days, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date"). By written agreement of the Community/Economic Development Director, with the advice and consent of the City Council, the term of this agreement may be extended for a period of up to ninety (90) days from and after the expiration of the initial term.

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the City fails to timely pay the fees required under this Agreement, the Consultant may give the City notice of

his intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice will be of no further effect. If such failure is not remedied within the ten (10) day period, the Consultant has the right to terminate the Agreement upon expiration of such remedy period.

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

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

- a) Consultant's personal dishonesty; and
- b) Consultant's willful misconduct; and
- c) Consultant's intentional failure to perform stated duties; and
- d) The Consultant's willful violation of any law, rule, regulation (other than traffic violations or similar offenses), final cease and desist order, or any other lawful order of any court or body of competent jurisdiction; and
- e) The Consultant's conviction of a crime or act involving moral turpitude, or any final judgment rendered against any Workplace Employee based upon actions which involve moral turpitude.

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

SECTION 6

DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 6.01. Indemnification by the Consultant. To the extent permitted by law, the Consultant agrees to indemnify, defend, and hold the City, its elected and appointed officials, employees, agents, successors, and assigns (the "City Parties") harmless from and against all

claims, liabilities, damages, attorney's fees, costs, and expenses ("Losses") (a) arising out of the Consultant's breach of its obligations under this Agreement, (b) related to the actions or conduct of the Consultant or the Services provided during the term of this Agreement, (c) arising from any act or omission on the part of the Consultant, including but not limited to any tax liability that the City may incur as of the result of Consultant's failure to pay taxes as required in Section 2.01.

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

SECTION 7

MISCELLANEOUS PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

jurisdiction or an authorized government agency, provided that such compliance does not exceed that required by the law, regulation, or order. The Consultant shall promptly provide written notice of any such order to the City. The provisions of this Section 7.15 are intended and shall be deemed to survive the expiration or termination of this Agreement.

SECTION 8

NOTICES

Section 8.01. Notices. All Notices given under this Agreement must be written and may be given by personal delivery; first class U.S. Mail; registered and certified mail, return receipt requested; overnight delivery service; or electronic mail. Notices will be deemed received at the earlier of actual receipt or three (3) calendar days from the mailing date. Notices must be sent to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party.

If to the Consultant:	Ronald Mentzer 27w740 Greenview Avenue, Warrenville, IL 60555 Email: rmentzer@scptnrs.com
If to the City:	Mayor Raymond Soliman City of Crest Hill 20600 City Center Boulevard, Crest Hill, IL 60403

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

Ronald Mentzer

_____, Date: _____

The City of Crest Hill

_____, Date: _____

By: Mayor RAYMOND SOLIMAN

EXHIBIT A

CONSULTANT: Ronald Mentzer

TERM OF ENGAGEMENT: From April 21, 2025 to August 21, 2025

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

1. Providing continuity in City of Crest Hill Community Development Department operations during Patrick Ainsworth's transition as the City's new, full-time, Community and Economic Development Director
2. Providing project review and City approval process support on significant ongoing development projects and proposals in order to enable the new Community and Economic Development Director to focus meaningful time on City economic development efforts. Significant ongoing development projects and proposals include, but are not limited to: the Lockport Township Fire Protection District's proposed new training and equipment maintenance facility, the redevelopment of significant portions of the Stateville Penitentiary Property, the development of the balance of the Heidner Property at the northwest corner of Weber Road and Division Street, the development of the Lucky Brothers gas station, convenience store, and Dunkin Donuts store at the southwest corner of Broadway Street and Caton Farm Road, MIF's development of a 150,000+ sq. ft. industrial/warehouse/office building at the south end of Advantage Drive, and the development of the A & D storage facility at the southwest corner of Borio Drive and Renwick Road.
3. Providing project review, City approval process coordination, and property sale support for the pending sale and redevelopment of the former City of Crest Hill City Hall site to QuikTrip.
4. Transferring institutional knowledge regarding City regulations, review and approval processes, staffing and operational challenges and opportunities to new full-time Community and Economic Development Director.
5. Assisting in the review and potential creation of a new East Weber Road/ Caton Farm Road TIF District and private sector TIF assistance and other economic development incentive requests.
6. Assisting in the preparation and filing of the required annual Tax Increment Financing District Fiscal Reports with the State of Illinois and the City's conduct of the required Tax Increment Financing Joint Review Board meetings for the two existing TIF Districts the City currently has in place.

BASE COMPENSATION: \$115.00/hour for hours actually worked. Maximum number of hours per week shall be 24 unless otherwise authorized by the City Council.

RONALD MENTZER

Date: _____

THE CITY OF CREST HILL

By: RAYMOND SOLIMAN
Its: Mayor
Date: _____

Community and economic development director skilled in driving sustainable community growth and economic vitality through proactive planning, collaborative communication, creative investment, and strategic execution.

- ***Forward-focused senior advisor*** with vast experience recognizing opportunity, implementing creative solutions, and coordinating the entitlement and implementation of complex real estate development, community enhancement, and public infrastructure projects that create sustainable wealth and enhance community vitality. Expertise in fostering processes that support quality decision-making.
- ***Entrepreneurial-minded strategist*** skilled at leveraging economic, market, demographic, and political conditions to create opportunity. Extensive experience building relationships with diverse stakeholders and facilitating efficient and inclusive public planning and zoning entitlement processes that generate consensus and accomplish community goals.
- ***Self-aware, progressive, and approachable servant leader*** committed to developing talent, building high-performing teams, and cultivating a culture of service, respect, and integrity. Life-long learner who embraces growth, change, and innovation. Communication, collaboration, strategic thinking, and driving results complement leadership skills.

EXPERIENCE

CITY OF WARRENVILLE, IL.

Progressive municipality with 76 full time employees, an annual general fund budget of \$14.3 million, a population of 14,655, and located in the heart of the second most affluent and populous county in Illinois.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT (2017- 2023)

Led a ten-member team and coordinated the organization's long-range planning, economic development, building permit, real estate project entitlement, and construction inspection responsibilities. Formulated and implemented the organization's economic development vision and strategy, developed RFPs and grant applications, managed controversial and complex projects, created and administered budgets, selected and coordinated work of specialized consultants and legal counsel, reviewed proformas, prepared detailed project reports and key policy documents, and presented recommendations to stakeholders and decision-makers at public meetings.

HIGHLIGHTS OF ACHIEVEMENT:

- ***TIF Districts:*** Directed the creation and administration of two new tax increment financing (TIF) districts which together encompass approximately 450 acres and generated \$2.5 million in TIF revenue in 2022. Negotiated four TIF redevelopment agreements that facilitated \$140+ million in private investment since 2019.
- ***Housing:*** Coordinated preparation, adoption, and implementation of the City's first Housing Action Plan which facilitated the development of a diverse mix of 1,200+ housing units since 2019.
- ***City Redevelopment Sites:*** Spearheaded a ten-year effort to assemble and partner with the private sector to redevelop a prominently located industrial brownfield property into a \$13.5 million, 27-unit, compact single-family neighborhood which generates \$300,000 in annual TIF revenue. Led effort to acquire and demolish a brownfield gas station site and several adjacent dilapidated structures. Facilitated preparation, funding, and implementation of coordinated environmental remediation and mixed-use redevelopment plans for these high-profile redevelopment sites.
- ***Strategic Leadership:*** Transitioned department head position from a tactical to a leadership role with a priority focus on vision, strategy, outcomes, service, talent development, and organization culture. Led department and played a key role in the organization's ability to provide high-quality service through COVID-19. Restructured the department and managed an unprecedented level of succession in key personnel and consultant partners.

COMMUNITY DEVELOPMENT DIRECTOR (1994 to 2017)

Recruited as the City's first Community Development Director. Managed a growing staff and a diverse team of consultants and legal advisors. Fostered collaborative long-range planning efforts and modernized building permit review and inspection, code enforcement, private real estate development project entitlement, and stormwater/floodplain management service delivery. Performed official duties of the Zoning Administrator, Stormwater and Floodplain Management Administrator, and Building Official through a period of unprecedented transformation in the organization and community.

HIGHLIGHTS OF ACHIEVEMENT:

- **Economic Development:** Led preparation, adoption, and implementation of the City's first Economic Development Strategic Plan. Directed the redevelopment of a 650-acre quarry into the \$500+ million Cantera mixed-use development. This project included the construction of \$57 million in new public infrastructure improvements, generated \$106 million in TIF revenue, and currently produces over half of the City's annual tax revenue.
- **Public Facility Construction:** Integral member of the intergovernmental teams created to coordinate the design, funding, approval, and development of a new recreation center, middle school, Police Department headquarters, City Hall, public works facility, trailhead park, and the renovation/expansion of the public library.
- **Route 56 Expansion:** Championed the City's efforts to successfully persuade the Illinois Department of Transportation to redesign the Route 56 Expansion Project to address significant local concerns and design expectations. Secured a \$1 million grant that funded extensive local streetscape enhancements installed in conjunction with this project.
- **Trail and Environmental Enhancements:** Coordinated the design, funding, and implementation of over 10 miles of new multi-use trails and more than \$50 million in environmental restoration and flood mitigation improvements along the West DuPage River Corridor. Facilitated efforts to obtain SolSmart Gold and League of American Bicyclists Bike Friendly Community Bronze designations.
- **Strategic Leadership:** Reduced costs, increased revenues, and improved service levels through the strategic replacement of consultants with new part- and full-time staff. Led the creation, adoption, and implementation of TIF redevelopment, subarea land use, and bicycle and pedestrian enhancement plans.

VILLAGE OF CAROL STREAM, IL.

A growing municipality located in the north-central section of DuPage County with over 1,000 businesses, 40,000 residents, two million sq. ft. of commercial building space, and 22 million sq. ft. of industrial building space.

VILLAGE PLANNER (1991 to 1994)

Coordinated the review and processing of all requests before the Plan Commission/Zoning Board of Appeals during a period of significant residential subdivision and large warehouse/distribution development.

PLANNING TECHNICIAN (1989 to 1991)

Reviewed all building permit applications and proposed site plans for compliance with Village zoning, sign, fence, and landscape regulations.

EDUCATION AND PROFESSIONAL DEVELOPMENT

BACHELOR OF SCIENCE – RESOURCE MANAGEMENT & URBAN PLANNING | University of Wisconsin Stevens Point

INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL ACCREDITED COURSES | Real Estate Development and Reuse, Business Retention and Attraction, Economic Development Credit Analysis, Economic Development Strategic Planning, and Basic Economic Development



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	April 7, 2025
Submitter:	Patrick Ainsworth, AICP Community and Economic Development Director
Department:	Community & Economic Development
Agenda Item:	Self-Storage Facility -SWC of Borio Drive and Renwick Road

Summary:

A&D Storage (the Applicant) appeared before the Plan Commission (PCZBA) on March 27, 2025, requesting a Special Use Permit for the construction and operation of a self-storage facility for the property located at the southwest corner of Renwick Road and Borio Drive. The Applicant previously received Special Use Permit approval from City Council for this project in 2023 and the approval was extended for a year in 2024. However, the project has not commenced and the Applicant is desirous to amend the exterior surface material from concrete to asphalt. Since this change represented a material change to the project design approved in the 2023 Special Use Permit, the Applicant submitted a new application requesting a new Special Use Permit approval for the project.

The project includes eight storage buildings with an access point on Borio Drive and significant landscaping to assist with buffering the proposed land use to the neighboring land uses. After the Applicant presented the case to the PCZBA at the March 27, 2025, Special Plan Commission Meeting, the PCZBA made a favorable recommendation on the new Special Use Permit request.

The Applicant appeared before the City Council at a work session on February 24, 2025, notifying the City Council of the material change and their upcoming Plan Commission case. Please click on the following link to see the packet item regarding the project update and the 2023 Special Use Permit/Ordinance - <https://mccmeetings.blob.core.usgovcloudapi.net/cresthill-pubu/MEET-Packet-bb19d1d07b8a433cac279bfbf2df04f4.pdf>. At that meeting, there was a request for this item to go straight to a regular City Council meeting agenda since the current application is essentially the same project that was approved in 2023. The City Council was amenable to this request. As such, the item on the April 7, 2025 Agenda is the consideration to vote on the draft Ordinance that would conditionally approve a Special Use Permit for the construction and operation of the proposed self-storage facility.

The recommendation from the Plan Commission included the following 12 (twelve) conditions:

1. That the drawings submitted for building permit shall be in substantial compliance with the drawings approved by City Council and identified below, unless otherwise noted in the remaining conditions.
 - Site Plan, Sheet SP1 prepared by Advantage Consulting Engineers last dated 2/17/2025
 - Final Landscape Plan, Sheets 0-2, prepared by Gary R. Weber Associates Inc. with a last revision date of 2/20/2025
 - Preliminary Building Elevations, Sheet A-2, prepared by Schmidt Design and last dated 2/19/2025

City Council

April 7, 2025

Self Storage Borio Drive

- Masonry Exhibit from Ledgestone/Preliminary Site Plan, Sheet SP1, prepared by Advantage Consulting containing updated notations with buildings A through H
 - Autoturn Exhibit, Sheet V1 prepared by Advantage Consulting Engineers and dated 6/7/2023
2. A landscape island shall be added to the western edge of the parking row and the Site Plan prepared by Advantage Consulting Engineers and the Landscape Plan prepared by Gary R. Weber Associates Inc. shall be updated at time of building permit submittal to comply with this condition.
 3. The Crest Hill Police Department shall receive, review, and approve a security plan from the Applicant as part of the building permit process.
 4. The hours of business operations shall be from 7:00 AM to 9:00 PM every day and the access keycode system will be timed out from 9:00 PM to 7:00 PM to prevent entry.
 5. The Applicant or future buyer shall supply an executed contract for trash refuse service for the subject property at time of building permit. On call trash refuse service will be acceptable compared to scheduled service.
 6. A Photometric Plan shall be provided at time of submitting for a building permit to ensure compliance with applicable codes and regulations.
 7. All required final design drawings and related supporting project information be submitted for final engineering review and approval in conjunction with the formal building permit application submitted for this project.
 8. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six feet and a minimum of 2.5" caliber at time of planting.
 9. A Final Signage Plan shall be submitted at time of building permit application to ensure compliance with all applicable codes and regulations.
 10. A separate Plat of Easement for the existing subdivision entrance sign for the neighborhood to the south shall be submitted to the Community Development Department for review and approval. A copy of the recorded Plat of Easement shall be submitted to the Clerk's Office as part of the record for this Special Use Ordinance. This Plat of Easement shall be recorded prior to issuing a Final Certificate of Occupancy.
 11. A private sidewalk connection to the public walkway within the Borio Drive public right-of-way shall be provided in this project. This improvement shall be shown in the drawings submitted as part of the formal building permit application.
 12. All conditions made with this Ordinance shall be transferred to any new property owner.

Recommended Council Action: To approve the ordinance for the special use request from A&D Storage for self-storage facility, at the southwest corner of Borio Drive and Renwick Road subject to the Findings of Fact and the conditions as outlined in the Ordinance.

Attachments:

- Attachment A - Special Use Application and Accompanying Staff Report
- Attachment B - DRAFT Minutes from the March 27, 2025 Special Plan Commission Meeting and the March 25, 2025 Special Plan Commission Meeting Transcript
- Attachment C - Special Use Ordinance (with Legal Description, Findings of Fact, and Application Drawings and Details)

City of Crest Hill Development Handbook

Appendix C

Application for Development

For Office Use Only: Case Number:

Project Name: A&D STORAGE

Owner: A&D STORAGE, LLC

Correspondence To: SAME

Street No: 9962 E. FOWLER RD

Street No: SAME

City, State, Zip: ROCHELLE, IL 61068

City, State, Zip: SAME

Phone: 618 559-2260

Phone: SAME

Email or fax: rdixon@regional-ls.com

Email or fax: SAME

Property Address:

Property Information:

Street No: SW corner of Renwick Rd & Borio Rd Lot Width: 545'

City, State, Zip: Crest Hill, IL 60403

Lot Depth: 310'

PIN: 04-20-100-015

Total Area: 3.939 acres

* Attach a copy of the legal description of the property and applicable fees.

* Submit electronic version of the legal description to:

mdeharo@cityofcresthill.com and lhrasher@cityofcresthill.com.

Existing Zoning: B3 Existing Land Use: VACANT

Requested Zoning: B3 Proposed Land Use: SELF STORAGE

Adjoining Properties Zoning and Uses:

North of Property: N/A

South of Property: R3-Multiple Family Residence District

East of Property: R1-Single Family Residence District

West of Property: B3-Business Service District

Purpose Statement (intended use and approval sought): Special Use Permit for Self-Storage

City of Crest Hill Development Handbook

Appendix C

Development Request: Please check all that apply and describe:

☐ Rezoning:

*Please attach written responses to items listed in Section 12.8-5 of the Zoning Ordinance.

☒ Special Use: SELF STORAGE FACILITY

* Please attach written responses to items listed in Section 12.7-6 of the Zoning Ordinance.

☐ Variance:

* Please attach written responses to items listed in Section 12.6-2 of the Zoning Ordinance.

☐ Planned Unit Development:

* Please attach written responses to items listed in Sections 10.0-4 & 10.5 of the Zoning Ordinance.

☐ Annexation:

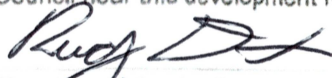
☐ Plat:

☐ Other:

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


<input checked="" type="checkbox"/> Civil Engineer	<u>Bill Zalewski</u>	Phone Number	<u>630 520-2467</u>
	Company <u>Advantage Consulting Engineers</u>	Email Address	<u>billz@aceng.us</u>
<input checked="" type="checkbox"/> Contractor	<u>Jordan Cater</u>	Phone Number	<u>312 846-6161</u>
	Company <u>MLCO Construction Inc.</u>	Email Address	<u>jcater@mlcoconstruction.com</u>
<input checked="" type="checkbox"/> Architect	<u>Richard Schmidt</u>	Phone Number	<u>708 524-5404</u>
	Company <u>Schmidt Design Incorporated</u>	Email Address	<u>rick@schmidt-designinc.com</u>
<input checked="" type="checkbox"/> Builder	<u>Pete McDaniel</u>	Phone Number	<u>832 264-7636</u>
	Company <u>Hearthfire Holding</u>	Email Address	<u>peter.mcdaniel@hfireholdings.com</u>

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


Signature of the Applicant

2/17/2025
Date

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


Signature of the Owner

2/17/2025
Date

Re:

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D r C

Erörtern Sie die folgenden Aussagen und bewerten Sie sie. Begründen Sie Ihre Aussagen mit eigenen Worten und mit Beispielen. (10 Punkte)

1. Ein Unternehmen, das in einem Markt mit hoher Konkurrenz operiert, sollte seine Preise senken, um seinen Marktanteil zu vergrößern.

2. Ein Unternehmen, das in einem Markt mit hoher Konkurrenz operiert, sollte seine Preise erhöhen, um seinen Gewinn zu maximieren.

3. Ein Unternehmen, das in einem Markt mit hoher Konkurrenz operiert, sollte seine Preise senken, um seinen Gewinn zu maximieren.

4. Ein Unternehmen, das in einem Markt mit hoher Konkurrenz operiert, sollte seine Preise erhöhen, um seinen Marktanteil zu vergrößern.

5. Ein Unternehmen, das in einem Markt mit hoher Konkurrenz operiert, sollte seine Preise senken, um seinen Gewinn zu maximieren.

6. Ein Unternehmen, das in einem Markt mit hoher Konkurrenz operiert, sollte seine Preise erhöhen, um seinen Gewinn zu maximieren.

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10. Ein Unternehmen, das in einem Markt mit hoher Konkurrenz operiert, sollte seine Preise erhöhen, um seinen Gewinn zu maximieren.

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Planning, Zoning, and City Code Analysis

Zoning Ordinance Regulations – The City of Portland, Oregon, has a comprehensive zoning ordinance that regulates the use of land and buildings in the city. The ordinance is divided into several chapters, each covering a different aspect of zoning. Chapter 1, General Provisions, sets out the basic principles of zoning and the definitions of key terms. Chapter 2, Zoning Districts, describes the various zoning districts in the city and the rules that apply to each. Chapter 3, Land Use Regulations, details the specific rules for different types of land uses, such as residential, commercial, and industrial. Chapter 4, Design Standards, sets out the requirements for the appearance of buildings and streets. Chapter 5, Enforcement, describes the process for enforcing the zoning ordinance. Chapter 6, Miscellaneous, contains other provisions that do not fit into the other chapters. The zoning ordinance is a complex set of rules that governs the development of the city. It is important for property owners and developers to understand the rules that apply to their property in order to avoid costly mistakes. The City of Portland provides a variety of resources to help people understand the zoning ordinance, including a website, a zoning map, and a zoning code book. People can also consult with a zoning professional for more information.

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Tæt medlemskab af det danske folkeslag og af den danske kultur er en forudsætning for, at vi kan være med til at skabe et bedre Danmark. Derfor er det vigtigt, at vi alle gør vores til at styrke vores fælles værdier og vores fælles fremtid. Det betyder, at vi alle har et ansvar for at være med til at skabe et Danmark, hvor alle kan trives og hvor vi alle har mulighed for at gøre en forskel.

Zoning Bulk Regulations for B-3 Business Services District

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 $\text{Cr}(\text{H}_2\text{O})_5(\text{OH})^{2+}$
 $\text{Cr}(\text{H}_2\text{O})_4(\text{OH})_2^+$
 $\text{Cr}(\text{H}_2\text{O})_3(\text{OH})_3$
 $\text{Cr}(\text{H}_2\text{O})_2(\text{OH})_4^-$
 $\text{Cr}(\text{H}_2\text{O})(\text{OH})_5^{2-}$
 $\text{Cr}(\text{OH})_6^{3-}$

Fencing Regulations – The Department of Agriculture and Food (DAF) is responsible for the regulation of fencing in Ireland. The Fencing Regulations 2011 (S.I. No. 105 of 2011) set out the requirements for the construction and maintenance of fences. The regulations apply to all fences, whether they are made of wood, stone, or other materials. The regulations also cover the height and strength of fences, and the requirements for the installation of gates. The DAF provides guidance on the regulations through its website and through its Fencing Advice Service. The Fencing Advice Service is a free service that provides advice on the requirements for the construction and maintenance of fences. The service is available to all landowners in Ireland. The Fencing Regulations 2011 are a key part of the DAF's commitment to the safety and security of the Irish countryside. The regulations ensure that fences are built to a high standard and that they are maintained in good condition. This helps to protect the environment and to ensure that the countryside is safe for all to enjoy.

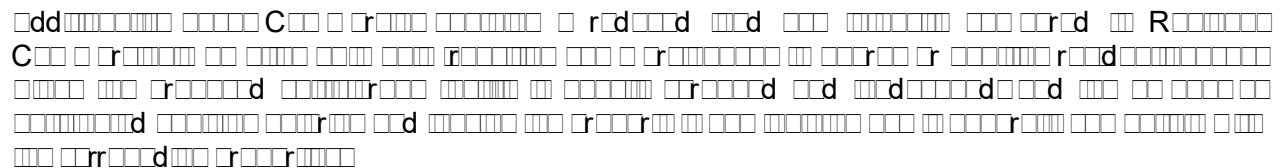
Crest Hill City Code

Live Planting Requirement Section – C

Masonry Requirement Section

Comprehensive Plan – T

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Mr

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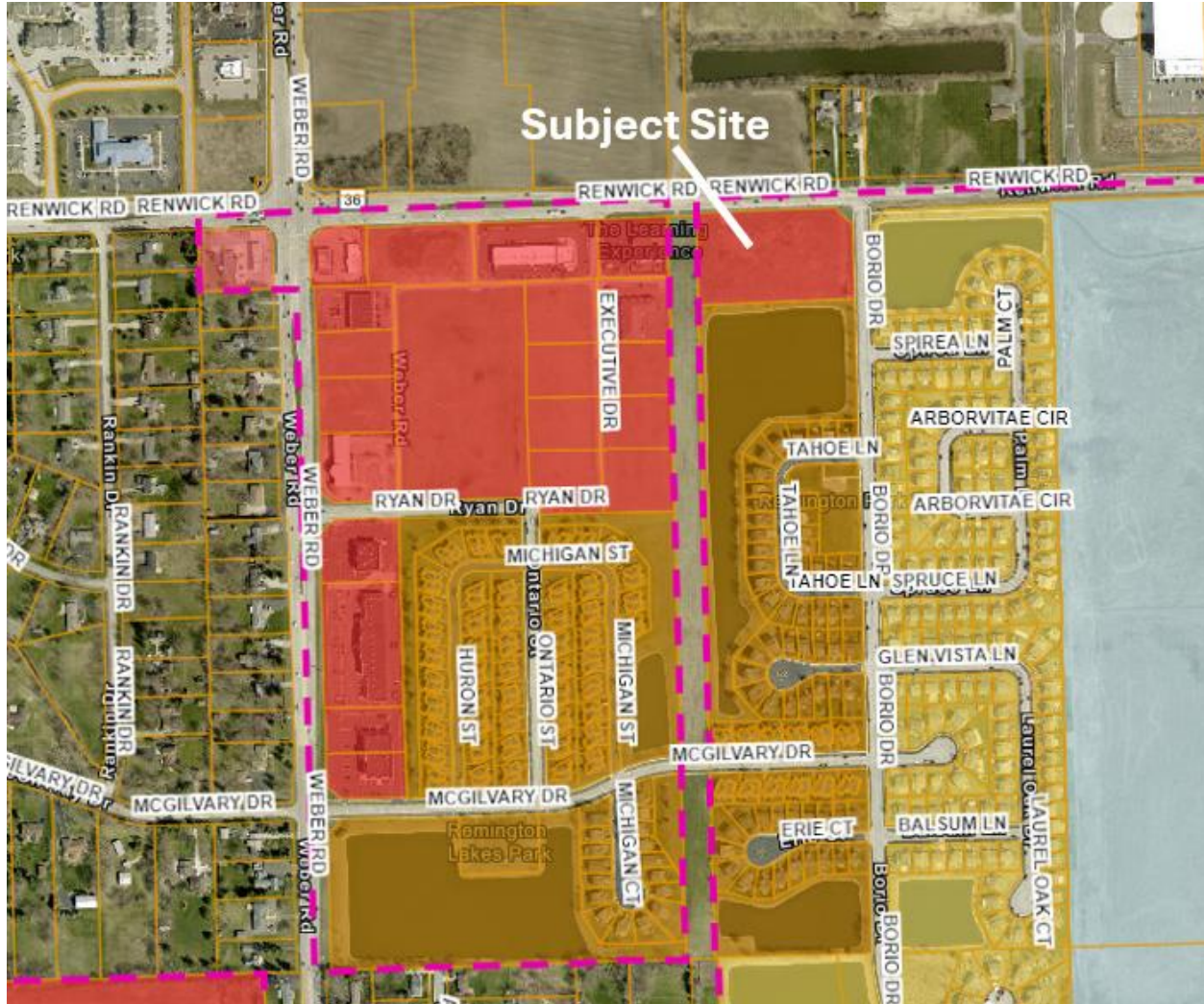
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EXHIBIT A – AERIAL PHOTO OF SUBJECT PROPERTY LOCATION



MINUTES OF THE CREST HILL PLAN COMMISSION

The March 27, 2025, Special Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Angelo Deserio, Commissioner Jeff Peterson, Commissioner Marty Flynn, Commissioner John Stanton.

Also present were: Community Development Consultant Ron Mentzer, City Attorney Mike Stiff, Administrative Clerk Samantha Tilley.

Absent were: Commissioner Cheryl Slabozeski, Community & Economic Development Director Patrick Ainsworth.

APPROVAL OF MINUTES: There were no minutes needing approval.

PUBLIC HEARING: Chairman Bill Thomas presented case number SU-25-1-3-1, of A&D Storage seeking Approval of a Revised B-3 Special Use for a Self-Service Storage Facility, located at the Southwest Corner of Renwick Road & Borio Drive in Crest Hill, Illinois.

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

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number SU-25-1-3-1.

(#1) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing on case number SU-25-1-3-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Flynn, Stanton, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

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

The Public Hearing was opened at 7:02 p.m.

Chairman Thomas asked the Community and Economic Development Consultant Ron Mentzer to present the specifics on this case.

Consultant Ron Mentzer commented that this project was approved in the summer of 2023 and the current property owner and entity that originally received the special approval is marketing the

property and project and there is a new developer experienced in operating these new types of facilities and they are interested in purchasing the facility. The new developer has identified that the original approved plans and specifications for this project stated that the entire drive aisle system for the self-storage facility would need to be constructed out of concrete pavement and the new developer would like to construct the drive aisle system out of asphalt pavement, which is more cost effective and consistent with what you see in these types of facilities.

Since the original approved plans and specifications had a condition stating it must be concrete pavement, there will need to be an amendment to allow the change of the pavement material, and the City Zoning Ordinance does not have provisions to allow that change to be approved by staff. Since this cannot be approved by staff, there was a need to come back to the public hearing process and have a new special use permit approved to accommodate that change on the pavement.

The applicant understands that there are original conditions of approval that were imposed in 2023 and there are a series of conditions that the staff is recommending that are attached to any recommendation to approve the revised special use permit.

Chairman Thomas asked the representative of A&D Storage to approach the podium. Steve Gulden, the consultant for A&D Storage, approached the podium and was sworn in.

Mr. Gulden commented that the only change requested was to switch from concrete to asphalt, and everything else will remain the same. They will change the landscape island and put that back in and meet all conditions that are in the staff report. This will be a first-class facility.

Chairman Thomas asked the commissioners if anyone had a comment or question.

Commissioner Stanton asked if there was lighting for this facility? Mr. Gulden commented that there will be appropriate lighting, and they already have a condition for a photometric plan, which would outline the spread of the lighting throughout the facility, and they will meet the requirements of the Crest Hill ordinance.

Commissioner Stanton then asked how tall the trees will be? Mr. Gulden commented that the Crest Hill requirement is a minimum requirement of six feet at the time of planting and that will be followed.

Commissioner Stanton also asked if there is a warranty on the fence being installed. Mr. Gulden commented that it will be vinyl fencing and they will last longer and have less maintenance and would come with a warranty of some sort. Community Development Consultant Ron Mentzer commented that the fencing details are on the landscape plan. It was then commented that the fence requirement is six feet tall, but the applicant agreed to eight feet tall.

Mr. Gulden thanked everyone for having the special meeting since they are under some time constraints and stated that they really appreciate that and all the hard work pushing this forward.

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

Tom Dewall, a resident, approached the podium and was sworn in. He then asked if the drainage would be looked into since they are going from concrete to asphalt regarding the two ponds? Mr. Gulden came back to the podium and commented that the impervious surface is impervious surface if it is asphalt or concrete, so the drainage coefficients will not change. Consultant Ron Mentzer commented from a engineering design standard concrete and asphalt are considered impervious and the city engineer has confirmed that the existing detention facility adjacent to this site is sized properly to accommodate the storm water run off from this site and the final engineering design will have to show that they are collecting all the storm water from the site making sure it is collected and directed in that existing detention pond and not flowing into off-site properties.

Mr. Dewall then asked how bright or how many lumens each light is with the lighting system. Mr. Gulden commented that they will have to meet the Crest Hill ordinance. Mr. Dewall then asked if there is an ordinance that states the number of lumens that are required? Consultant Ron Mentzer commented that there are limitations on the amount of light that can be spilling over on adjacent properties that are zoned residential, and they will have to comply with that. Mr. Dewall then commented that he is more concerned about the ends not having enough lighting and wants to make sure it is lit up properly.

There were no more questions or comments.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case Number SU-25-1-3-1.

(#2) Motion by Commissioner Peterson seconded by Commissioner Flynn, to close the public hearing on case number SU-25-1-3-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Stanton, Carroll, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

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

The Public Hearing was closed at 7:16 p.m.

Chairman Thomas commented that this property is currently zoned B-3, as a business service district, which means equipment rental store, 24/7 convenient store, a laundry mat, health fitness club, animal hospital, or packaged liquor store could go into that neighborhood and this storage facility seems like the most wonderful thing you can do to keep the neighborhood looking good as it does.

Chairman Thomas asked for a motion to grant the request of A&D Storage for approval of a revised B-3 Special Use for a new self-storage facility located at the southwest corner of Renwick Road and Borio Drive, based on the previously discussed twelve (12) conditions that will be attached to the minutes.

(#3) Motion by Commissioner Deserio seconded by Commissioner Carroll, to recommend to the City Council approval of A&D Storage for approval of a revised B-3 Special Use for a new self-

storage facility located at the southwest corner of Renwick Road and Borio Drive, based on the previously discussed twelve (12) conditions below:

1. That the drawings submitted for the building permit shall be in substantial compliance with the drawings approved by the City Council and identified below, unless otherwise noted in the remaining conditions:
 - Site Plan, Sheet SP1 prepared by Advantage Consulting Engineers last dated 2/17/2025.
 - Final Landscape Plan, Sheets 0-2, prepared by Gary R. Weber Associates Inc. with a last revision date of 2/20/2025.
 - Preliminary Building Elevations, Sheet A-2, prepared by Schmidt Design and last dated 2/19/2025.
 - Masonry Exhibit from Ledgestone/Preliminary Site Plan, Sheet SP1, prepared by Advantage Consulting containing updated notations with buildings A through H
 - Auto turn Exhibit, Sheet V1 prepared by Advantage Consulting Engineers and dated 6/7/2023.
2. A landscape island shall be added to the western edge of the parking row and the Site Plan prepared by Advantage Consulting Engineers and the Landscape Plan prepared by Gary R. Weber Associates Inc. shall be updated at the time of building permit submittal to comply with this condition.
3. The Crest Hill Police Department shall receive, review, and approve a security plan from the Applicant as part of the building permit process.
4. The hours of business operations shall be from 7:00 AM to 9:00 PM every day and the access keycode system will be timed out from 9:00 PM to 7:00 AM to prevent entry.
5. The Applicant or future buyer shall supply an executed contract for trash refuse service for the subject property at time of building permit. On-call trash refuse service will be acceptable compared to scheduled service.
6. A Photometric Plan shall be provided in time of submitting a building permit to ensure compliance with applicable codes and regulations.
7. All required final design drawings and related supporting project information be submitted for final engineering review and approval in conjunction with the formal building permit application submitted for this project.
8. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six feet and a minimum of 2.5" caliber at time of planting.
9. A Final Signage Plan shall be submitted at the time of building permit application to ensure compliance with all applicable codes and regulations.
10. A separate Plat of Easement for the existing subdivision entrance sign for the neighborhood to the south shall be submitted to the Community Development Department for review and approval. A copy of the recorded Plat of Easement shall be submitted to the Clerk's Office

as part of the record for this Special Use Ordinance. This Plat of Easement shall be recorded prior to issuing a Final Certificate of Occupancy.

11. A private sidewalk connection to the public walkway within the Borio Drive public right-of-way should be provided in this project. This improvement shall be shown in the drawings submitted as part of the formal building permit application.

12. All conditions made with this Ordinance shall be transferred to any new property owner.

On roll call, the vote was:

AYES: Commissioners Deserio, Carroll, Stanton, Flynn, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Slabozeski.

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

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear about the case and have an official vote.

Chairman Thomas reminded the Council that there is no meeting on April 10, 2025, but there will be a special meeting on April 24, 2025, and at that time they will be approving the Plan Commission By-Laws.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

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

(#4) Motion by Commissioner Peterson seconded by Commissioner Deserio, to adjourn the March 27, 2025, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Deserio, Carroll, Stanton, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: None.

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

The meeting was adjourned at 7:21 p.m.

As approved this _____ day of _____, 2025.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN

CREST HILL PLAN COMMISSION

MARCH 27, 2025

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 27th day of March, 2025.

BEFORE:

Ron Mentzer, Community/Economic Development Consultant
Samantha Tilley, Administrative Clerk
Mike Stiff, City Attorney
Bill Thomas, Chairman
John Stanton, Commissioner
Marty Flynn, Commissioner
Angelo DeSerio, Commissioner
Jeff Peterson, Commissioner
Ken Carroll, Commissioner

PRESENT:

Steve Gulden

* * * * *

1 CHAIRMAN THOMAS: Okay. Let me call the
2 March 27th special Plan Commission Meeting to
3 order at 7:00.

4 If you're able, please stand for the
5 Pledge of Allegiance.

6 (Pledge of Allegiance.)

7 CHAIRMAN THOMAS: Thank you.

8 Roll call, please.

9 SAMANTHA TILLEY: Bill Thomas?

10 CHAIRMAN THOMAS: Yes.

11 SAMANTHA TILLEY: Ken Carroll?

12 COMMISSIONER CARROLL: Yes. Here.

13 SAMANTHA TILLEY: Cheryl Slabozeski?

14 (No response.)

15 SAMANTHA TILLEY: Angelo DeSerio?

16 COMMISSIONER DESERIO: Here.

17 SAMANTHA TILLEY: Jeff Peterson?

18 COMMISSIONER PETERSON: Here.

19 SAMANTHA TILLEY: Marty Flynn?

20 COMMISSIONER FLYNN: Here.

21 SAMANTHA TILLEY: John Stanton?

22 COMMISSIONER STANTON: Here.

23 CHAIRMAN THOMAS: Okay. Thank you.

24 We have no minutes to approve tonight, so

1 we'll move right to the new business section. We
2 have one case on the agenda, a public hearing and
3 consideration of Case Number SU-25-1-3-1, a
4 request of A&D Storage seeking approval of a
5 revised B-3 special use for a new self-service
6 storage facility located at the southwest corner
7 of Renwick Road and Borio Drive in Crest Hill.

8 Samantha, is the paperwork in order?

9 SAMANTHA TILLEY: The paperwork is in
10 order.

11 CHAIRMAN THOMAS: Okay. Then I would
12 like to have a motion to open the public hearing.

13 COMMISSIONER CARROLL: So moved.

14 COMMISSIONER PETERSON: Second.

15 CHAIRMAN THOMAS: Motion by Commissioner
16 Carroll. Second by Commissioner Peterson.

17 Roll call, please.

18 SAMANTHA TILLEY: Ken Carroll?

19 COMMISSIONER CARROLL: Yes.

20 SAMANTHA TILLEY: Jeff Peterson?

21 COMMISSIONER PETERSON: Yes.

22 SAMANTHA TILLEY: Marty Flynn?

23 COMMISSIONER FLYNN: Yes.

24 SAMANTHA TILLEY: John Stanton?

1 COMMISSIONER STANTON: Yes.

2 SAMANTHA TILLEY: Angelo DeSerio?

3 COMMISSIONER DESERIO: Yes.

4 SAMANTHA TILLEY: And Bill Thomas?

5 CHAIRMAN THOMAS: Yes.

6 SAMANTHA TILLEY: Motion carried.

7 CHAIRMAN THOMAS: Okay. Again, the
8 subject of this hearing is to discuss Case
9 SU-25-1-3-1, and I would now like to ask our
10 community and economic development consultant, Ron
11 Mentzer, to present the specifics of this case.
12 Ron?

13 RON MENTZER: Thank you, Chairman.

14 Okay. Thank you, Chairman and good
15 evening to the Plan Commission. This is a pretty
16 straightforward case so I will be short and
17 direct. This project was -- this special use for
18 the project was approved originally in the summer
19 of 2023. The current property owner and entity
20 that originally received the special use approval
21 is marketing the property and project and there is
22 a new developer that is experienced in developing
23 and operating these types of facilities that's
24 interested in purchasing the facility, and one of

1 the items that they identified as part of their
2 process was that the original approved plans and
3 specifications for this project called out that
4 the entire drive aisle system for the self-storage
5 facility would be constructed out of concrete
6 pavement, and they want to construct it on asphalt
7 pavement, which is more cost effective, obviously,
8 and it's consistent with generally what you see
9 used in these types of facilities, both in Crest
10 Hill and throughout the country for that matter.

11 So because the original approved plans
12 and specifications for the project called out
13 concrete, they would need to -- there needed to be
14 some type of amendment approved to allow for the
15 change of pavement material. Unfortunately, the
16 City Zoning Ordinance does not have any provisions
17 that allow for that type of change to be approved
18 administratively by staff, so what that triggered
19 is the need to come back through the public
20 hearing process and have the Plan Commission
21 approve a new special use permit that would
22 accommodate that change. So that's what you have
23 before you tonight.

24 As part of this process we did request,

1 and the applicant did comply, by updating all
2 their design drawings and, for the most part, they
3 addressed all the original conditions of approval
4 that were imposed back a couple of years ago.
5 There is a series of conditions that staff is
6 recommending that the Plan Commission attach to
7 any recommendations to approve this special use
8 permit and staff is in support of approving the
9 special use permit -- revised special use permit
10 for this project.

11 With that, I would address any questions
12 you might have.

13 CHAIRMAN THOMAS: Okay. I think, you
14 know, we were looking at the drawings, and, as you
15 say, they were updated from two years ago, and I
16 think the only thing they missed was that one
17 landscape parking island which is now one of the
18 conditions, that that be added to the drawing so
19 that's taken care of.

20 Anybody have any questions for Ron?

21 Okay. So -- wow, it's like there you
22 are.

23 STEVEN GULDEN: Cubs game tonight, right?

24 CHAIRMAN THOMAS: Would you introduce

1 yourself and raise your right hand, please?

2 STEVE GULDEN: Sure. Steve Gulden. I
3 represent A&D Storage. I'm entitlement
4 consultant.

5 (Steve Gulden duly sworn.)

6 CHAIRMAN THOMAS: Okay.

7 STEVE GULDEN: So just to acquiesce what
8 Ron said. Very short and sweet. The only changes
9 we're requesting is to go from concrete to
10 asphalt. Everything else will be exactly the same
11 and we will change the landscape island, put it
12 back in, we'll meet all the conditions that were
13 set forth in the staff report, and we're looking
14 forward to closing on the property and new
15 developers coming in and building a very
16 first-class facility for Crest Hill.

17 Again, the only change is from asphalt to
18 concrete and -- excuse me -- concrete to asphalt
19 and that is it.

20 CHAIRMAN THOMAS: Any questions?

21 COMMISSIONER STANTON: Are there any
22 lighting for this?

23 STEVE GULDEN: I'm sorry?

24 COMMISSIONER STANTON: Lighting?

1 STEVE GULDEN: Yes. There will be
2 appropriate lighting. We will meet all the
3 ordinances. As a matter of fact, one to the
4 conditions I believe is a photometric plan which
5 outlines the lighting spread throughout the
6 facility and they will meet the ordinances as per
7 Crest Hill --

8 COMMISSIONER STANTON: Yeah, because it's
9 missing through this set. I was wondering
10 if they're doing that.

11 STEVE GULDEN: Yeah, I believe they're
12 going to be all wall packs.

13 Is that --

14 UNIDENTIFIED SPEAKER: Yes.

15 STEVE GULDEN: Yeah, they're going to be
16 wall pack lighting so it's not going to be, like,
17 poles around, they're all going to be wall packs.
18 Yes. And we'll meet the photometric requirements
19 of the Crest Hill ordinance.

20 COMMISSIONER STANTON: The trees you're
21 putting in, how tall are they when they're
22 planted?

23 STEVE GULDEN: Yeah. You know, I'm not
24 good at the heights. I do know that I believe

1 Crest Hill has a three and a half inch
2 requirement; is that correct, Ron, in the
3 diameter?

4 COMMISSIONER CAROLL: Two and a half, I
5 think.

6 STEVE GULDEN: Two and a half.

7 CHAIRMAN THOMAS: Of the 12 conditions
8 that we'll talk about in a little bit,
9 Condition No. 8 is planted with a minimum height
10 of six feet, minimum 2.5-inch caliber at time of
11 planting.

12 STEVE GULDEN: We will follow that, then.

13 CHAIRMAN THOMAS: And to John's question,
14 Condition No. 6, is it you're working on the
15 photometric plan that will be submitted, so --

16 STEVE GULDEN: That is correct.

17 COMMISSIONER STANTON: And the fencing, I
18 know they're PVC and aluminum, is there, like, a
19 warranty on these, how long they last?

20 STEVE GULDEN: Well I believe it's going
21 to be the vinyl fencing, correct? It's going to
22 be vinyl fencing. They last a lot longer. I
23 don't know what the requirement is, I just know
24 from the previous place that I used to work at we

1 required vinyl fencing because they last a lot
2 longer, doesn't need the maintenance, power
3 washing, so, you know, I don't know what the --
4 each manufacturer will have a different warranty,
5 but I'm sure there will be a warranty on it, but I
6 know that staff back in 2023 wanted a -- Maura
7 Rigoni wanted the vinyl because it looks nicer and
8 it stays nicer much longer without the
9 maintenance.

10 COMMISSIONER STANTON: Thank you.

11 STEVE GULDEN: Sure.

12 CHAIRMAN THOMAS: I'm looking where that
13 is because in the staff report we're talking
14 about -- it talks about wrought iron fencing,
15 six-foot tall.

16 RON MENTZER: The would be on the front.
17 The fencing details are on the landscape plan --

18 CHAIRMAN THOMAS: Okay.

19 RON MENTZER: Sheet 1 of 2.

20 COMMISSIONER DESERIO: And if you look at
21 Attachment B, details of the site, Item Number 7,
22 it says an eight-foot vinyl fence.

23 STEVE GULDEN: That's is correct.

24 COMMISSIONER CARROLL: Just on the south

1 side.

2 COMMISSIONER DESERIO: South side.

3 STEVE GULDEN: That is correct.

4 CHAIRMAN THOMAS: Even though the minimum
5 was six --

6 STEVE GULDEN: We agreed to eight,
7 correct.

8 CHAIRMAN THOMAS: Yeah, I see it.
9 When you were here two years ago -- it
10 seems like yesterday.

11 STEVE GULDEN: Yeah, it does.

12 CHAIRMAN THOMAS: We were talking about
13 the storage facilities in Crest Hill, and I still
14 remember a comment that you made that they were
15 almost all at capacity. Is that business still
16 thriving like that?

17 STEVE GULDEN: It is. I mean, there is a
18 huge need for storage, especially as the economy
19 grows to a lot of apartments, so you see a lot of
20 apartment complexes being built in Romeoville,
21 Bolingbrook, and I'm sure eventually some time it
22 will be in Crest Hill, they don't have the
23 storage, right? They're transient. A lot of 28,
24 29, 30 year olds are looking to get out of the

1 house and whatever and go in to apartments, and
2 they store. So it's still a very viable, economic
3 use for a lot of people.

4 CHAIRMAN THOMAS: Okay. Any more
5 questions of Mr. Golden?

6 Staff is okay?

7 RON MENTZER: Yes.

8 CHAIRMAN THOMAS: Okay. Thank you, sir.

9 STEVE GULDEN: I just want to thank you
10 for having a special meeting. We had some time
11 constraints with this, so I really want to thank
12 you for coming out here on a Thursday on a special
13 meeting. We really appreciate that. We also want
14 to thank Ron and Patrick Answorth and Mike Stiff
15 for their hard work and pushing this forward,
16 again, knowing the time constraints. So we're
17 extremely thankful to all of you that helped push
18 this forward for us.

19 CHAIRMAN THOMAS: You're quite welcome.

20 STEVE GULDEN: Thank you.

21 CHAIRMAN THOMAS: Is there anyone in the
22 audience that wants to come to the podium and make
23 any remarks?

24 If so, please state your name and then

1 raise your right hand.

2 TOM DEWALL: Tom Dewall. (Phonetic.)

3 (Tom Dewall duly sworn.)

4 TOM DEWALL: I have a question.

5 So since you're going from concrete to
6 asphalt, what kind of -- did you look into the
7 drainage, how that's going to change with regards
8 to the two pods?

9 STEVE GULDEN: I can answer that for you,
10 sir.

11 So impervious surface is impervious
12 surface if it's asphalt or if it's concrete. Even
13 sometimes compressed stone is considered
14 impervious surface, so the drainage coefficients
15 will not change. They will be exactly the same.
16 And we have to follow ordinance anyway from a
17 drainage perspective, so we will do that and
18 whatever staff says from an engineering
19 perspective we will follow.

20 TOM DEWALL: So even though asphalt is
21 more porous than concrete, more water can go
22 through it which would build up, so I would think
23 you would need a better drainage system for the
24 asphalt versus the concrete because more water can

1 go through the concrete that's less porous.

2 STEVE GULDEN: From my experience, that's
3 not correct. That's just from my experience.

4 Ron, is that a fair statement?

5 RON MENTZER: Yeah. From an engineering
6 design standard concrete and asphalt are
7 considered impervious 100 percent, so --

8 TOM DEWALL: (Simultaneous crosstalk.)

9 STEVE GULDEN: (Simultaneous crosstalk.)

10 RON MENTZER: (Simultaneous crosstalk.)

11 (Multiple speakers at once.)

12 STEVE GULDEN: Yeah. No, absolutely.

13 RON MENTZER: And I just want to say for
14 the record that the City engineers confirmed that,
15 you know, it's his belief that the existing
16 detention facility adjacent to the site is sized
17 properly to accommodate all the storm water runoff
18 from the site. It was built with the thought
19 that -- or the knowledge that it would satisfy the
20 retention storm water requirements for this
21 particular property, and the final and engineering
22 design will have to show that they're collecting
23 all that storm water from on-site and making sure
24 that it gets collected and directed into that

1 existing detention pond, it doesn't flow off into
2 off-site properties.

3 TOM DEWALL: And then one more question.

4 STEVE GULDEN: Yes, sir?

5 TOM DEWALL: So talking about the
6 lighting. You said you're putting -- you're not
7 doing light poles, spotlighting, you're putting,
8 like, I guess, sconces?

9 STEVE GULDEN: Yeah, wall packs they call
10 them. Yes.

11 TOM DEWALL: Do you know how bright or
12 how many lumens each light is?

13 STEVE GULDEN: I do not know the lumens.
14 The lumens will have to meet the Crest Hill
15 ordinance.

16 TOM DEWALL: Is there an ordinance in
17 Crest Hill for the number of lumens that are
18 required for lights like this?

19 RON MENTZER: There's limitations on the
20 amount of light that can be spewing over on
21 adjacent properties that are zoned residential and
22 they have to comply with that. We haven't seen a
23 plan yet, but standard stuff for -- most
24 municipalities have those types of rules just to

1 prevent light -- unnecessary light motion.

2 TOM DEWALL: Okay.

3 STEVE GULDEN: The good part about this
4 is the wall packs generally push down, are a
5 downward lighting, and you got fencing on one
6 side, and the building is kind of acting as
7 fencing surrounding the facility, so I would say
8 90 percent of lights would be all internal and
9 it's not going -- there's no poles so the light
10 doesn't spill out on to adjacent properties.

11 TOM DEWALL: Yeah. There's not really
12 that many properties, I'm just more concerned
13 about, like, not inside the aisles, but around
14 being not too dark because obviously, like, just
15 looking at the plans, I feel like you're not going
16 to have access on the two, I guess, out -- I don't
17 want to say "outside," but the two ends, they're
18 going to be more on the inside, so just being dark
19 out there. I'm just making sure it's lit up
20 properly.

21 STEVE GULDEN: Right. And I'm sure that
22 Crest Hill will look at that and make sure that
23 that still covers that area.

24 TOM DEWALL: All right. That's all the

1 questions I had. Thank you.

2 CHAIRMAN THOMAS: All right. Well, thank
3 you for them.

4 Anyone else want to come to the podium?

5 Okay. Since that appears to be all the
6 questions, could I get a motion to close the
7 public hearing?

8 COMMISSIONER PETERSON: I'll make that.

9 CHAIRMAN THOMAS: Motion by Commissioner
10 Peterson.

11 COMMISSIONER FLYNN: Second.

12 CHAIRMAN THOMAS: Second by -- was that
13 you?

14 COMMISSIONER CARROLL: Marty.

15 CHAIRMAN THOMAS: Marty. All right.
16 Roll call, please.

17 SAMANTHA TILLEY: Jeff Peterson?

18 COMMISSIONER PETERSON: Yes.

19 SAMANTHA TILLEY: Marty Flynn?

20 COMMISSIONER FLYNN: Yes.

21 SAMANTHA TILLEY: John Stanton?

22 COMMISSIONER STANTON: Yes.

23 SAMANTHA TILLEY: Ken Carroll?

24 COMMISSIONER CARROLL: Yes.

1 SAMANTHA TILLEY: Angelo DeSerio?

2 COMMISSIONER DESERIO: Yes.

3 SAMANTHA TILLEY: And Bill Thomas?

4 CHAIRMAN THOMAS: Yes.

5 SAMANTHA TILLEY: Motion carried.

6 CHAIRMAN THOMAS: Okay. So I made these
7 statements two years ago and I think they're still
8 appropriate to keep in mind what we're talking
9 about here. This property, as we heard, is
10 currently zoned B-3 a business service district.
11 To give you an idea of what that means, that means
12 the following businesses could move in without
13 needing any further permission from the City of
14 Crest Hill; a small equipment rental store, a 24/7
15 convenient store, a laundry mat, a health fitness
16 club, an animal hospital, veterinarian clinic,
17 animal shelter, kennel, or even a packaged liquor
18 store. When you consider what could go in there
19 or in that beautiful neighborhood, this storage
20 facility seems like the most wonderful thing you
21 could do to keep that neighborhood looking as good
22 as it looks now.

23 So, again, I commend you for the way you
24 have made this look. I was going to make another

1 comment that when we were talking about the
2 cement -- the asphalt idea, I think several of us
3 have looked at every other storage facility in the
4 City of Crest Hill and they all have an asphalt
5 roadway with a cement pad just like this one, so
6 this one was going to be unique in the concrete
7 for really no reason at all. So obviously that's
8 not going to be a problem.

9 So anybody else want to make any comment
10 before we have a vote? If not, then I would like
11 to have a motion to grant the request from A&D
12 Storage for approval of a revised B-3 special use
13 for a new self-storage facility located at the
14 southwest corner of Renwick Road and Borio Drive
15 based on the previously discussed 12 conditions
16 that will be attached to the minutes.

17 Can I have a motion?

18 COMMISSIONER DESERIO: So moved.

19 COMMISSIONER CARROLL: Second.

20 CHAIRMAN THOMAS: Motion by Commissioner
21 DeSerio. Second by Commissioner Carroll.

22 Can I have a roll call, please?

23 SAMANTHA TILLEY: Angelo DeSerio?

24 COMMISSIONER DESERIO: Yes.

1 SAMANTHA TILLEY: Ken Carroll?

2 COMMISSIONER CARROLL: Yes.

3 SAMANTHA TILLEY: John Stanton?

4 COMMISSIONER STANTON: Yes.

5 SAMANTHA TILLEY: Marty Flynn?

6 COMMISSIONER FLYNN: Yes.

7 SAMANTHA TILLEY: Jeff Peterson?

8 COMMISSIONER PETERSON: Yes.

9 SAMANTHA TILLEY: And Bill Thomas?

10 CHAIRMAN THOMAS: Yes.

11 SAMANTHA TILLEY: Motion carried.

12 CHAIRMAN THOMAS: Okay. So Plan

13 Commission has approved your request for the
14 revised B-3 special use for the new self-service
15 storage facility. Our recommendations will be
16 forwarded to the City Council keeping in mind that
17 the Plan Commission is a recommendation body only,
18 and I believe the City Council is going to hear
19 this -- is it on Monday already or --

20 RON MENTZER: No. This will be going
21 directly to a city council meeting for
22 consideration.

23 CHAIRMAN THOMAS: Oh, Monday is the
24 workshop. Okay. So that will be a week from

1 Monday?

2 RON MENTZER: Yeah. Mm-hmm.

3 CHAIRMAN THOMAS: Okay. Congratulations.
4 You're going to get this done.

5 STEVE GULDEN: Thank you.

6 CHAIRMAN THOMAS: Any other business that
7 anyone has?

8 Let me remind you that we do not have a
9 Plan Commission meeting on April 10th. It is
10 going to be a special meeting on April 24th. At
11 that time we will also be approving finally the
12 Plan Commission Bylaws that we sort of put
13 together last fall and haven't had a meeting to
14 approve them yet, so they will be on the next
15 docket.

16 Okay. Is there anybody in the audience
17 that wants to make a comment about any Plan
18 Commission-related thing except for the case we
19 just talked about?

20 Seeing none, and the fact that there's a
21 Cubs game tonight, can I have a motion to adjourn?

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

24 CHAIRMAN THOMAS: Commissioner Peterson

1 makes the motion to adjourn. Is there a second?

2 COMMISSIONER DESERIO: I'll second.

3 CHAIRMAN THOMAS: Second Commissioner
4 DeSerio.

5 Roll call, please.

6 SAMANTHA TILLEY: Jeff Peterson?

7 COMMISSIONER PETERSON: Yes.

8 SAMANTHA TILLEY: Angelo DeSerio?

9 COMMISSIONER DESERIO: Yes.

10 SAMANTHA TILLEY: Ken Carroll?

11 COMMISSIONER CARROLL: Yes.

12 SAMANTHA TILLEY: John Stanton?

13 COMMISSIONER STANTON: Yes.

14 SAMANTHA TILLEY: Marty Flynn?

15 COMMISSIONER FLYNN: Yes.

16 SAMANTHA TILLEY: And Bill Thomas?

17 CHAIRMAN THOMAS: Yes.

18 SAMANTHA TILLEY: Motion carried.

19 CHAIRMAN THOMAS: Okay. Meeting
20 adjourned 7:21. Thank you, guys.

21 (The meeting was adjourned at 7:21 p.m.
22 on March 27th, 2025.)
23
24

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

Hailey School

Hailey Schoot, CSR, RPR
Illinois CSR License 084-004897

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ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH RESPECT TO
CERTAIN REAL PROPERTY LOCATED WITHIN THE CORPORATE BOUNDARIES
OF THE CITY OF CREST HILL
[APPLICATION OF A&D STORAGE, LLC]**

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

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

WHEREAS, the City of Crest Hill (“City”) has enacted said ordinance in Section 12.7 of the Crest Hill Zoning Ordinance, specifying the requirements for special use permits; and

WHEREAS, in 2023 A&D Storage, LLC (“Applicant”), filed and presented before the Crest Hill Plan Commission an application seeking the granting of a special use permit for a self-storage facility (the “Application”) for certain property within the city limits of the City of Crest Hill, Will County, Illinois, and located the southwest corner of Borio Drive and Renwick Road, Crest Hill, Illinois, PIN: 11-04-20-100-015-0000 (the “Property”), as legally described in Exhibit “A” with proper notice thereof given; and

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

WHEREAS, the Crest Hill Plan Commission, by formal vote taken July 19, 2023, recommended approval of the special use permit sought in the Application, with conditions, after holding a Public Hearing, with proper notice thereof given; and

WHEREAS, the City Council has examined the August 7, 2023, Findings and Decision of the Plan Commission hereto attached as Exhibit “B” and has considered the presentations and arguments of the Applicant in a regularly scheduled open meeting; and

WHEREAS, the City Council on August 7, 2023 passed Ordinance 1959, which determined that it is in the best interest of the City that the Recommendation of the Plan Commission be accepted, and the Application be granted;

WHEREAS, on June 17, 2024, the Applicant presented a to the City Council a request to extend the Special Use Permit granted to A & D Storage, LLC by Ordinance 1959 for a period of twelve (12) months, to and including August 7, 2025; which request was granted by the passage of Ordinance 1988; and

WHEREAS, the Applicant on March 27, 2025, presented to the Crest Hill Plan Commission at a Special Meeting, its Application for a revised B-3 Special Use for a Self-Storage Facility with the sole revision to the previously submitted plans being the substitution of asphalt for concrete as the material to be used for the interior roads and driveways of the facility; and

WHEREAS, the Crest Hill Plan Commission, by formal vote taken March 27, 2025, conducted a properly noticed public hearing and unanimously voted to recommend approval of the revised special use permit sought in the Application, with conditions; and

WHEREAS, the City Council has considered the Findings and Decision of the Plan Commission, attached hereto as Exhibit B, and hereby determines that it is in the best interest of the City that the Recommendation of the Plan Commission be accepted, and the Application for a Revised Special Use be granted;

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

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

SECTION 2: That the City Council hereby accepts, adopts, and ratifies the Findings and Decision of the Plan Commission, attached hereto as “Exhibit B”, and incorporated by reference herein, as the Findings and Decision of the City Council in relation to the Application for a special use permit.

SECTION 3: That a special use permit is hereby granted to A&D Storage, LLC to allow a B-3 special use to permit a self-storage facility for the property at the southwest corner of Borio Drive and Renwick Road, Crest Hill, Illinois PIN: 11-04-20-100-015-0000, (the “Property”), as legally described in Exhibit “A”, and in accordance with reviewed and revised plans and details (attached hereto as Exhibit “C”) and the definitions of the zoning classifications currently in use in the Crest Hill Zoning Ordinance, hereinafter described and subject to the following conditions:

1. That the drawings submitted for building permit shall be in substantial compliance with the drawings approved by City Council and identified below, unless otherwise noted in the remaining conditions.
 - a) Site Plan, Sheet SP1 prepared by Advantage Consulting Engineers last dated 2/17/2025
 - b) Final Landscape Plan, Sheets 0-2, prepared by Gary R. Weber Associates Inc. with a last revision date of 2/20/2025
 - c) Preliminary Building Elevations, Sheet A-2, prepared by Schmidt Design and last dated 2/19/2025
 - d) Masonry Exhibit from Ledgestone/Preliminary Site Plan, Sheet SP1, prepared by Advantage Consulting containing updated notations with buildings A through H
 - e) Autoturn Exhibit, Sheet V1 prepared by Advantage Consulting Engineers and dated 6/7/2023
2. A landscape island shall be added to the western edge of the parking row and the Site Plan prepared by Advantage Consulting Engineers and the Landscape Plan prepared by Gary R.

Weber Associates Inc. shall be updated at time of building permit submittal to comply with this condition.

3. The Crest Hill Police Department shall receive, review, and approve a security plan from the Applicant as part of the building permit process.
4. The hours of business operations shall be from 7:00 AM to 9:00 PM every day and the access keycode system will be timed out from 9:00 PM to 7:00 PM to prevent entry.
5. The Applicant or future buyer shall supply an executed contract for trash refuse service for the subject property at time of building permit. On call trash refuse service will be acceptable compared to scheduled service.
6. A Photometric Plan shall be provided at time of submitting for a building permit to ensure compliance with applicable codes and regulations.
7. All required final design drawings and related supporting project information be submitted for final engineering review and approval in conjunction with the formal building permit application submitted for this project.
8. All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six feet and a minimum of 2.5" caliber at time of planting.
9. A Final Signage Plan shall be submitted at time of building permit application to ensure compliance with all applicable codes and regulations.
10. A separate Plat of Easement for the existing subdivision entrance sign for the neighborhood to the south shall be submitted to the Community Development Department for review and approval. A copy of the recorded Plat of Easement shall be submitted to the Clerk's Office as part of the record for this Special Use Ordinance. This Plat of Easement shall be recorded prior to issuing a Final Certificate of Occupancy.
11. A private sidewalk connection to the public walkway within the Borio Drive public right-of-way shall be provided in this project. This improvement shall be shown in the drawings submitted as part of the formal building permit application.

Territory Described. See attached legal description "Exhibit A."

SECTION 4: This Ordinance shall take effect upon its passage and publication according to law.

[Left Intentionally Blank]

PASSED THIS 7th DAY OF APRIL, 2025

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 7TH DAY OF APRIL, 2025

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

“Exhibit A”

LEGAL DESCRIPTION

PIN:11-04-20-100-015-0000

Legal Description

That part of the Northwest quarter of Section 20, Township 36 North, Range 10 East of the Third Principal Meridian, described as follows: commencing at the intersection of the East Line of the Natural Gas Pipeline Company of America Right of Way as per document R71-13386 with the South Line of Said Quarter Section; thence North 01 degrees 39 minutes 04 seconds West, 2269.39 feet along said East line to the point of beginning; thence North 87 degrees 53 minutes 28 seconds East, 545.18 feet along a line that is 320 feet Southerly and parallel with the South Line of Renwick road as dedicated per document 538061 (said parallel line being coincident with the North Line of Remington lakes-unit 2) to the West Line of Borio drive as dedicated per document 2002095121; thence North 01 degrees 37 minutes 52 seconds West, 260.00 feet along said West Line to an angle point in said line; thence North 46 degrees 52 minutes 12 seconds West, 70.42 feet along said West Line to angle point in said line; thence North 02 degrees 06 minutes 31 seconds West, 10.00 feet along said West Line to the aforementioned South Line of Renwick Road; thence South 87 degrees 53 minutes 29 seconds West, 495.21 feet along said South Line to the East line of Said Natural Gas Pipeline Company of America right of way; thence South 01 degrees 39 minutes 04 seconds East, 320.00 feet along said East line to the point of beginning, in Will County, Illinois.

Except that portion conveyed to the Illinois Dept. Of transportation by order recorded as document number R2012041415 described as follows:

that part of the North 60.00 feet of the East Half of the Northwest Quarter of Section 20, except the West 80.00 feet thereof, Township 36 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: beginning at the point intersection of the South Line of North 60.00 feet of said Northwest Quarter with the East Line of the West 80.00 feet of the East half of Said Northwest Quarter; thence North 00 degrees 00 minutes 42 seconds West, on an assumed bearing along the East Line of the West 80.00 feet of the East Half of Said Northwest Quarter, a distance of 60.00 feet to the North Line of the Northwest Quarter of Said Section 20; thence North 89 degrees 31 minutes 14 seconds East, along said North Line, 106.52 feet; thence South 0 degrees 28 minutes 46 seconds East, perpendicular to the North Line of said Northwest Quarter, 60.00 feet to a point of intersection with a line 60.00 feet South from and parallel with the North Line of said Northwest Quarter when measured perpendicular thereto; thence South 89 degrees 31 minutes 14 seconds West, along said parallel line, perpendicular to the last described course, 107.01 feet to the point of beginning. All situated in Will County, Illinois.

“Exhibit B”

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

IN RE:)	
)	
The application A&D Storage, LLC)	No. SU-25-1-3-1
)	
)	
For a revised special use permit.)	

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. SU-25-1-3-1
THE APPLICATION OF A&D STORAGE, LLC
FOR A REVISED SPECIAL USE AT THE SOUTHWEST CORNER OF
BORIO DRIVE AND RENWICK ROAD**

THIS APPLICATION, coming before the Plan Commission for decision, and the Plan Commission having heard the evidence in support and opposition to the application at a properly noticed special meeting held on March 27, 2025, and the Commission being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, A&D Storage, LLC is the owner of the real estate, upon approval of the special use, as described in the application.

B. That the application seeks a Revised B-3 special use for the property described in the application, the southwest corner of Borio Drive and Renwick Road, Crest Hill, Illinois, PIN: 11-04-20-100-015-0000 (the “Property”), as legally described in Exhibit “A” , the Plan Commission having previously recommended (in 2023) approval of the original submitted plans and said Special Use having been approved by the City Council in 2023 and extended in 2024.

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

D. That the application seeks approval of a revised special use to allow a self-storage facility on the property with the only change being the substitution of asphalt for concrete as the material for the internal roads and driveways in the facility;

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

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

G. That the application for the special use was properly submitted and notice of the application and the Public Hearing were properly published;

H. That no interested parties filed their appearances herein;

I. That the public hearing was called to order, the applicant presented evidence and arguments in support of his application, and the public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

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

K. That the proposed revised special use, as considered under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6).

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard by same and arguments and suggestions heard at the public hearing, and having duly considered the mandates and standards as set forth in the City of Crest Hill, Illinois zoning ordinance for the granting of special uses, as follows:

1. That the application of A&D Storage, LLC to allow a revised B-3 special use for a self-storage facility in accordance with the reviewed plans on the property at the southwest corner of Borio Drive and Renwick Drive Crest Hill, Illinois, PIN: 11-04-20-100-015-0000 (the "Property"), as legally described in Exhibit "A", in a B-3 zoning district is recommended to be approved and is supported by the evidence adduced;
2. The following conditions were placed on the special use permit:
 - a) That the drawings submitted for building permit shall be in substantial compliance with the drawings approved by City Council and identified below, unless otherwise noted in the remaining conditions.
 - i) Site Plan, Sheet SP1 prepared by Advantage Consulting Engineers last dated 2/17/2025
 - ii) Final Landscape Plan, Sheets 0-2, prepared by Gary R. Weber Associates Inc. with a last revision date of 2/20/2025
 - iii) Preliminary Building Elevations, Sheet A-2, prepared by Schmidt Design and last dated 2/19/2025
 - iv) Masonry Exhibit from Ledgestone/Preliminary Site Plan, Sheet SP1, prepared by Advantage Consulting containing updated notations with buildings A through H
 - v) Autoturn Exhibit, Sheet V1 prepared by Advantage Consulting Engineers and dated 6/7/2023
 - b) A landscape island shall be added to the western edge of the parking row and the Site Plan prepared by Advantage Consulting Engineers and the Landscape Plan prepared by Gary R. Weber Associates Inc. shall be updated at time of building permit submittal to comply with this condition.
 - c) The Crest Hill Police Department shall receive, review, and approve a security plan from the Applicant as part of the building permit process.
 - d) The hours of business operations shall be from 7:00 AM to 9:00 PM every day and the access keycode system will be timed out from 9:00 PM to 7:00 PM to prevent entry.

- e) The Applicant or future buyer shall supply an executed contract for trash refuse service for the subject property at time of building permit. On call trash refuse service will be acceptable compared to scheduled service.
 - f) A Photometric Plan shall be provided at time of submitting for a building permit to ensure compliance with applicable codes and regulations.
 - g) All required final design drawings and related supporting project information be submitted for final engineering review and approval in conjunction with the formal building permit application submitted for this project.
 - h) All new shade trees, ornamental trees, and evergreen trees associated with this project shall be planted with a minimum height of six feet and a minimum of 2.5" caliber at time of planting.
 - i) A Final Signage Plan shall be submitted at time of building permit application to ensure compliance with all applicable codes and regulations.
 - j) A separate Plat of Easement for the existing subdivision entrance sign for the neighborhood to the south shall be submitted to the Community Development Department for review and approval. A copy of the recorded Plat of Easement shall be submitted to the Clerk's Office as part of the record for this Special Use Ordinance. This Plat of Easement shall be recorded prior to issuing a Final Certificate of Occupancy.
 - k) A private sidewalk connection to the public walkway within the Borio Drive public right-of-way shall be provided in this project. This improvement shall be shown in the drawings submitted as part of the formal building permit application.
 - l) All conditions made with this Ordinance shall be transferred to any new property owner.
3. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the revised special use be granted upon the specified conditions.

[Left Intentionally Blank]

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 27th Day of March 2025 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Cheryl Slabozeski	_____	_____	_____	_____
Commissioner John Stanton	_____	_____	_____	_____
Commissioner Ken Carroll	_____	_____	_____	_____
Commissioner Marty Flynn	_____	_____	_____	_____
Commissioner Bill Thomas	_____	_____	_____	_____
Commissioner Jeff Thomas	_____	_____	_____	_____
Commissioner Angelo Deserio	_____	_____	_____	_____

Approved:

Bill Thomas, Chairperson

Attest:

Christine Vershay-Hall, City Clerk

“Exhibit C”

A&D STORAGE, LLC
PROPOSED STORAGE FACILITY AT RENWICK & BORIO STORAGE FACILITY

HIGHLIGHTS

1. THE PROPOSED STORAGE FACILITY ON RENWICK & BORIO FALLS WITHIN THE B3 ZONING DISTRICT
2. B3 ZONING ALLOWS STORAGE FACILITIES WITH A SPECIAL USE PERMIT.
3. THE SITE IS TOO FAR OFF OF WEBER ROAD FOR RETAIL AND IS TOO SMALL FOR A HOUSING PROJECT MAKING IT IDEAL FOR STORAGE
4. THE SITE HAS BEEN VACANT FOR MANY YEARS
5. THE STORAGE FACILITY WILL BRING HIGHER PROPERTY TAXES TO THE VILLAGE.
6. INCREASE TAX TO THE SCHOOL DISTRICTS WITHOUT ADDING ANY BURDEN TO THE DISTRICTS.
7. LESS TRAFFIC ON TO BORIO THAN A RESTAURANT, MEDICAL FACILITY OR SHOPPING CENTER.
8. THE STORAGE FACILITY IS A NEED FOR THE PEOPLE OF CREST HILL AND THE SURROUNDING MUNICIPALITIES.

DETAILS OF OUR SITE

1. WE ARE REQUESTING ASPHALT TRUCK PAVEMENT INSTEAD OF CONCRETE. ASPHALT HAS CLEAN APPEARANCE. ASPHALT CAN BE SEALCOATED TO KEEP APPEARANCE LOOKING NEW. ASPHALT IS DURABLE AND CAN BE EASILY REPAIRED BY PATCHING. ASPHALT IS THE TYPICAL PAVEMENT USED FOR STORAGE FACILITIES IN CREST HILL. THERE IS NO CODE PROHIBITING ASPHALT PAVEMENT. THE CITY STANDARD DETAIL FOR ASPHALT TRUCK PAVEMENT WILL BE FOLLOWED.
2. THE MASONRY OF THE CURRENT PLAN IS CONSISTENT WITH THE MASONRY APPROVED UNDER SPECIAL USE ORDINANCE #1959
3. FULL MASONRY FAÇADE ON THE NORTH, EAST AND SOUTH SIDES OF THE EAST BUILDING ADJACENT TO BORIO PER THE MASONRY EXHIBIT PROVIDED. CITY COUNCIL ACCEPTED A LESS MASONRY FAÇADE LOOK ON THE WEST SEVEN BUILDINGS IN FAVOR OF HAVING FULL MASONRY ON THE THREE SIDES VISIBLE TO THE PUBLIC FROM BORIO. METAL SIDING TO COVER THE REMAINING AREAS. METAL SIDING IS CONSISTENT WITH OTHER STORAGE FACILITIES IN CREST HILL.
4. STORAGE FACILITY TRAFFIC – 5-9 CARS PER DAY UNTIL AT CAPACITY.
5. 2 - 5 CARS PER DAY AFTER THE SITE IS AT CAPACITY
6. 6 FOOT BLACK FAUX WROUGHT IRON FENCE ON THE NORTH, WEST AND EAST EXCEPT WHERE BUILDING BORDERS BORIO DRIVE
7. 8-FOOT VINYL FENCE ON THE SOUTH.
8. TREES WILL BE PLANTED IN LINE WITH THE DRIVE AISLE.
9. HIRING LOCAL LANDSCAPING AND MAINTENANCE CONTRACTORS TO KEEP THE SITE CLEAN AND FREE OF TRASH.
10. KEYPAD ENTRY GATE FOR ACCESS.
11. LED BOX LIGHTING WILL BE LOCATED ON THE BUILDINGS OF EACH DRIVE AISLE.
12. SECURITY CAMERAS FOR SAFETY AND MONITORING
13. A TRASH ENCLOSURE WAS ADDED PER CITY STAFF REVIEW.
14. 8 TOTAL BUILDINGS WITH AN OPTION FOR AN OFFICE AT THE SOUTH END OF THE EAST BUILDING.
15. 3.5 FEET TALL MASONRY FAÇADE ON THE NORTH SIDE OF THE WEST SEVEN BUILDINGS.

ENGINEERING SITE TOPICS

1. ASPHALT TRUCK PAVEMENT PER THE CITY DETAIL FOR ALL DRIVE AISLES OF THE STORAGE FACILITY.
2. NO BERM IS PROVIDED ON THE SOUTH SIDE OF THE SITE DUE TO THE DRAINAGE OF THE SITE FLOWING TOWARDS THE POND.
3. WE ADDED 8-FOOT VINYL FENCE FOR SOLID SCREENING.

4. THE DITCH ALONG THE EAST SIDE OF THE SITE HAS TO STAY IN ORDER TO KEEP THE CURRENT DRAINAGE PATTERN COMING OFF BORIO AND RENWICK.
5. A PIPE CULVERT HAS BEEN ADDED UNDER THE PARKING LOT TO CONVEY THE WATER FROM THE DRAINAGE DITCH TO THE POND.
6. SIGN EASEMENT GRANTED TO THE SUBDIVISION TO THE SOUTH FOR A SUBDIVISION SIGN (LOCATED AT BORIO AND RENWICK).



Final Landscape Plan

RENWICK SELF-STORAGE

Crest Hill, Illinois

February 20, 2025

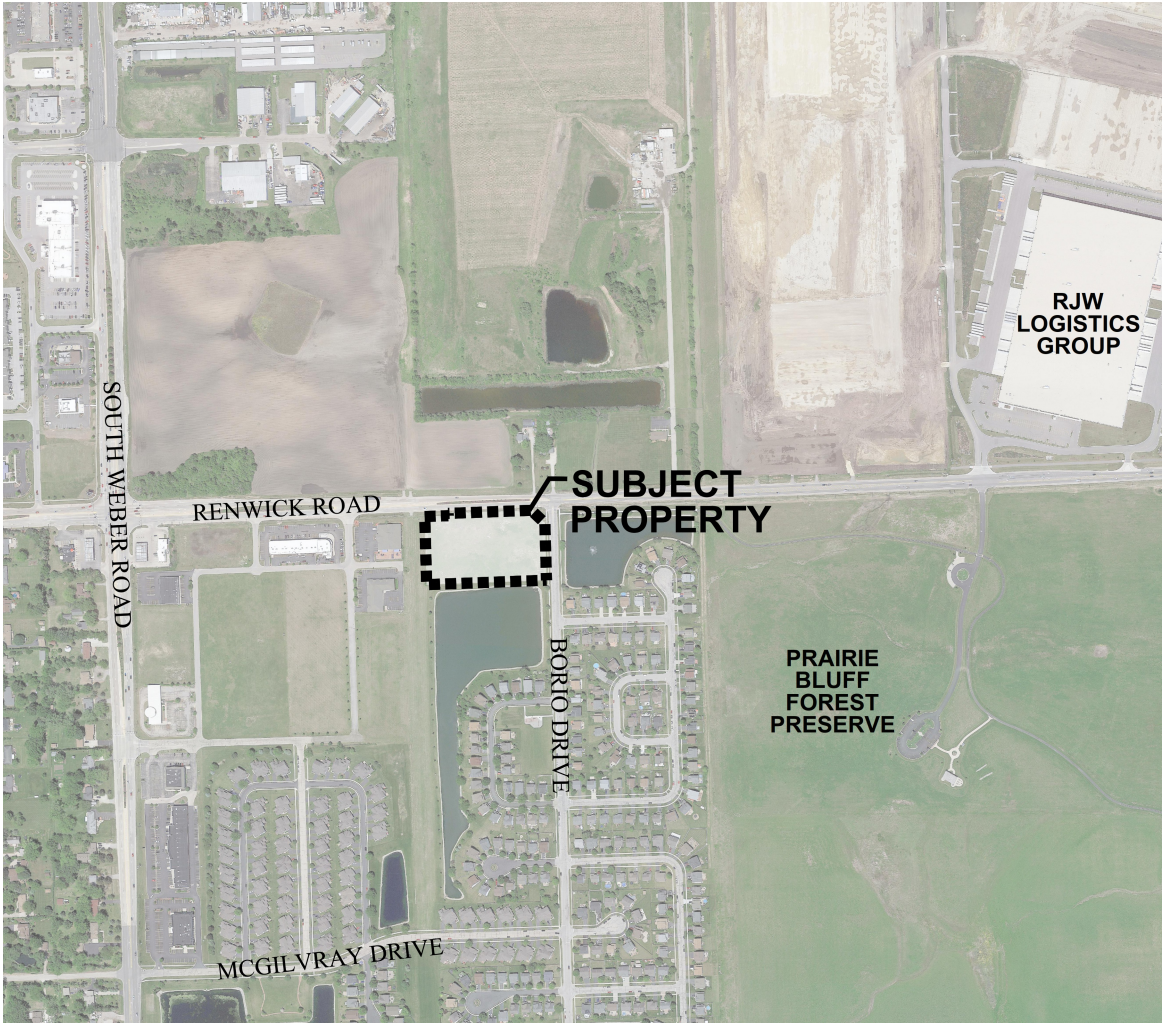
CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CONSULTANT:
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, IL 60439



LOCATION MAP

SCALE: 1"=400'

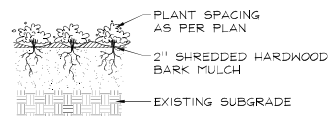
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	FINAL LANDSCAPE PLAN
2	LANDSCAPE SPECIFICATIONS

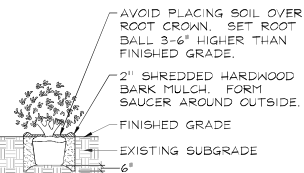
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
TA	5	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2' Cal.	
ORNAMENTAL TREES				
AG	4	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
CC	3	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	3	Cornus mas CORNELIAN CHERRY DOGWOOD	6' Ht.	Clump Form
EVERGREEN TREES				
AC	25	Abies concolor WHITE FIR	8' Ht.	
PA	20	Picea abies NORWAY SPRUCE	8' Ht.	
PS	17	Pinus strobus EASTERN WHITE PINE	8' Ht.	
TN	6	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	8' Ht.	
DECIDUOUS SHRUBS				
HP	20	Hydrangea paniculata 'SMILUPLOF' LITTLE QUICK FIRE HYDRANGEA	24' Tall	3' O.C.
PH	21	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30' Tall	4' O.C.
SP	22	Syringa patula 'Miss Kim' MISS KIM LILAC	24' Tall	4' O.C.
VT	31	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36' Tall	5' O.C.
EVERGREEN SHRUBS				
JK	16	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24' Wide	4' O.C.
JS	3	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24' Wide	5' O.C.
ORNAMENTAL GRASSES				
PL	23	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
PERENNIALS				
HL	41	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
NM	36	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
GROUNDCOVERS				
EF	44	Euonymus fortunei var. 'Coloratus' PURPLE WINTERCREEPER	#5P4	12" O.C.
MISC. MATERIALS				
44		SHREDDED HARDWOOD MULCH	C.Y.	
.96		TURF SEED & EROSION CONTROL BLANKET	AC.	
474		VINYL FENCE	L.F.	
810		ALUMINUM FENCE	L.F.	
5		2" RIVER ROCK	C.Y.	

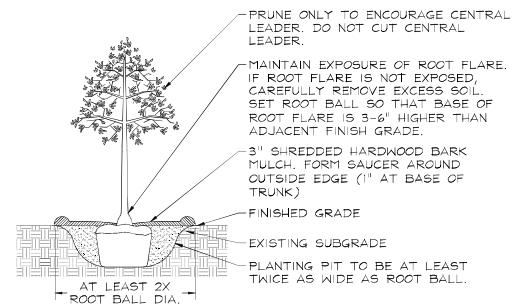
PLANTING DETAILS



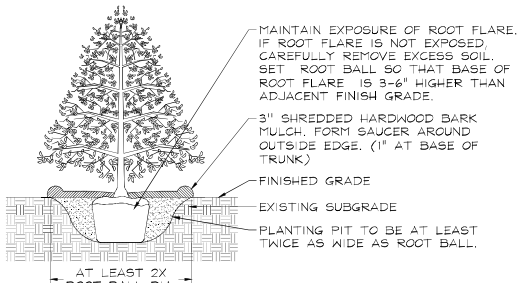
PERENNIALS AND GROUNDCOVERS NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE

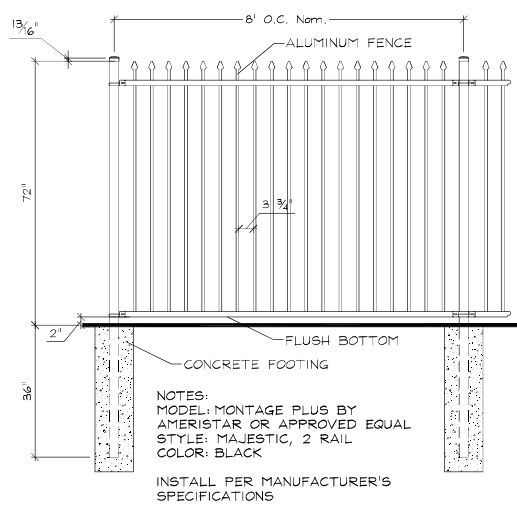


DECIDUOUS TREES NOT TO SCALE

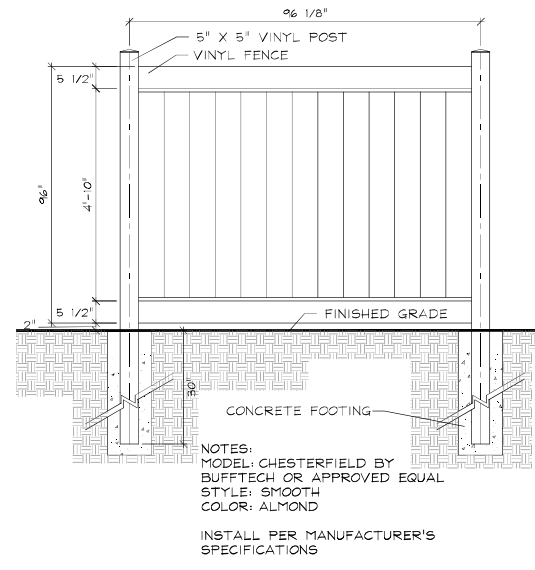


EVERGREEN TREES NOT TO SCALE

LANDSCAPE REQUIREMENTS (1 APPROVED PLANTING PER 725 S.F. GROSS LOT AREA)	
GROSS LOT AREA:	171,604 S.F.
LANDSCAPING REQUIRED:	237 PLANT UNITS
EXISTING LANDSCAPE	1 SHADE TREE
PROPOSED LANDSCAPE:	
5	SHADE TREES
69	EVERGREEN TREES
10	ORNAMENTAL TREES
92	DECIDUOUS SHRUBS
14	EVERGREEN SHRUBS
32	ORNAMENTAL GRASSES
116	PERENNIALS & GROUND COVER
339	TOTAL PLANT UNITS



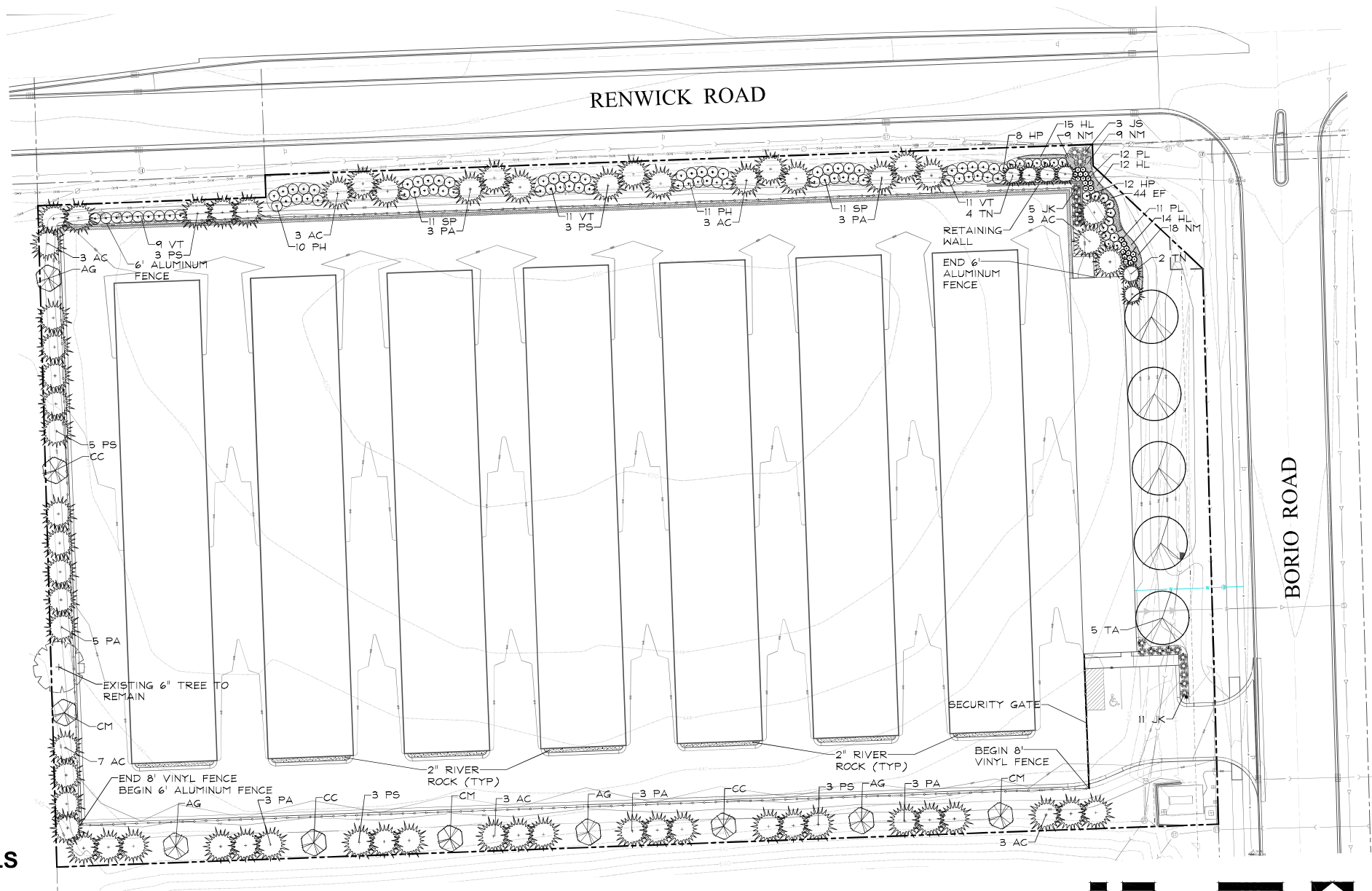
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GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



GRWA Item 6.

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ENGINEERS

80 MAIN STREET, SUITE 17
LEMONT, IL 60439

RENNICK SELF-STORAGE CREST HILL, ILLINOIS FINAL LANDSCAPE PLAN

REVISIONS	
3	02.20.2025
2	01.10.2025
1	08.04.2023

DATE	06.19.2023
PROJECT NO.	AC23124
DRAWN	MNW
CHECKED	DHS
SHEET NO.	

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.

- 50% Kentucky Bluegrass (98/85)
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.

- 40% Kentucky Bluegrass (98/85)
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.2 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.3 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.4 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.5 EROSION CONTROL

Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

2.6 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
8. After the seeding operation is completed, spray a wood fiber mulch (Conweeb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

B. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

C. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE


- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



Item 6.

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OUR OFFICE

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RENWICK SELF-STORAGE

CREST HILL, ILLINOIS

LANDSCAPE SPECIFICATIONS

3	02.20.2025
2	01.10.2025
1	08.04.2023

REVISIONS

DATE	06.19.2023
PROJECT NO.	AC23124
DRAWN	MINW
CHECKED	DHS
SHEET NO.	



GENERAL NOTES

SELF
STORAGE
FACILITY

for

HEARTHFIRE
HOLDINGS

RENWICK RD
and
BOBRICK DRIVE
Crest Hill,
Illinois

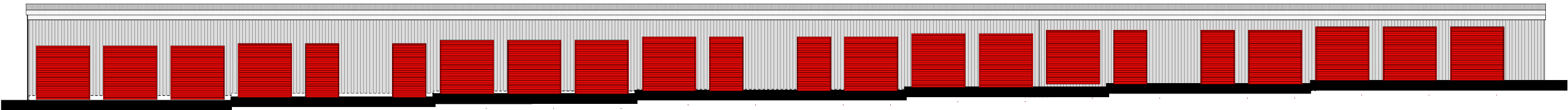
PRELIMINARY
BUILDING
ELEVATIONS

A-2

Issued For Review 2/19/25

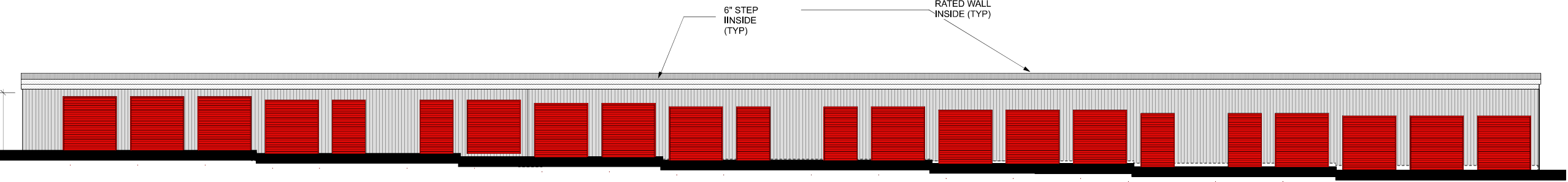
Issued For Review 1/10/25

REV	DESCRIPTION	DATE
1		



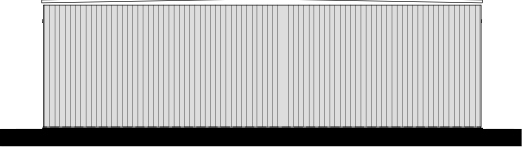
EAST ELEVATION - BUILDING BLDGS
B,C,DE,F,G,H

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



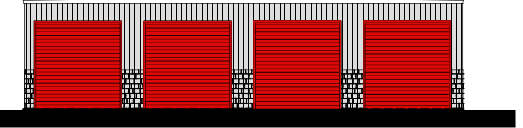
WEST ELEVATION - BUILDING BLDGS
B,C,DE,F,G,H

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



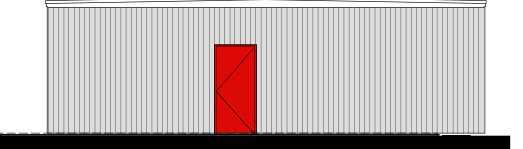
SOUTH ELEVATION BLDGS
E,F,G,H

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



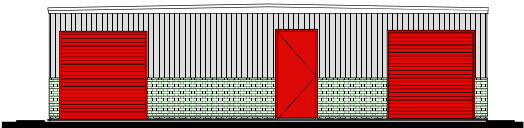
NORTH ELEVATION BLDGS
E,F,G,H

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



SOUTH ELEVATION BLDG
B,C,D

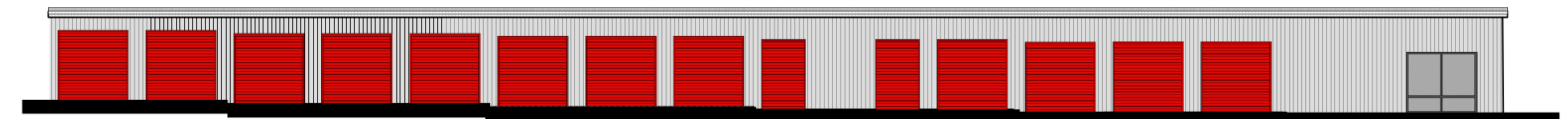
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NORTH ELEVATION BLDG
B,C,D

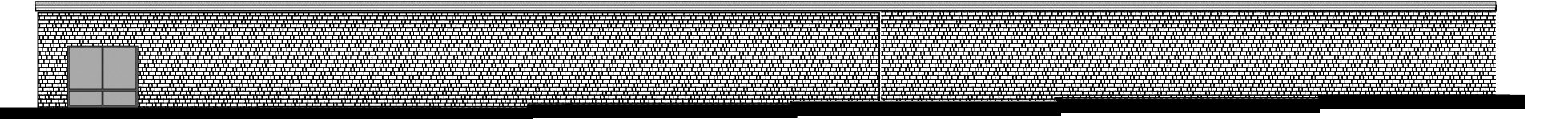
Scale: 1/8" = 1'-0"

RENWICK RD ELEVATION
4 BUILDINGS



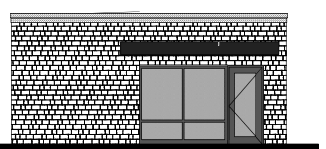
WEST ELEVATION - BUILDING C

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



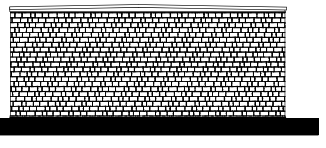
EAST ELEVATION - BUILDING A
BORIO RD ELEVATION
1 BUILDING

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



SOUTH ELEVATION
BLDG A

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

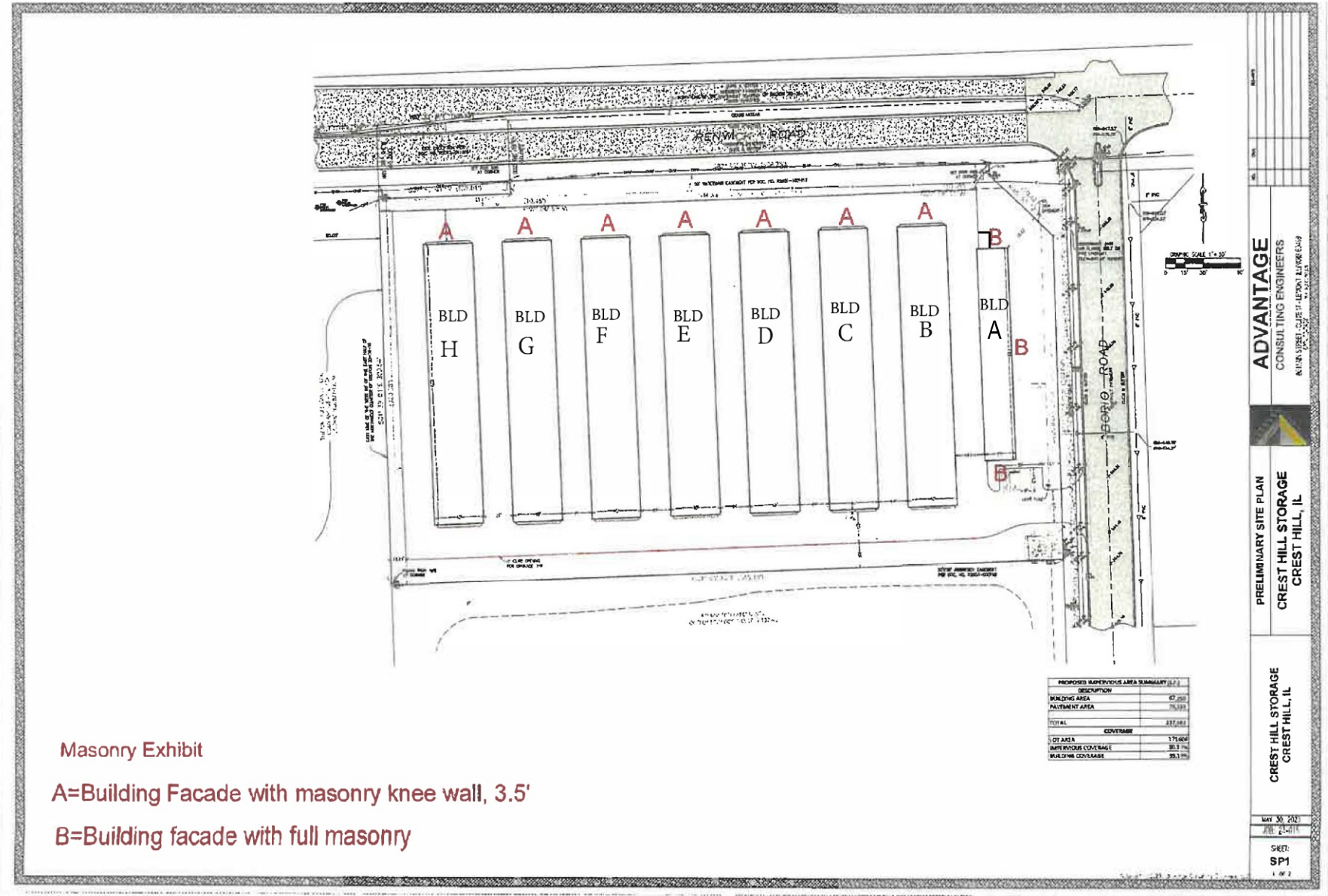


NORTH ELEVATION BLDG A

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

RENWICK RD ELEVATION
1 BUILDING

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



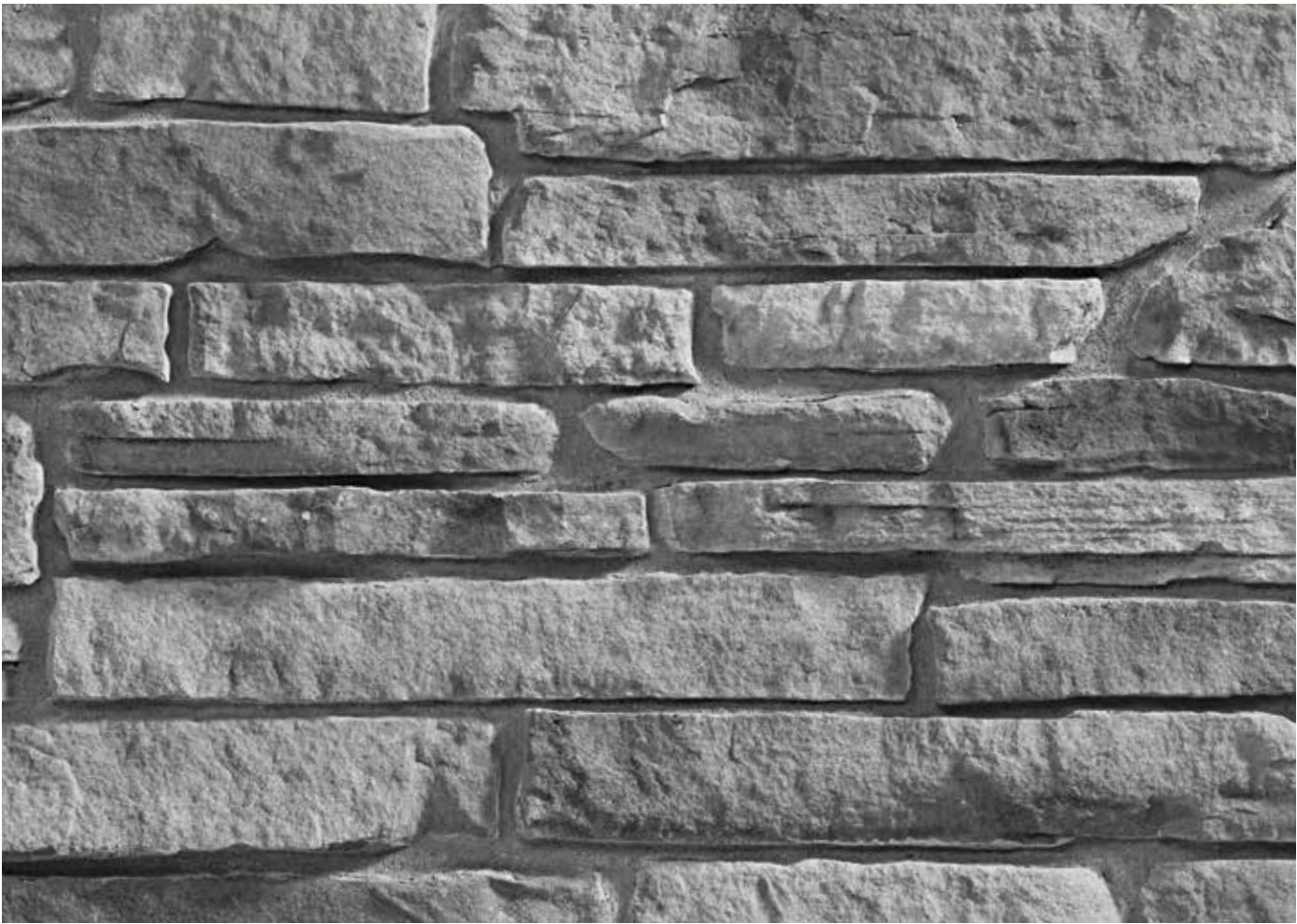
Masonry Exhibit

A=Building Facade with masonry knee wall, 3.5'

B=Building facade with full masonry

LEDGESTONE				
Product Dimensions		Coverage	Packaging	Weight
Flats	Width: 6" - 21½"	10 sq. ft. based on ½" minimum grout joints	Box	90 lbs
	Height: 1¼" - 6½"		Pallet (24 boxes)	2,210 lbs*
90° Corners	Depth: 1" - 2¼"			
	Long Tails: 6½" - 10"	6 linear ft. based on ½" minimum grout joints	Box	70 lbs
	Medium Tails: 5½" - 7"		Pallet (24 boxes)	1,730 lbs*
	Short Tails: 1½" - 2¼"			

*50 lbs added for pallet weight
These are all nominal dimensions and ranges. Actual dimensions may vary.

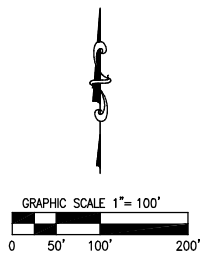
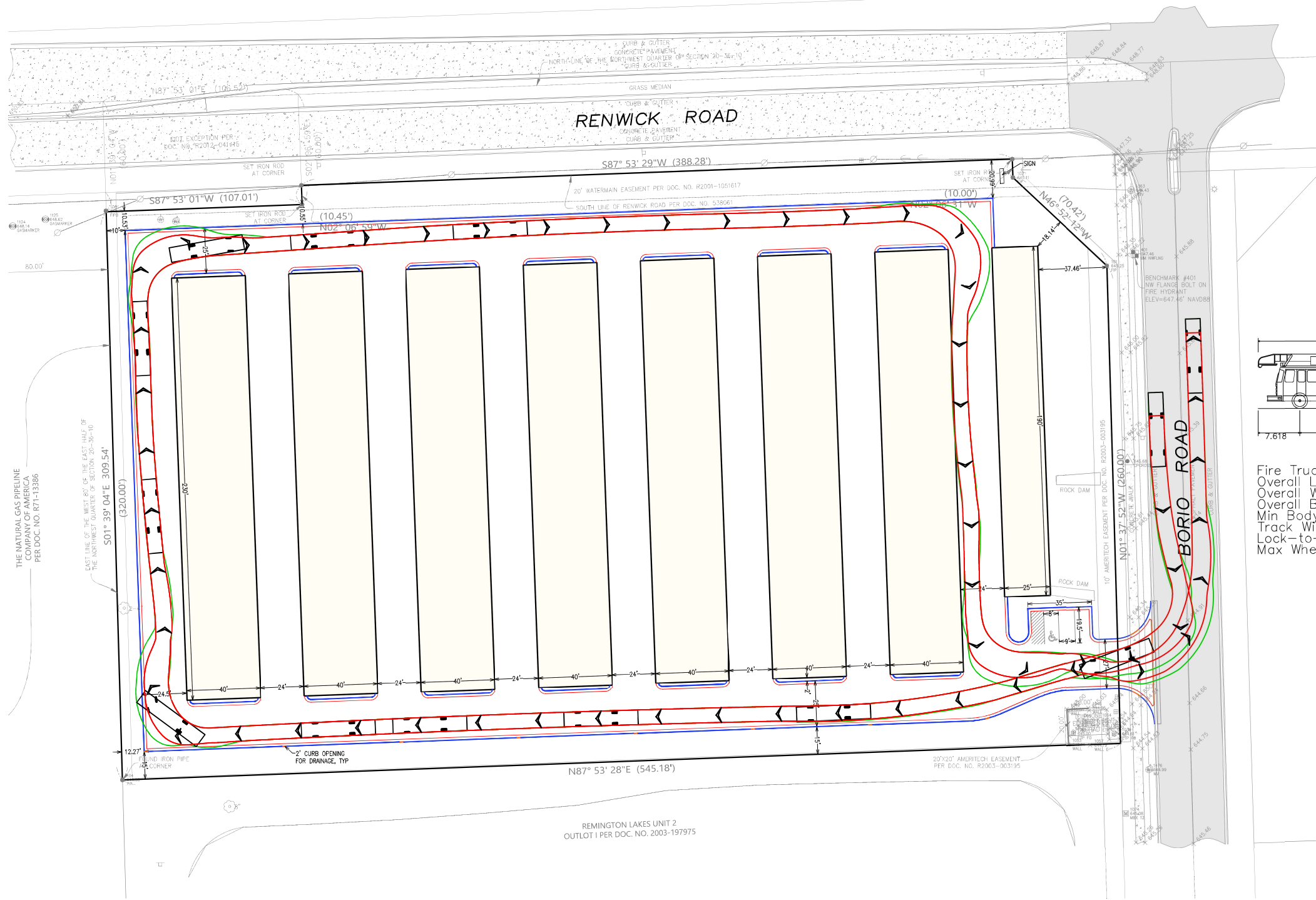


A&D STORAGE MASONRY COMPLIANCE CHART

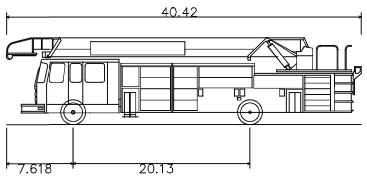
FEBRUARY 20TH, 2025

NOTE: DOORS AND WINDOWS ARE NOT INCLUDED IN THE TOTAL SURFACE AREA

BUILDING	TOTAL EXTERIOR SURFACE AREA (S.F.)	ACTUAL SURFACE AREA OF FACADE (S.F)	SURFACE AREA REQUIRED (20 % FACADE)	ACTUAL % FACADE
A	4160	2268	832	54.52%
B	3363	74	672.6	2.20%
C	3363	74	672.6	2.20%
D	3363	74	672.6	2.20%
E	3288	28	657.6	0.85%
F	3288	28	657.6	0.85%
G	3288	28	657.6	0.85%
H	3288	28	657.6	0.85%



AUTO-TURN LEGEND
--- TIRE TRACK
--- VEHICLE ENVELOPE



Fire Truck Ladder
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

40.420ft
8.000ft
8.000ft
8.000ft
8.000ft
4.000ft
45.00°

Item 6.	
REMARKS	
DATE	
NO.	
ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439 630-520-2467 www.aceeng.us	
AUTOTURN EXHIBIT	
CREST HILL STORAGE CREST HILL, IL	
CREST HILL STORAGE CREST HILL, IL	
JUNE 07, 2023 JOB: 23-015	
SHEET V1	
118 1 OF 1	

“Exhibit D”

“Exhibit D”

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, A&D Storage, LLC (the "**Owner**") is the owner of that certain real property commonly known as the southwest corner of Borio Drive and Renwick Road, Crest Hill, Illinois, PIN 11-04-20-100-015-0000 ("**Property**"); and

WHEREAS, A&D Storage, LLC, a corporation registered to do business in The State of Illinois ("the **Applicant**"), owns the Property; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on April 7, 2025, ("the **Ordinance**"), approved a Special Use Permit to allow a special use to permit a self-storage facility on the Property, subject to certain enumerated and specified conditions; and

WHEREAS, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until the Applicant has executed, within 60 days following the passage of the Ordinance, this Exhibit “D”, its Unconditional Agreement and Consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, the Applicant does hereby agree, and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that it will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that notice of the City’s intent to Repeal or Revoke the Ordinance is provided to the Applicant as required by Section 5 of the Ordinance.
3. The Applicant acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use Permit or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure the Applicant against damage or injury of any kind at any time.
4. The Applicant hereby agrees to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

[signature page to follow]

A&D Storage, LLC

By: _____

Its: _____

SUBSCRIBED and **SWORN** to before me
this _____ day of _____, 2025.

Notary Public



City Council Work Session Agenda Memo

Crest Hill, IL

Meeting Date: April 7, 2025

Submitter: Community and Economic Development Director Patrick Ainsworth
Community and Economic Development Consultant Ron Mentzer

Department: Community Development

Agenda Items: Ordinances (i) approving Lockport Township Fire Protection District Application for (i) **Various Zoning Ordinance Text Amendments and, Special Use Permits, Preliminary** and Final Planned Unit Development (PUD) Plans, and Miscellaneous PUD Exceptions – Crest Hill Plan Commission Case # PUD-25-1-3-1

Summary

The Lockport Township Fire Protection District (the “District”) has requested numerous special zoning approvals that would, if approved, allow for the construction and operation of a new state-of-the-art, multi-building, public safety training and maintenance facility with outdoor training grounds and an accessory outdoor firing range (collectively the “Training and Maintenance Complex”). The 12.86-acre vacant, M-1 Limited Manufacturing District zoned, site is situated along the south side of Division Street (the “Subject Property”). The Training and Maintenance Complex has been designed to provide realistic, best-in-class training opportunities for local first responders and enhance emergency response efforts between local fire and law enforcement agencies.

City staff and District representatives presented detailed information regarding this project, the special zoning approvals that have been requested by District for it, and the Plan Commission’s March 13, 2025, recommendations on those special approval requests at the City Council’s March 31, 2025, Work Session Meeting. Hard copies of the agenda packet materials involving this request from the March 13, 2025, Plan Commission Meeting and the March 31, 2025, Work Session Meeting are available on request from the Community Development Department.

April 1, 2025, Meeting at Lockport Township Fire Protection District

On Tuesday morning, April 1, LTFPD Chief O’Connor contacted Police Chief Clark, Community and Economic Development Consultant Mentzer, Assistant Lockport Police Chief Huff, and two Aldermen (Alderman Dyke and Kubal) to coordinate a meeting to further discuss questions and concerns the Aldermen raised at the prior evenings Work Session meeting. This group of individuals met at the LTFPD headquarters at 1:00 pm that afternoon to discuss how the questions and concerns they raised about the staff/Plan Commission recommended conditions related to (i) the days and hours the firing range would be in operation, (ii) the size of the proposed burn pit and

(iii) how citizen complaints and concerns regarding operations and shooting at the facility could be handled effectively once the facility is in operation. As a follow up to this meeting, Fire Chief O'Connor submitted the following attached Exhibits:

Exhibit A documents:

1. The District's agreement to a maximum burning pit size of 8-foot by 8-foot versus the 40-foot by 40-foot size originally proposed.
2. The District's original requested firing range days and hours of operation and the more specific and restrictive firing range operation parameters agreed to at Tuesdays meeting.

These new commitments and restrictions have been incorporated into Sections 5.A.8 and 5.B.1.c,d,e,f, and g of the Special Use and Planned Unit Development approval ordinance prepared for this project.

Exhibit B documents: The District's commitment to organize and coordinate regular meetings of a new Lockport Township Public Safety Training Facility Advisory Committee. As outlined in Exhibit B, the purpose of this Advisory Committee would be to:

1. Discuss concerns and issues related to the Lockport Township Public Safety Training Facility (the "Facility").
2. Review and provide feedback on Facility operations and community impact.
3. Advocate for Facility improvements and support the facility's mission to serve both the public safety community and local residents.

As proposed, the Advisory Committee would include a staff representative from the LTFPD, the Crest Hill Administration staff, the Crest Hill Police Department, the Lockport Police Department, a representative from the Fields of Longmeadows HOA, two community members appointed by the City of Crest Hill City Council, and two community members appointed by the LTFPD Board of Trustees.

It is important to note that the commitment to organize and coordinate the work of this advisory committee has been reflected in Section 5.B.1.c.3 of the Special Use and Planned Unit Development approval ordinance prepared for this project in lieu of the following condition of approval staff and the Plan Commission originally recommend:

"If complaints from Crest Hill property owners persist after the outdoor firing range opens, the Applicant shall appear before the City Council to discuss the complaints and if and how the hours of operation of the range can be adjusted to address the complaints without materially impacting the ability of the range to meet the mandatory training needs of authorized users"

Council Actions Requested:

1. Approval of an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoor Firing Ranges.
2. Approval of an Ordinance Granting Special Use Permits for a Non-Residential Planned Unit Development, an Indoor Institutional Use, and an Outdoor Firing Range for Governmental Training Purposes, Waiving Certain Planned Unit Development Submittal Requirements, and Approving Certain Planned Unit Development Exceptions.

Budgeted Amount: N/A

Attachments:

Exhibit A - Lockport Township Public Safety Training Facility Revisions

City Council Work Session Meeting

April 7, 2025

LTFPD Training Complex-Ordinances Approving Various Special Zoning Requests

Exhibit B – Bylaws for the Proposed Lockport Township Public Safety Training Facility Advisory Committee

Lockport Township Fire Protection District



Lockport Township Public Safety Training Facility Revisions:

Originally Proposed Hours of Operation for Public Safety Range:

- Monday - Friday 0700am - 10:00pm
- Saturday and Sunday 08:00am - 4:00 pm,
- Night shoots shall occur at a maximum of once per week
- Lockport PD will have only (4) night shoots/year

Revised Shooting Schedule:

- Monday - Friday 07:30am - 4:00pm
- Saturday - 09:00am - 1:00pm
- Sunday - No Shooting
- Under normal circumstances no shooting November 1st - March 1st
 - Ex...New employee qualification, officer returning from injury.
- Night shoots - March, April, September, October only
 - One night per week during those 4 months
 - Shooting no later than 10:00pm
- Advisory Committee will review shooting schedule after 1 year of operation to see if the schedule can be further refined.
- The Public Safety Range will be in operation no more than 15 days a month.

Training Tower:

The burn pit that will be used to eliminate residual pallets from tower after drill is currently listed as 40'x40'. That size is incorrect. The correct size is 8'x8'.

The Lockport Township Public Safety Training Facility Advisory Committee



Bylaws of the Lockport Township Public Safety Training Facility Advisory Committee

Article I: Name

The name of this committee shall be the **Lockport Township Public Safety Training Facility Advisory Committee** ("the Committee").

Article II: Purpose

The purpose of the Committee is to serve as a forum for open dialogue and collaboration between public safety leaders, community members, and City of Crest Hill administrative staffto:

1. Discuss concerns and issues related to the Lockport Township Public Safety Training Facility (the "Facility").
2. Review and provide feedback on Facility operations and community impact.
3. Advocate for Facility improvements and support the facility's mission to serve both the public safety community and local residents.

Article III: Membership

1. **Composition of the Committee:**

- The Committee shall consist of nine (9) members.
 - One (1) public safety leader from the Lockport Township Fire Protection District and appointed by the Fire Chief
 - One (1) public safety leader from the Lockport Police Department and appointed by the Police Chief.
 - One (1) public safety leader from the Crest Hill Police Department and appointed by the Crest Hill Police Chief
 - One (1) representative from the City of Crest Hill administrative staff and appointed by the City Administrator.
 - One (1) representative appointed by the Fields of Longmeadow Homeowners Association
 - Two (2) Community Members/Business Owners from the local community appointed by the Lockport Township Board of Trustees.
 - Two (2) Community Members/Business Owners from the City of Crest Hill appointed by the Crest Hill City Council.

2. **Term Length:**

- Each member shall serve a term of two (2) years, with the option to be reappointed for consecutive terms by the person or entity they were originally appointed by.

3. **Vacancies:**

- If a vacancy occurs, the person or entity that person was appointed by shall appoint a new member to complete the remainder of the term.

Article IV: Meetings

1. **Frequency:**

- The Committee shall initially meet **quarterly** (four times a year) at a time and location designated by the Chairperson. After one year the committee will meet on an as-needed basis

2. **Special Meetings:**

- Special meetings may be called by the Chairperson or upon request by a majority of the Committee members.

3. **Quorum:**

- A quorum for conducting official business shall be a simple majority of the Committee members (i.e., five members must be present).

4. **Open Meetings:**

- All meetings shall be open to the public, and the agenda will be posted at least 48 hours in advance of the meeting.

5. **Agenda:**

- The agenda for each meeting shall be prepared by the Chairperson and distributed to all members at least one week before the meeting.

- Items for the agenda may be submitted by any member or community stakeholder at least one week before the meeting.
 - The agenda shall include an opportunity for public comment.
6. **Minutes:**
- The LTFPD shall coordinate the preparation, distribution, Committee approval, and record keeping of the minutes of the discussion and action taken at meetings.

Article V: Officers

1. **Chairperson:**
 - The Chairperson shall preside over all meetings, ensuring that the meetings are conducted in an orderly manner and that all members have the opportunity to speak.
 - The Chairperson will also represent the Committee to the Board of Trustees and the community.
2. **Vice-Chairperson:**
 - The Vice-Chairperson shall assist the Chairperson and assume their duties in their absence.
3. **Secretary:**
 - The Secretary shall be responsible for maintaining meeting minutes, ensuring that all records are kept and distributed to members promptly.
4. **Election of Officers:**
 - Officers shall be elected annually by the Committee members during the first meeting of the year. Nominations will be accepted from the floor, and elections will be conducted by a simple majority vote.

Article VI: Roles and Responsibilities

1. **Public Safety Leaders:**
 - Provide professional insight and recommendations regarding training programs, Facility operations, community benefits of the Facility, and potential Facility impact mitigation opportunities.
 - Serve as a liaison between the Committee and their respective public safety agencies.
 - Actively participate in the planning and discussion of public safety-related matters.
2. **Administrative Staff:**
 - Serve as a liaison between the Committee and the City of Crest Hill City Council.
 - Provide professional insight and recommendations on Facility operations, applicable City of Crest Hill regulations, and potential Facility impact mitigation opportunities.
3. **Community Members and HOA Representatives:**
 - Represent the concerns, suggestions, and feedback from the organization or community they represent regarding the facility, its operation, and its impact.

- Assist in fostering community engagement, ensuring transparency, and addressing any public concerns.
 - Encourage two-way communication between the public safety leaders and the broader community.
4. **All Members:**
- Attend all meetings and contribute constructively to discussions.
 - Maintain confidentiality where necessary, especially in cases involving sensitive operational matters.
 - Collaborate with other members to develop solutions, recommendations, and actions based on discussions.

Article VII: Decision-Making

1. **Consensus and Voting:**
 - The Committee shall aim for decisions by consensus. In the event consensus cannot be reached, a vote will be held, and decisions will be made by a simple majority of members present.
2. **Recommendations:**
 - The Committee may make formal recommendations to the Lockport Township Board of Trustees and/or the City of Crest Hill regarding the operations, policies, or improvements to the Facility.
3. **Conflict Resolution:**
 - In the event of a disagreement or conflict, the Committee shall attempt to resolve it through open dialogue and mediation. If a resolution cannot be achieved, the matter may be escalated to the Board of Trustees.

Article VIII: Subcommittees

1. **Establishment of Subcommittees:**
 - The Committee may establish subcommittees to address specific issues or concerns related to the training facility. Each subcommittee shall be composed of at least three members, and a subcommittee chair shall be appointed by the Chairperson.
2. **Subcommittee Reports:**
 - Subcommittees shall report their findings and recommendations to the full Committee at each quarterly meeting.

Article IX: Amendments

1. **Amendment Procedure:**

- These bylaws may be amended by a two-thirds majority vote of the Committee members present at any regular meeting, provided that the proposed amendments are submitted in writing to all members at least one week in advance.
-

Article X: Code of Conduct

1. Respect and Professionalism:

- All members of the Committee shall act with respect, professionalism, and integrity in all discussions and deliberations.

2. Public Engagement:

- Members shall encourage open and respectful dialogue and actively seek input from the community, ensuring that the diverse perspectives of all stakeholders are considered in committee discussions.

ORDINANCE NO. _____**AN ORDINANCE AMENDING THE CREST HILL ZONING ORDINANCE TO
DEFINE, PERMIT, AND REGULATE GOVERNMENT OPERATED OUTDOOR
FIRING RANGES**

WHEREAS, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 11-13-1, *et seq.*) the City Council has authority to enact zoning ordinances that regulate land use within the City, which the City Council has exercised by enacting the Crest Hill Zoning Ordinance (the “Zoning Ordinance”); and

WHEREAS, the Lockport Fire Protection District (“District”) has applied to the City for zoning relief in connection with the proposed construction of a new, state-of-the-art, multi-building public safety training and maintenance facility and the District wishes to construct a publicly-owned and operated firing range in connection with said facility, but no such use is presently permitted by the Zoning Ordinance; and

WHEREAS, the District has requested that the City Council amend the Zoning Ordinance to define and allow “an outdoor firing range (governmental training use)” as a special accessory use in the M-1 (limited manufacturing) district, add parking requirements for said use, and exempt said use from the City Zoning Ordinance performance standards for noise (collectively the “Proposed Amendments”); and

WHEREAS, the Proposed Amendments were submitted to the Crest Hill Plan Commission (“Plan Commission”) for review and consideration; and

WHEREAS, the Plan Commission held a public hearing to consider the Proposed Amendments on March 13, 2025, with notice having been properly given for the same, and at that time recommended approval of the Proposed Amendments, as stated in the Plan Commission’s written findings of fact and recommendation of approval, a copy of which is attached hereto as Exhibit A and fully incorporated herein; and

WHEREAS, the City Council hereby concurs in the Plan Commission’s findings and recommendation and declares that it is necessary, expedient, and in the best interests of the City and its citizens to approve the Proposed Amendments, as set out in this Ordinance

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

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

SECTION 2: Section 2.0 (Definitions) of the Zoning Ordinance is hereby amended, in part, to include the following new definition:

OUTDOOR FIRING RANGE, GOVERNMENT TRAINING PURPOSES: The use of a designated outdoor areas accessory to a government training facility for the discharging of firearms for the purposes of target practice or military/law enforcement training.

SECTION 3: Table 4 (Index of Permitted & Special Uses; Non-Residential Uses) of the Zoning Ordinance is hereby amended in part to add the underlined text and remove the stricken text, as follows:

CITY OF CREST HILL ZONING ORDINANCE
Table 4: Index of Permitted & Special Uses
Nonresidential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	USE STANDARDS
* * *												
Miscellaneous Uses												
* * *												
<u>Outdoor Firing Range (Governmental Training Use) as an accessory use to property</u>										<u>S</u>		<u>This use is exempt from the noise performance standards set out in Section 8.8-1</u>
* * *												

SECTION 4: Section 11.8 (Schedule of Parking Requirements), subsection 5 (Schools, Institutions, and Places of Assembly) of the Zoning Ordinance is hereby amended, in part, to add the underlined text and remove the stricken text, as follows:

11.8-5 SCHOOLS, INSTITUTIONS, AND PLACES OF ASSEMBLY

* * *

k. Outdoor Firing Range (Governmental Training Use): one (1) parking space for each firing station plus two (2) parking spaces for instructor and employee use.

SECTION 5: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 6: That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

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

SECTION 8: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

[Intentionally Blank]

PASSED THIS _____ DAY OF _____, 2025.

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

Christine Vershay-Hall, City Clerk

APPROVED THIS _____ DAY OF _____, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

Exhibit A

Plan Commission Findings of Fact and Recommendation of Approval

**EXHIBIT A
PLAN COMMISSION FINDINGS OF FACT**

1. The effect the text amendment would have on comprehensive planning in the community and the extent to which the proposed amendment would be consistent with Crest Hill's planning objectives.

There are currently no provisions in the Crest Hill Code for firing ranges as a permitted use, or permitted special use, in any Crest Hill Zoning District. Consideration of the limited text amendment to allow only a firing range for governmental training as a Special Use in only the M-1 District would not compromise or be otherwise inconsistent with City of Crest Hill Comprehensive Plan or the City's planning objectives. Based on the testimony presented at the Public Hearing, the proposed facility will be of great public benefit.

2. The consistency of the proposed text amendment with other provisions in this Ordinance.

The proposed text amendment is not inconsistent with other provisions of the zoning ordinance as far as it will create a new, although limited use that must still go through the special use process of the zoning ordinance.

3. The degree to which all property owners in the community, zoned in similar classifications, would be benefited or affected by the zoning text amendment; and the extent to which the proposed amendment would or would not benefit or affect one (1) or a selected and small group of property owners only.

The proposed text amendment would apply equally to any governmental training facility but would otherwise not benefit other owners of property with M-1 zoning.

4. The extent to which the text amendment will ameliorate a condition in this Ordinance which is, from a legal or administrative standpoint, deficient.

As previously stated, the zoning ordinance is silent as to any gun range, private, public, or governmental. The limited governmental use being sought is requested based on the asserted public benefit. If such a use is deemed to be permissible as a special use, then the zoning ordinance must be amended to clearly delineate the nature of the allowed special use.

5. The need for the zoning text amendment.

The proposed text amendment does clarify the ordinance and is limited to solely the use being requested by the applicant, another unit of government, and the need for the governmental firing range was demonstrated during the public hearing.

6. Whether or not the proposed text amendment, if adopted, will require other provisions of this Ordinance to be changed or modified and, if so, the way in which the Ordinance will have to be further modified and amended.

The application requests a total of 4 text amendments to the zoning ordinance which, if all are approved, will not require any further amendments to the zoning ordinance relative to a governmental training firing range.

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

IN RE:)	
)	
The application of the Lockport Township Fire)	
Protection District)	No. PUD-25-1-3-1
)	
)	
For Text Amendments to the City of Crest Hill)	
Zoning Ordinance)	
)	

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. PUD-25-1-3-1
THE APPLICATION OF THE LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT FOR
TEXT AMENDMENTS TO THE CITY OF CREST HILL ZONING ORDINANCE**

THIS APPLICATION, coming before the City of Crest Hill Plan Commission for decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on March 13, 2025, and being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Lockport Township Fire Protection District is the owner of a certain vacant 12.86-acre parcel within the City of Crest Hill, which parcel is zoned M-1 Limited Manufacturing.

B. That the application seeks text amendments to the City of Crest Hill Zoning Ordinance as follows:

Amending Section 2.0 Definitions to add the following definition for “Outdoor Firing Range, Government Training Purposes- The use of a designated outdoor area accessory to a government training facility for the discharging of firearms for the purposes of target practice or military/law enforcement training”;

Amending Table 4: Index of Permitted & Special Uses Non-Residential Uses to include “Outdoor Firing Range, Government Training Purposes, as a permitted Special Use in the M-1 Zoning District;

Amending Section 11.8-5 of the Zoning Ordinance to require one parking space for each firing station plus two parking spaces for instructor and employee use for any approved “Outdoor Firing Range, Governmental Training Purposes”;

Amending Section 8.8-1 (Noise Performance Standards) of the Zoning Ordinance to exempt only approved “Outdoor Firing Range, Governmental Training Purposes” from said Noise Performance Standards.

C. That the application seeking the foregoing text amendments was properly submitted and notice of the application and the Public Hearing were properly published;

D. That no interested parties filed their appearances herein;

E. That the public hearing was opened and called to order on March 13, 2025, and the applicant presented evidence and arguments in support of its application on that date, and members of the public were allowed to make comment and examine the applicant's witnesses. The public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

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

G. That the proposed text amendments, as considered under section 12.8 of the zoning code, meet the standards for the granting of the text amendments under section 12.8-6, specifically the considerations under subsections 1-6, as outlined in the Attached Exhibit A.

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 approval of text amendments, as follows:

1. That the application of the Lockport Township Fire Protection District for the text amendments to the City of Crest Hill Zoning Ordinance outlined in paragraph B above were recommended to be approved and 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 text amendments be granted.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 13th Day of March 2025 upon the following voice vote:

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

Approved:



Bill Thomas, Chairperson

Attest:



Christine Vershay-Hall, City Clerk



City Council Work Session Agenda Memo

Crest Hill, IL

Meeting Date: April 7, 2025

Submitter: Community and Economic Development Director Patrick Ainsworth
Community and Economic Development Consultant Ron Mentzer

Department: Community Development

Agenda Items: Ordinances (i) approving Lockport Township Fire Protection District Application for (i) Various Zoning Ordinance Text Amendments and, Special Use Permits, Preliminary and Final Planned Unit Development (PUD) Plans, and Miscellaneous PUD Exceptions – Crest Hill Plan Commission Case # PUD-25-1-3-1

Summary

The Lockport Township Fire Protection District (the “District”) has requested numerous special zoning approvals that would, if approved, allow for the construction and operation of a new state-of-the-art, multi-building, public safety training and maintenance facility with outdoor training grounds and an accessory outdoor firing range (collectively the “Training and Maintenance Complex”). The 12.86-acre vacant, M-1 Limited Manufacturing District zoned, site is situated along the south side of Division Street (the “Subject Property”). The Training and Maintenance Complex has been designed to provide realistic, best-in-class training opportunities for local first responders and enhance emergency response efforts between local fire and law enforcement agencies.

City staff and District representatives presented detailed information regarding this project, the special zoning approvals that have been requested by District for it, and the Plan Commission’s March 13, 2025, recommendations on those special approval requests at the City Council’s March 31, 2025, Work Session Meeting. Hard copies of the agenda packet materials involving this request from the March 13, 2025, Plan Commission Meeting and the March 31, 2025, Work Session Meeting are available on request from the Community Development Department.

April 1, 2025, Meeting at Lockport Township Fire Protection District

On Tuesday morning, April 1, LTFPD Chief O’Connor contacted Police Chief Clark, Community and Economic Development Consultant Mentzer, Assistant Lockport Police Chief Huff, and two Aldermen (Alderman Dyke and Kubal) to coordinate a meeting to further discuss questions and concerns the Aldermen raised at the prior evenings Work Session meeting. This group of individuals met at the LTFPD headquarters at 1:00 pm that afternoon to discuss how the questions and concerns they raised about the staff/Plan Commission recommended conditions related to (i) the days and hours the firing range would be in operation, (ii) the size of the proposed burn pit and

(iii) how citizen complaints and concerns regarding operations and shooting at the facility could be handled effectively once the facility is in operation. As a follow up to this meeting, Fire Chief O'Connor submitted the following attached Exhibits:

Exhibit A documents:

1. The District's agreement to a maximum burning pit size of 8-foot by 8-foot versus the 40-foot by 40-foot size originally proposed.
2. The District's original requested firing range days and hours of operation and the more specific and restrictive firing range operation parameters agreed to at Tuesdays meeting.

These new commitments and restrictions have been incorporated into Sections 5.A.8 and 5.B.1.c,d,e,f, and g of the Special Use and Planned Unit Development approval ordinance prepared for this project.

Exhibit B documents: The District's commitment to organize and coordinate regular meetings of a new Lockport Township Public Safety Training Facility Advisory Committee. As outlined in Exhibit B, the purpose of this Advisory Committee would be to:

1. Discuss concerns and issues related to the Lockport Township Public Safety Training Facility (the "Facility").
2. Review and provide feedback on Facility operations and community impact.
3. Advocate for Facility improvements and support the facility's mission to serve both the public safety community and local residents.

As proposed, the Advisory Committee would include a staff representative from the LTFPD, the Crest Hill Administration staff, the Crest Hill Police Department, the Lockport Police Department, a representative from the Fields of Longmeadows HOA, two community members appointed by the City of Crest Hill City Council, and two community members appointed by the LTFPD Board of Trustees.

It is important to note that the commitment to organize and coordinate the work of this advisory committee has been reflected in Section 5.B.1.c.3 of the Special Use and Planned Unit Development approval ordinance prepared for this project in lieu of the following condition of approval staff and the Plan Commission originally recommend:

"If complaints from Crest Hill property owners persist after the outdoor firing range opens, the Applicant shall appear before the City Council to discuss the complaints and if and how the hours of operation of the range can be adjusted to address the complaints without materially impacting the ability of the range to meet the mandatory training needs of authorized users"

Council Actions Requested:

1. Approval of an Ordinance Amending the Crest Hill Zoning Ordinance to Define, Permit, and Regulate Government Operated Outdoor Firing Ranges.
2. Approval of an Ordinance Granting Special Use Permits for a Non-Residential Planned Unit Development, an Indoor Institutional Use, and an Outdoor Firing Range for Governmental Training Purposes, Waiving Certain Planned Unit Development Submittal Requirements, and Approving Certain Planned Unit Development Exceptions.

Budgeted Amount: N/A

Attachments:

Exhibit A - Lockport Township Public Safety Training Facility Revisions

City Council Work Session Meeting

April 7, 2025

LTFPD Training Complex-Ordinances Approving Various Special Zoning Requests

Exhibit B – Bylaws for the Proposed Lockport Township Public Safety Training Facility Advisory Committee

Lockport Township Fire Protection District



Lockport Township Public Safety Training Facility Revisions:

Originally Proposed Hours of Operation for Public Safety Range:

- Monday - Friday 0700am - 10:00pm
- Saturday and Sunday 08:00am - 4:00 pm,
- Night shoots shall occur at a maximum of once per week
- Lockport PD will have only (4) night shoots/year

Revised Shooting Schedule:

- Monday - Friday 07:30am - 4:00pm
- Saturday - 09:00am - 1:00pm
- Sunday - No Shooting
- Under normal circumstances no shooting November 1st - March 1st
 - Ex...New employee qualification, officer returning from injury.
- Night shoots - March, April, September, October only
 - One night per week during those 4 months
 - Shooting no later than 10:00pm
- Advisory Committee will review shooting schedule after 1 year of operation to see if the schedule can be further refined.
- The Public Safety Range will be in operation no more than 15 days a month.

Training Tower:

The burn pit that will be used to eliminate residual pallets from tower after drill is currently listed as 40'x40'. That size is incorrect. The correct size is 8'x8'.

The Lockport Township Public Safety Training Facility Advisory Committee



Bylaws of the Lockport Township Public Safety Training Facility Advisory Committee

Article I: Name

The name of this committee shall be the **Lockport Township Public Safety Training Facility Advisory Committee** ("the Committee").

Article II: Purpose

The purpose of the Committee is to serve as a forum for open dialogue and collaboration between public safety leaders, community members, and City of Crest Hill administrative staffto:

1. Discuss concerns and issues related to the Lockport Township Public Safety Training Facility (the "Facility").
2. Review and provide feedback on Facility operations and community impact.
3. Advocate for Facility improvements and support the facility's mission to serve both the public safety community and local residents.

Article III: Membership

1. **Composition of the Committee:**

- The Committee shall consist of nine (9) members.
 - One (1) public safety leader from the Lockport Township Fire Protection District and appointed by the Fire Chief
 - One (1) public safety leader from the Lockport Police Department and appointed by the Police Chief.
 - One (1) public safety leader from the Crest Hill Police Department and appointed by the Crest Hill Police Chief
 - One (1) representative from the City of Crest Hill administrative staff and appointed by the City Administrator.
 - One (1) representative appointed by the Fields of Longmeadow Homeowners Association
 - Two (2) Community Members/Business Owners from the local community appointed by the Lockport Township Board of Trustees.
 - Two (2) Community Members/Business Owners from the City of Crest Hill appointed by the Crest Hill City Council.

2. **Term Length:**

- Each member shall serve a term of two (2) years, with the option to be reappointed for consecutive terms by the person or entity they were originally appointed by.

3. **Vacancies:**

- If a vacancy occurs, the person or entity that person was appointed by shall appoint a new member to complete the remainder of the term.

Article IV: Meetings

1. **Frequency:**

- The Committee shall initially meet **quarterly** (four times a year) at a time and location designated by the Chairperson. After one year the committee will meet on an as-needed basis

2. **Special Meetings:**

- Special meetings may be called by the Chairperson or upon request by a majority of the Committee members.

3. **Quorum:**

- A quorum for conducting official business shall be a simple majority of the Committee members (i.e., five members must be present).

4. **Open Meetings:**

- All meetings shall be open to the public, and the agenda will be posted at least 48 hours in advance of the meeting.

5. **Agenda:**

- The agenda for each meeting shall be prepared by the Chairperson and distributed to all members at least one week before the meeting.

- Items for the agenda may be submitted by any member or community stakeholder at least one week before the meeting.
 - The agenda shall include an opportunity for public comment.
6. **Minutes:**
- The LTFPD shall coordinate the preparation, distribution, Committee approval, and record keeping of the minutes of the discussion and action taken at meetings.

Article V: Officers

1. **Chairperson:**
 - The Chairperson shall preside over all meetings, ensuring that the meetings are conducted in an orderly manner and that all members have the opportunity to speak.
 - The Chairperson will also represent the Committee to the Board of Trustees and the community.
2. **Vice-Chairperson:**
 - The Vice-Chairperson shall assist the Chairperson and assume their duties in their absence.
3. **Secretary:**
 - The Secretary shall be responsible for maintaining meeting minutes, ensuring that all records are kept and distributed to members promptly.
4. **Election of Officers:**
 - Officers shall be elected annually by the Committee members during the first meeting of the year. Nominations will be accepted from the floor, and elections will be conducted by a simple majority vote.

Article VI: Roles and Responsibilities

1. **Public Safety Leaders:**
 - Provide professional insight and recommendations regarding training programs, Facility operations, community benefits of the Facility, and potential Facility impact mitigation opportunities.
 - Serve as a liaison between the Committee and their respective public safety agencies.
 - Actively participate in the planning and discussion of public safety-related matters.
2. **Administrative Staff:**
 - Serve as a liaison between the Committee and the City of Crest Hill City Council.
 - Provide professional insight and recommendations on Facility operations, applicable City of Crest Hill regulations, and potential Facility impact mitigation opportunities.
3. **Community Members and HOA Representatives:**
 - Represent the concerns, suggestions, and feedback from the organization or community they represent regarding the facility, its operation, and its impact.

- Assist in fostering community engagement, ensuring transparency, and addressing any public concerns.
 - Encourage two-way communication between the public safety leaders and the broader community.
4. **All Members:**
- Attend all meetings and contribute constructively to discussions.
 - Maintain confidentiality where necessary, especially in cases involving sensitive operational matters.
 - Collaborate with other members to develop solutions, recommendations, and actions based on discussions.

Article VII: Decision-Making

1. **Consensus and Voting:**
 - The Committee shall aim for decisions by consensus. In the event consensus cannot be reached, a vote will be held, and decisions will be made by a simple majority of members present.
2. **Recommendations:**
 - The Committee may make formal recommendations to the Lockport Township Board of Trustees and/or the City of Crest Hill regarding the operations, policies, or improvements to the Facility.
3. **Conflict Resolution:**
 - In the event of a disagreement or conflict, the Committee shall attempt to resolve it through open dialogue and mediation. If a resolution cannot be achieved, the matter may be escalated to the Board of Trustees.

Article VIII: Subcommittees

1. **Establishment of Subcommittees:**
 - The Committee may establish subcommittees to address specific issues or concerns related to the training facility. Each subcommittee shall be composed of at least three members, and a subcommittee chair shall be appointed by the Chairperson.
2. **Subcommittee Reports:**
 - Subcommittees shall report their findings and recommendations to the full Committee at each quarterly meeting.

Article IX: Amendments

1. **Amendment Procedure:**

- These bylaws may be amended by a two-thirds majority vote of the Committee members present at any regular meeting, provided that the proposed amendments are submitted in writing to all members at least one week in advance.
-

Article X: Code of Conduct

1. Respect and Professionalism:

- All members of the Committee shall act with respect, professionalism, and integrity in all discussions and deliberations.

2. Public Engagement:

- Members shall encourage open and respectful dialogue and actively seek input from the community, ensuring that the diverse perspectives of all stakeholders are considered in committee discussions.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING SPECIAL USE PERMITS FOR A NON-RESIDENTIAL
PLANNED UNIT DEVELOPMENT, AN INDOOR INSTITUTIONAL USE, AND AN
ACCESSORY OUTDOOR FIRING RANGE (GOVERNMENTAL TRAINING
PURPOSES), WAIVING CERTAIN PLANNED UNIT DEVELOPMENT SUBMITTAL
REQUIREMENTS, AND APPROVING CERTAIN PLANNED UNIT DEVELOPMENT
EXCEPTIONS**

WHEREAS, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Lockport Township Fire Protection District (“District”) is the owner of certain property, located within the corporate boundaries of the City, that is commonly known as vacant land located south of W. Division Street, in the City of Crest Hill, Illinois and bearing the current PIN: 11-04-29-200-009-0000 (“Subject Property”); and

WHEREAS, the Subject Property is presently zoned M-1 (limited manufacturing) and is legally described on Exhibit A attached hereto and fully incorporated herein; and

WHEREAS, on February 20, 2025, the District submitted a zoning application (“Application”) to the City seeking, *inter alia*, the following zoning relief:

1. Approval of preliminary and final plans of planned unit development (“PUD”) for the Subject Property, including waivers of certain PUD submittal requirements, as well as various PUD exceptions; and
2. Approval of a special use permit to authorize the establishment of an indoor institutional use on the Subject Property in order to facilitate the construction and use of a state-of-the-art, multi-building public safety training and maintenance facility, as well as associated training grounds and facilities; and
3. Approval of a special use permit to authorize the establishment of an accessory outdoor firing range (governmental training use) on the Subject Property; and

WHEREAS, the City Council previously referred the District’s Application, along with all other supporting materials to the Crest Hill Plan Commission (“Plan Commission”) for review and consideration; and

WHEREAS, the Plan Commission conducted a public hearing on the Application on March 13, 2025, due notice having been provided for the same, and at that time recommended approval of the Application, as stated in the Plan Commission’s written findings of fact and recommendation of approval, a copy of which is attached hereto as Exhibit B and fully incorporated herein; and

WHEREAS, the City Council has reviewed, and concurs with, the Plan Commission’s findings of fact and hereby determines and declares that it is necessary, expedient, and in the best interests of the City and its citizens to approve the District’s Application, as set out in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

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

SECTION 2: The City Council hereby approves the Preliminary and Final PUD Plan, attached hereto as Exhibit C and fully incorporated herein, and grants a special use permit to the District to utilize the Subject Property in substantial conformance therewith (the “Master PUD Special Use Permit Approval”). The City Council further approves the following PUD Exceptions:

1. The masonry construction requirements of Section 8.7-2(2)(b) are hereby modified as necessary to permit construction of the Primary Training and Maintenance Building on the site in substantial conformance with the approved building elevations attached hereto as Exhibit D and fully incorporated herein.
2. The prohibition against the use of metal materials on exterior building facades is waived in part to permit the construction of the proposed Primary Training and Maintenance Building on the site in substantial conformance with Exhibit D.
3. The District is authorized to construct the following accessory buildings at heights not to exceed the following:
 - a. The Main Burn Training Tower shall not exceed a maximum height of 45’-3”.
 - b. The Burn Training Tower Classroom shall not exceed a maximum height of 15’-6”.
 - c. The sound attenuation wall proposed at the north end of the firing range shall not exceed a maximum height of 20’-6”.
4. The District is authorized to utilize shipping containers in the construction of the Main Burn Training Tower and Burn Training Tower Classroom in substantial conformance with the architectural drawings attached hereto as Exhibit E and fully incorporated herein.
5. The District shall be permitted to install the wall sign on the Primary Training and Maintenance Building not less than 6’-0” above grade and on the west building façade not facing a public right-of-way, all in substantial conformance with Exhibit D.
6. The District’s driveway curb-cut on Division Street shall not exceed 150’ at its widest point.
7. The District shall not be required to provide certain landscaped parking lot islands in the specific locations reflected in the Final PUD Plan (Exhibit C). The parking lot islands in question shall be paved and striped instead.
8. The District shall not be required to provide a designated loading zone on the Subject Property.

SECTION 3: The City Council further approves and grants the District a special use permit authorizing the establishment and use of an indoor institutional use with accessory training buildings and facilities in substantial conformance with Exhibits C, D, and E.

SECTION 4: The City Council further approves and grants the District a special use permit authorizing the establishment and use of an outdoor firing range (governmental training use) as an accessory use on the Subject Property.

SECTION 5: All of the special use permits granted by this Ordinance are and shall be subject to the following conditions and restrictions:

A. Regarding the Master PUD and Indoor Institutional Use Special Use Permit Approvals:

1. Prior to issuance of any grading or infrastructure permit(s), the District must secure final staff approval of the final construction engineering design plans for those components of the project.
2. Prior to issuance of any building permit(s), the District must secure final staff approval of the final construction engineering design plans for the project including, but not limited to, site geometry, traffic study, and stormwater management.
3. Prior to any improvements or interconnections being made to City Well #11 for the purpose of providing City well water service to the Subject Property, the District and the City must each provide final approval of a mutually agreeable IGA between the City and District regarding water use.
4. Prior to issuance of any building permit(s), the District must provide the City with all Plat(s) of Easement dedication as deemed necessary by the City Engineer.
5. Prior to issuance of any building permit(s), the District must secure IDOT approval for the construction of the proposed driveway improvement and curb cut onto Division Street.
6. The District shall provide landscaping on the Subject Property in substantial conformance with the Landscaping Plan attached hereto as Exhibit F and fully incorporated herein. This shall include the installation of the “Alternative 1 Plantings” reflected on Exhibit F.
7. All pole-mounted parking lot and drive aisle light fixtures shall be installed and equipped with necessary shielding, and maintained in a manner where the bottom glass of the fixture remains parallel to the adjacent grade level in order to ensure all lighting is directed downward.
8. The maximum size of the burn pit used to dispose of residual combustible materials used in the burn tower shall be limited to 8’ x 8’.

B. Regarding the Outdoor Firing Range Special Use Permit Approval:

1. Firing Range Design and Maintenance Requirements:

- a. The firing range will be designed by a design professional (FGMA architect) with the

assistance of certified Range Masters from the Lockport Police Department.

b. Except as specifically noted otherwise in these conditions, the design, location, berming, landscaping, and layout of the firing range and associated sound barrier wall shall be constructed and maintained in substantial compliance with the Preliminary and Final PUD Plan (Exhibit C). This includes but is not limited to:

- The firing range being located at the southeast corner of the property, with its firing direction facing due south.
- The firing range being surrounded on three sides (east, south, and west) by 24-foot-tall earthen berms, which will feature native plantings with deep roots to help stabilize them.
- The shooting platform being positioned on the north end of the firing range so that shooting will be directed south.
- A 20.5' tall abortive sound barrier wall will be constructed on the north end of the firing range. Said wall shall be constructed in the location assumed and modeled in the March 11, 2025, Soundscape Engineering Noise Transmission Assessment of FPD Training Grounds, Lockport, Illinois.
- The Firing Range shall be maintained in a manner that is substantially consistent with the "EPA's Best Management Practices for Lead at Outdoor Shooting Ranges (EPA-902-B-01-001)" for recommended remediation measures for lead in earthen berms.
- The firing range shall be designed and maintained to prevent contamination of any waterway considered "Waters of the U.S." as defined by the U.S. Army Corps of Engineers, wetland, or floodplain in accordance with the Clean Water Act. Firing Range Training Restrictions:

c. General daytime live ammunition training shall be restricted to the following days and times:

- Monday - Friday 7:30am - 4:00pm
- Saturday - 09:00am - 1:00pm
- Sunday - No Shooting
- No shooting permitted November 1st to March 1st except for individual new employee and officer returning from injury required qualification training.

d. Night training shall be restricted to the following days and times:

- Night training shall be limited to the months of March, April, September, and October only.
- No more than one night training event shall occur per week during March, April, September, and October.

- All night shooting shall cease by no later than 10:00pm
- e. The Lockport Township Public Safety Training Facility Advisory Committee will review shooting schedule after 1 year of operation to see if the schedule can be further refined.
 - f. Shooting at the range shall be limited to 15 days a month.
 - g. No live ammunition training shall be allowed on Sundays unless otherwise approved by the City Council for special events.
2. Firing Range Illumination Restrictions: The firing range spotlights shall only be operated when the firing range is in use within the hours of operation allowed by the City approved special use permit for the range.
 3. Establishment and Operation of Training Facility Advisory Committee: To address community concerns and recommendations regarding the operation of the training and maintenance facility, including all operations related to the firing range component, the District shall organize and coordinate the conduct of a new Lockport Township Public Safety Training Facility Advisory Committee in substantial conformance with the Bylaws attached hereto as Exhibit G.
 4. Authorized Range Users: Unless otherwise approved by the City Council, authorized users of the firing range will be limited to District arson investigators and employees of the following public safety agencies:
 - a. The City of Crest Hill Police Department
 - b. The City of Lockport Police Department
 - c. The Lockport Township Park District
 - d. The Village of Romeoville Police Department
 - e. The Lewis University Police Department
 5. Operational Oversight Requirements:
 - a. The firing range will be constructed and operated by the Lockport Police Department for public safety training purposes under an IGA with the Lockport Township Fire Protection District.
 - b. Authorized users of the firing range will train at the range, under the ultimate supervision of a certified Range Master of the Lockport Police Department who will write and enforce Standard Operating Procedures and guidelines for its safe use and operation.
 - c. Each authorized agency using the firing range will be responsible for providing their own certified Range Master who will be present, ensuring the safe training operations at the firing range whenever in use. The Range Master of authorized users shall notify both the Fire District and the Lockport Police Department Range Master when their training begins and ends.

- d. A safety plan will be developed and enforced by the Lockport Police Department certified Range Master responsible for the overall supervision of training activities at the range. Said safety plan shall comply with the requirements of the current edition of the NRA's "The Range Manual, A guide to Planning and Construction."
- e. Proof of liability insurance in the minimum amount of two million dollars (\$2,000,000) shall be provided to the Lockport Township Fire Protection District that names the Fire District as an additional insured party and shall save and hold the Fire District, its appointed officials, and employees working within the scope of their duties harmless from and against all claims, demands and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or groups members or employees or third parties on account or representatives. The Fire District shall be notified immediately if there are any changes or lapses to this liability insurance coverage.

SECTION 6: As part of the PUD Approvals granted by this Ordinance, the City Council hereby waives the following PUD submittal requirements, as authorized by the City's zoning ordinance:

1. Final Construction Drawings (Section 10.3-3(c)); and
2. A Market Analysis (Section 10.3-2(b)(8)); and
3. A Tax and School Impact Analysis (Section 10.3-2(b)(8)).

SECTION 7: In the event that the District violates any of the conditions and restrictions set forth in Section 5 of this Ordinance, the City shall have the ability, but not the obligation, to revoke the special use permits granted pursuant to this Ordinance, provided that the District shall be entitled to notice and a hearing before the City Council prior to any revocation pursuant to this Section. Under no circumstances shall any failure to enforce any condition or restriction of this Ordinance on any particular occasion or occasions be deemed or interpreted as constituting a waiver or forfeiture of the City's right to so enforce in the future, nor shall any such failure to enforce preclude the City from considering any and all prior violations as part of any revocation proceeding under this Section.

SECTION 8: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property in the office of the Will County Recorder, and further to annotate the PUD approvals and special use permits granted hereby on the official zoning map of the City.

SECTION 9: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 10: That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 11: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 12: This Ordinance shall be in full force and effect from and after the later-occurring of (i) its passage, approval and publication in pamphlet form as provided by law and (ii) execution of the “Unconditional Agreement and Consent” attached hereto as Exhibit H and fully incorporated herein. In the event that Exhibit H is not duly executed within sixty (60) days following the adoption of this Ordinance, this Ordinance shall thereafter be null and void and of no further legal effect and shall be deemed to have been automatically repealed and rescinded without any further action by the City Council or notice or hearing due to the District.

[Intentionally Blank]

PASSED THIS _____ DAY OF _____, 2025.

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

Christine Vershay-Hall, City Clerk

APPROVED THIS _____ DAY OF _____, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

Exhibit A

Legal Description

THAT PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 400.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 03 MINUTES 20 SECONDS EAST, PERPENDICULAR TO SAID NORTH LINE, 800.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 700.00 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 20 SECONDS WEST, PERPENDICULAR TO SAID NORTH LINE, 800.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 40 SECONDS EAST, ON SAID NORTH LINE, 700.00 FEET TO THE POINT OF BEGINNING), ALL IN WILL COUNTY, ILLINOIS.

Commonly known as: vacant land located south of W. Division Street,
in the City of Crest Hill, Illinois

Bearing the current PIN: 11-04-29-200-009-0000

Exhibit B

Plan Commission Findings of Fact and Recommendation of Approval

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

IN RE:)	
)	
The application of the Lockport Township Fire)	
Protection District)	No. PUD-25-1-3-1
)	
)	
For Text Amendments to the City of Crest Hill)	
Zoning Ordinance)	
)	

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. PUD-25-1-3-1
THE APPLICATION OF THE LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT
MIDWEST INDUSTRIAL FUNDS, INC. FOR WAIVER OF VARIOUS PRELIMINARY/FINAL
PUD APPLICATION SUBMISSION REQUIREMENTS AND FOR APPROVAL OF VARIOUS
SPECIAL USE PERMITS AND PLANNED UNIT DEVELOPMENT EXCEPTIONS FOR A 12.86
ACRE PARCEL OF VACANT PROPERTY WITHIN THE CITY OF CREST HILL**

THIS APPLICATION, coming before the City of Crest Hill Plan Commission for decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on March 13, 2025, and being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Lockport Township Fire Protection District is the owner of a certain vacant 12.86-acre parcel within the City of Crest Hill, which parcel is zoned M-1 Limited Manufacturing.

B. That the application seeks the following waivers of Preliminary/Final PUD Application Submission requirements:

Waiver of Final Construction Drawings pursuant to Section 10.3-3(c);
Waiver of submission of a Market Analysis pursuant to Section 10.3-2(b)(8);
Waiver of a Tax and School Impact Analysis pursuant to Section 10.3-2(b)(8).

That the application also seeks an M-1 special use for construction and operation of a new Outdoor Firing Range, Government Training Purposes, as an accessory use to the Requested Special Use for the construction and operation of a new Institutional Use in the form of a proposed training complex on the property described in the application, approximately 12.86 acres on the south side of Division Street and part of PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A". The Application also seeks Preliminary and Final PUD Plan approval and Planned Unit Development Exceptions, as follows

Reduction in the minimum amount of masonry required on building facades pursuant to Section 8.7-2(b)(2);

Permit the use of metal panels on certain exterior building facades, which are prohibited by Section 8.7-3.

Allow multiple accessory structures to have a height more than 15 feet as limited and restricted by Section 8.3-7.

Permit the use of shipping containers of accessory training buildings despite the prohibition in Section 8.3-9.6.

Permit a wall sign to be installed at a height of less than 10 feet from grade as required by Section 15.12.080 of the City Sign Ordinance.

Permit the driveway curb cut from the facility onto Division Street to exceed 30 feet in width as required by Section 15.04.040 of the City Code of Ordinances.

Eliminate the required parking lot landscape islands as required by Section 11.6-2.

Eliminate the requirement to have a designated loading zone as required by Section 11.11-15.

- C. That the Property is currently zoned M-1;
- D. That the proposed use is not allowed on the Property as currently zoned;
- E. That the Property described in the application is currently zoned as Manufacturing District, with M-1 zoning adjacent thereto;
- F. That the application for the special use permits, planned unit developments exceptions, and waivers of preliminary/final PUD application submission requirements was properly submitted to the City and notice of the application and the Public Hearing were properly published;
- G. That no interested parties filed their appearances herein;
- H. That the public hearing was opened and called to order on March 13, 2025, and the applicant presented evidence and arguments in support of its application on that date, and members of the public were allowed to make comment and examine the applicant's witnesses. The public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;
- I. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;
- K. That the proposed special uses for the Proposed Training Complex and for an Outdoor Firing Range, Government Training Purposes as an accessory use, as considered under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6) for the reasons set forth on the record in the meeting held on March 13, 2025 as well as those recommendations and comments outlined in the City of Crest Hill staff report dated March 13, 2025 and the March 13, 2025 addendum to that report, and subject to the conditions set forth therein;
- L. That the requested waivers of the various Preliminary/Final PUD Application Submission requirements, are for the reasons set forth in the City of Crest Hill staff report dated March 13, 2025, also determined to be acceptable and meet the requirements for waiver established by the zoning ordinance;

M. That the Planned Unit Development Exceptions requested in the application are also determined to be conditionally accepted for the reasons set forth on the record in the March 13, 2025 Plan Commission meeting and in the City of Crest Hill staff report and addendum dated March 13, 2025.

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 code of ordinances and zoning ordinance for the granting of special uses and Planned Unit Developments, as follows:

1. That the application of the Lockport Township Fire Protection District for an M-1 special use for the preliminary and final Planned Unit Development (PUD) plans with the reviewed plans for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
2. That the application of the Lockport Township Fire Protection District for the Planned Unit Development Exceptions for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
3. That the application of the Lockport Township Fire Protection District for waiver of Preliminary/Final PUD Application Submission Requirements for a Governmental Training Complex with an accessory Outdoor Firing Range, Governmental Training Purposes on the vacant 12.86 acre property located on the south side of Division Street, PIN: 11-04-29-200-009-0000 (the "Property"), as legally described in Exhibit "A", in a M-1 zoning district was recommended to be approved and is supported by the evidence adduced during the March 13, 2025 public hearing and as outlined in the March 13, 2025 City of Crest Hill staff report and addendum;
4. These conditional approvals are subject to all conditions enumerated in the March 13 2025 City of Crest Hill staff report and addendum which are attached hereto and made part of this Findings and Decision document.
5. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special uses, waivers, and Planned Unit Development Exceptions as outlined herein be conditionally approved.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 13th Day of March 2025 upon the following voice vote:

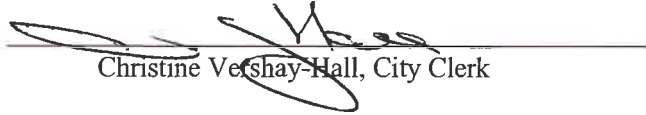
	Aye	Nay	Absent	Abstain
Commissioner Cheryl Slabozeski	<u>X</u>	<u>X</u>	<u> </u>	<u> </u>
Commissioner John Stanton	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Ken Carroll	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Marty Flynn	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Bill Thomas	<u>X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

Approved:



Bill Thomas, Chairperson

Attest:



Christine Vershay-Hall, City Clerk

“Exhibit A”

LEGAL DESCRIPTION

PERMANENT INDEX NO: 11-04-29-200-009-0000

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 400.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 03 MINUTES 20 SECONDS EAST, PERPENDICULAR TO SAID NORTH LINE, 800.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 40 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 700.00 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 20 SECONDS WEST, PERPENDICULAR TO SAID NORTH LINE, 800.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 40 SECONDS EAST, ON SAID NORTH LINE, 700.00 FEET TO THE POINT OF BEGINNING), ALL IN WILL COUNTY, ILLINOIS.

Exhibit C

Preliminary and Final PUD Plan

Exhibit D

Building Elevations

Item 8

fgma

FGM Architects, Inc.

1211 W 22nd St, Suite 700

Oak Brook, Illinois 60521

630.574.8300 OFFICE

630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN FIRM #18400338

CIVIL ENGINEERING GROUP 228 N. MONTGOMERY SUITE 200 OAK BROOK, ILLINOIS 60521 TEL: 630.574.8300 FAX: 630.574.7070 WWW.FGMARCHITECTS.COM	ARCHITECT JOHNSON VILHEIM ADAMS, INC. 1000 N. MONTGOMERY SUITE 1000 OAK BROOK, ILLINOIS 60521 TEL: 630.574.8300 FAX: 630.574.7070 WWW.JVA-ARCHITECTS.COM	MEP W7 GROUP 1000 N. MONTGOMERY SUITE 1000 OAK BROOK, ILLINOIS 60521 TEL: 630.574.8300 FAX: 630.574.7070 WWW.W7GROUP.COM	CONSTRUCTION MANAGER JVA CONSTRUCTION GROUP 1000 N. MONTGOMERY SUITE 1000 OAK BROOK, ILLINOIS 60521 TEL: 630.574.8300 FAX: 630.574.7070 WWW.JVA-ARCHITECTS.COM
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NOT FOR
CONSTRUCTION

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NO.	DATE	DESCRIPTION
1	01-29-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN
2	01-29-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN
3	02-06-2025	PRELIMINARY & FINAL DEVELOPMENT PLAN

LOCKPORT TOWNSHIP FPD
TRAINING GROUNDS
LOCKPORT FIRE PROTECTION DISTRICT
W DIVISION ST, LOCKPORT, ILLINOIS 60441

PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN

EXTERIOR ELEVATIONS

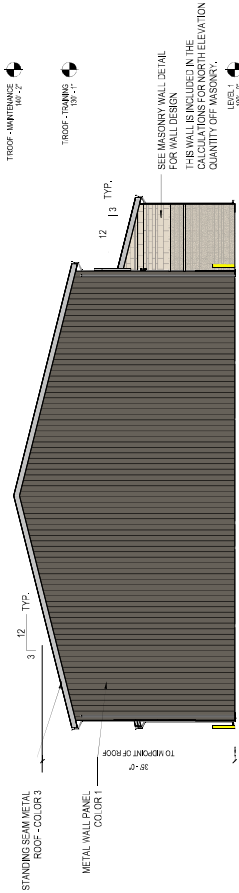
SHEET NO.

A1.3

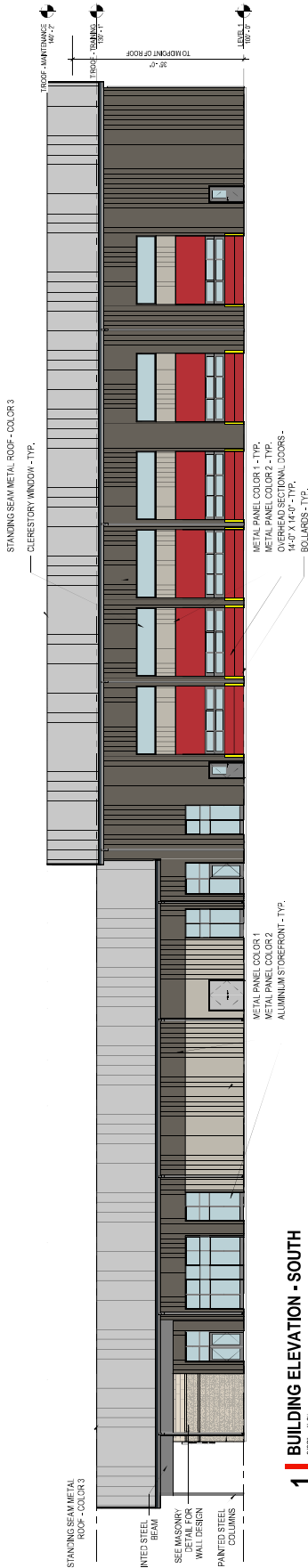
JOB NO.
© 2025 FGM

Item 8.

EXHIBIT 'G'



2 | BUILDING ELEVATION - EAST
3/32" = 1'-0"



1 | BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

Item 8

fgma

FGM Architects, Inc.

1211 W 22nd St, Suite 700

Oak Brook, Illinois 60523

630.574.8300 office

630.574.7070 fax

ILLINOIS PROFESSIONAL DESIGN FIRM #18400338

CIVIL ENGINEERING GROUP 228 N. MONTGOMERY SUITE 100 OAK BROOK, ILLINOIS 60521 TEL: 630.574.8300 WWW.FGMARCHITECTS.COM	ARCHITECTURAL JOHNSON VILLERIA ADAMS, INC. 1000 W. 15TH STREET WILSONVILLE, OREGON 97150 TEL: 503.261.1100 WWW.JVA-ARCHITECTS.COM	MEP W7 GROUP 1000 W. 15TH STREET WILSONVILLE, OREGON 97150 TEL: 503.261.1100 WWW.W7GROUP.COM	CONSTRUCTION MANAGER JVA CONSTRUCTION GROUP 1000 W. 15TH STREET WILSONVILLE, OREGON 97150 TEL: 503.261.1100 WWW.JVA-ARCHITECTS.COM
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NO.	DATE	DESCRIPTION
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2	02-20-2025	PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN
3	02-20-2025	PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN

LOCKPORT TOWNSHIP FPD
TRAINING GROUNDS
LOCKPORT FIRE PROTECTION DISTRICT
W DIVISION ST, LOCKPORT, ILLINOIS 60441

PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN

PERSPECTIVES

SHEET NO.

A1.4

Item 8.

JOB NO.

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EXHIBIT 'G'



2 | VIEW FROM NORTHEAST



1 | VIEW FROM NORTHWEST

Item 8

fgma

FGM Architects Inc.

1211 W 22nd St, Suite 700

Oak Brook, Illinois 60523

630.574.8300 OFFICE

630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN

FIRM #18400338

CIVIL ENGINEERING GROUP 228 N. MARY STREET, SUITE 100 OAK BROOK, ILLINOIS 60521 TEL: 630.574.8300 FAX: 630.574.7070 WWW.FGMA.COM	PROJECT LOCKPORT FIRE PROTECTION DISTRICT
	DESIGNED BY JOHNSON MEDIA ADAMS, INC. 1000 N. LAKE STREET WILSONVILLE, OREGON 97150 TEL: 503.670.0777 WWW.JMA-ARCHITECTS.COM
MEP W7 GROUP 1000 N. LAKE STREET, SUITE 100 WILSONVILLE, OREGON 97150 TEL: 503.670.0777 WWW.W7GROUP.COM	CONSTRUCTION MANAGER JOHNSON MEDIA ADAMS, INC. 1000 N. LAKE STREET WILSONVILLE, OREGON 97150 TEL: 503.670.0777 WWW.JMA-ARCHITECTS.COM

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NO.	DATE	DESCRIPTION	PREPARED BY	DATE	REVIEWED BY
1	02-26-2025	PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN			

LOCKPORT TOWNSHIP FPD
TRAINING GROUNDS
LOCKPORT FIRE PROTECTION DISTRICT
W DIVISION ST, LOCKPORT, ILLINOIS 60441

PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN

SIGNAGE DETAILS

SHEET NO.

A3.0

JOB NO.
G 2025 F4

Item 8.

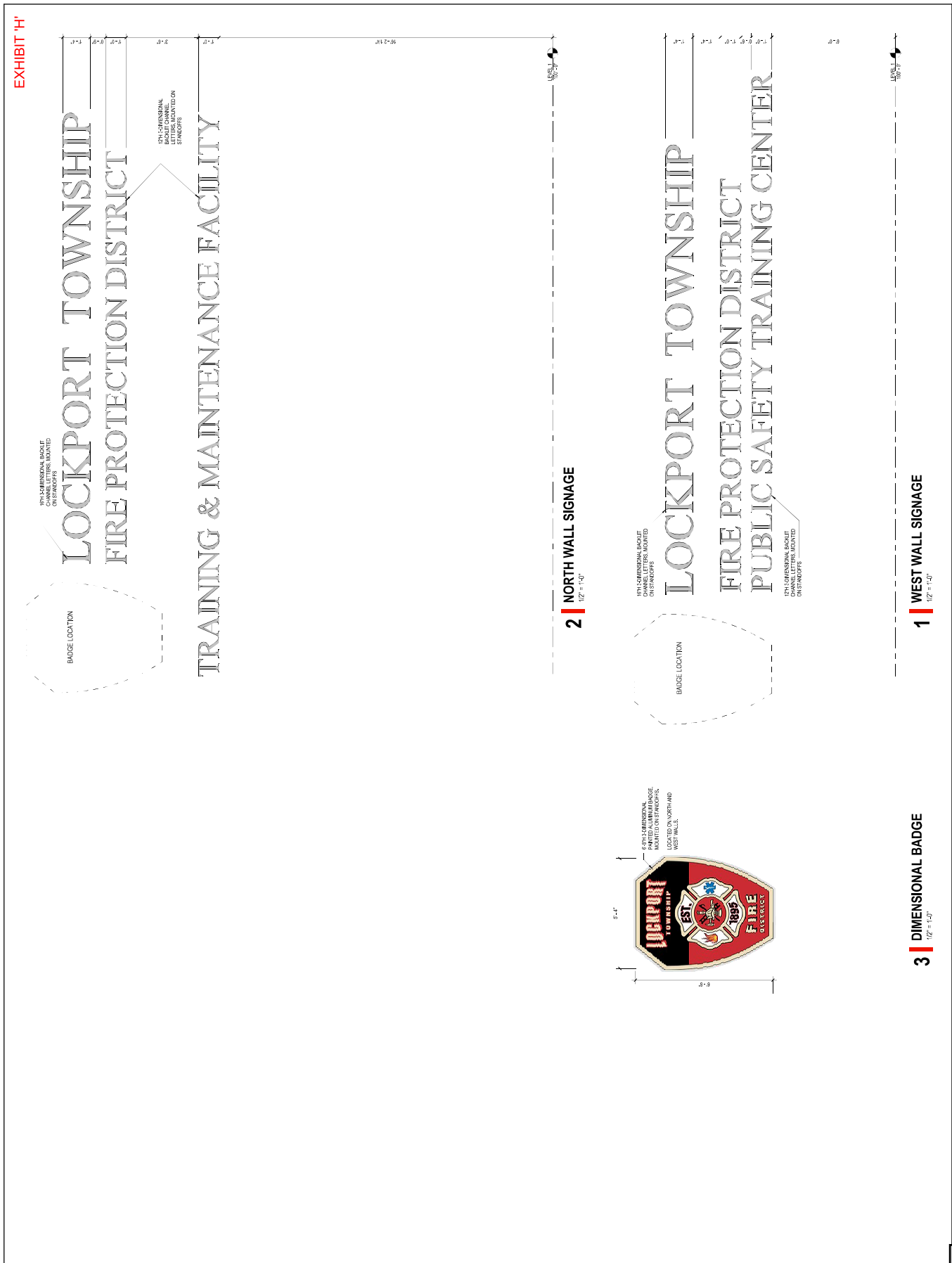
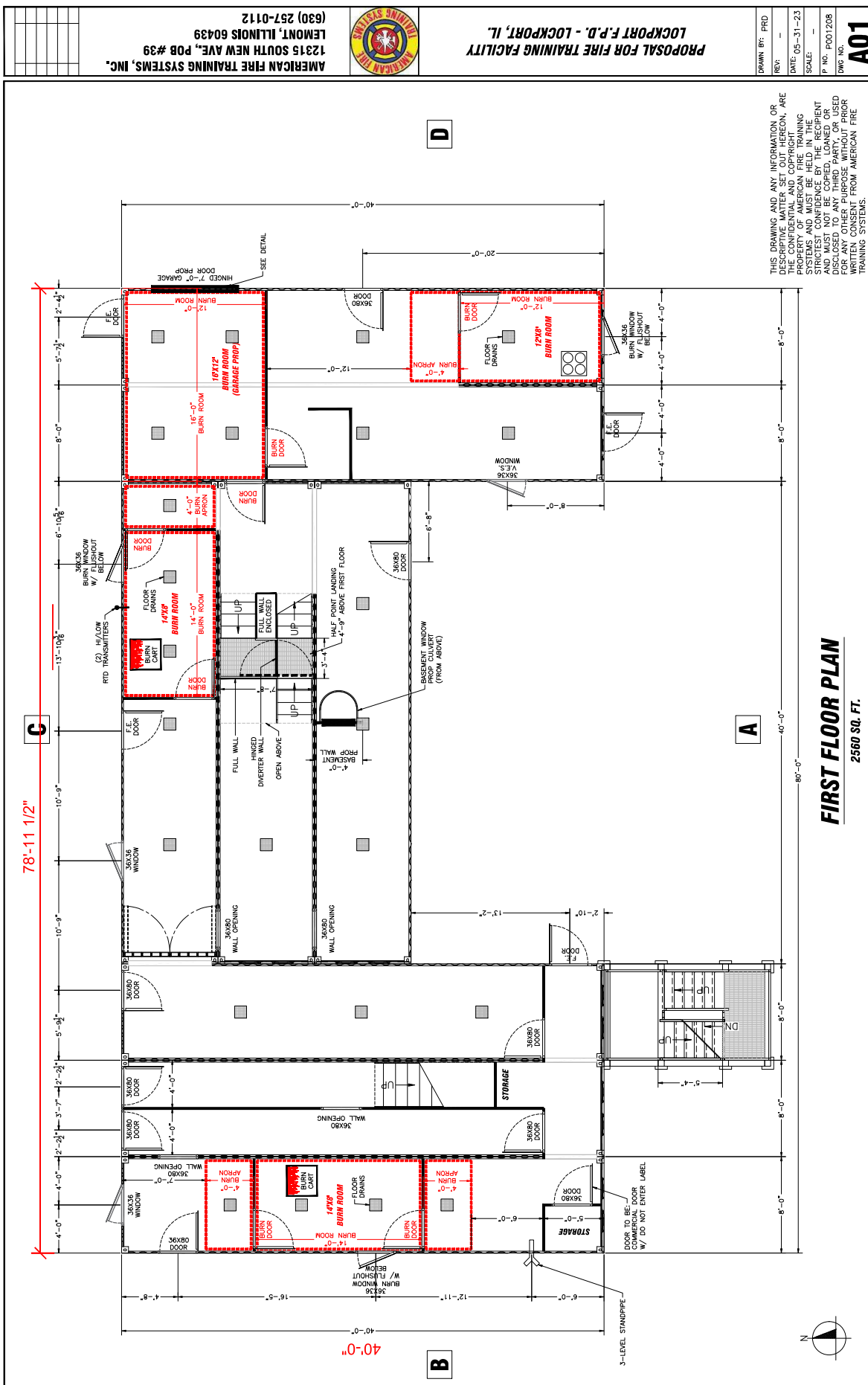


Exhibit E

Architectural Drawings



45'-3"

8'-0"

7'-10"

7'-5 1/2"

39'-1 1/2"

8'-7"

8'-0"

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

ELEVATION VIEW LOOKING SOUTH (ALPHA)

PROPOSAL FOR FIRE TRAINING FACILITY
LOCKPORT F.P.D. - LOCKPORT, IL

AMERICAN FIRE TRAINING SYSTEMS, INC.
12315 SOUTH NEW AVE., POB #39
LEMONONT, ILLINOIS 60439
(630) 257-0112

AMERICAN FIRE TRAINING SYSTEMS, INC.

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DRAWN BY: PRD
REV: -
DATE: 05-31-23
SCALE: -
P. NO. P001206
DWG. NO.

A06

AMERICAN FIRE TRAINING SYSTEMS, INC.
12315 SOUTH NEW AVE., POB #39
LEMONT, ILLINOIS 60439
(630) 257-0112



**PROPOSAL FOR FIRE TRAINING FACILITY
LOCKPORT F.P.D. - LOCKPORT, IL.**

DRAWN BY: PRD
REV: -
DATE: 05-31-23
SCALE: -
P NO. P001208
DWG NO. A09

A09

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TRAINING SYSTEMS.

ELEVATION VIEW LOOKING EAST (DELTA)

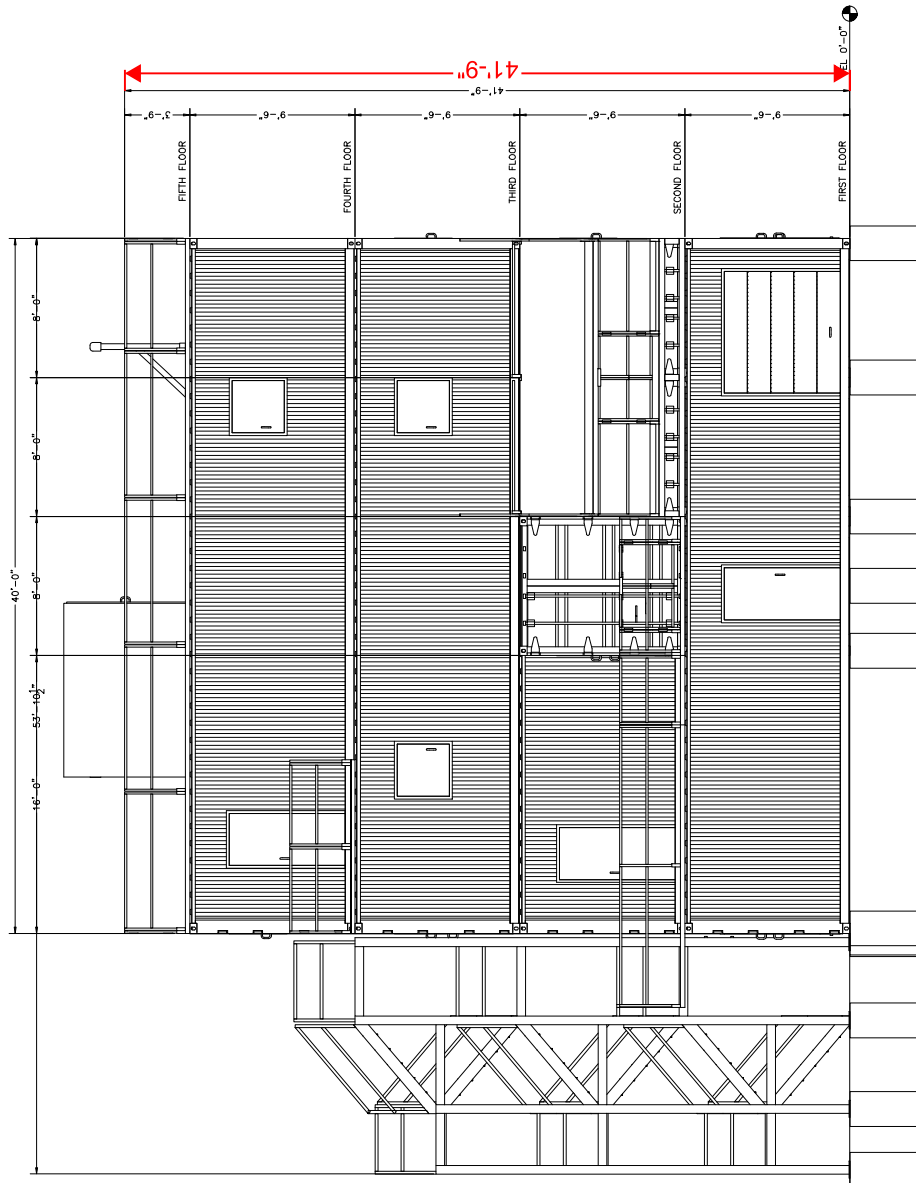


EXHIBIT 'I'
ACCESSORY STRUCTURE

fgma

FGM Architects, Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60423
630.571.8300 OFFICE
630.571.7070 FAX
ILLINOIS PROFESSIONAL DESIGN
PDMA #18-000395

**CIVIL
ENGINEERING GROUP**
DAVID L. GARDNER, P.E.
DAVID L. GARDNER, P.E.
DAVID L. GARDNER, P.E.
DAVID L. GARDNER, P.E.
DAVID L. GARDNER, P.E.

**STRUCTURAL
ENGINEERING GROUP**
JOHNSON VALERIE ADAMS, INC.
JOHNSON VALERIE ADAMS, INC.
JOHNSON VALERIE ADAMS, INC.
JOHNSON VALERIE ADAMS, INC.
JOHNSON VALERIE ADAMS, INC.

**MEP
GROUP**
MEP GROUP
MEP GROUP
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MEP GROUP

**CONSTRUCTION
MANAGER**
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CONSTRUCTION MANAGER
CONSTRUCTION MANAGER

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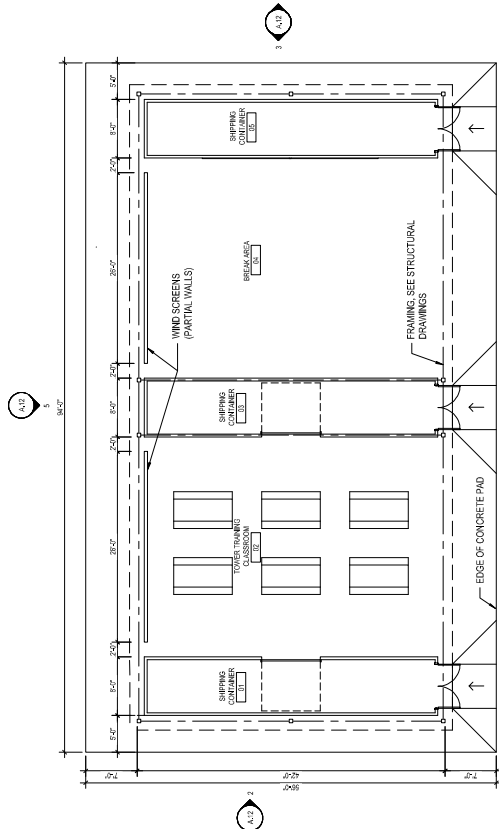
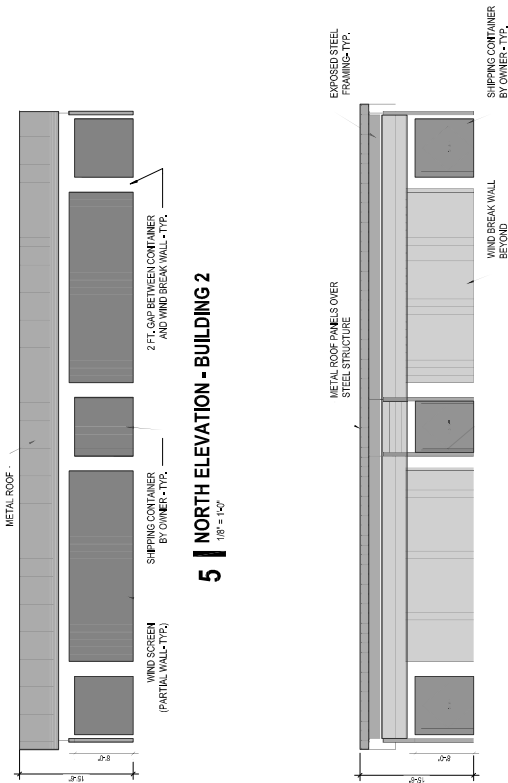
NO.	DATE	DESCRIPTION	ISSUANCE
1	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
2	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
3	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
4	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
5	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
6	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
7	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
8	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
9	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN
10	10-25-2024	PRELIMINARY & FINAL DEVELOPMENT PLAN	PRELIMINARY & FINAL DEVELOPMENT PLAN

**LOCKPORT TOWNSHIP FPD
TRAINING GROUNDS
LOCKPORT FIRE PROTECTION DISTRICT
W DIVISION ST, LOCKPORT, ILLINOIS 60441**

**TOWER TRAINING
CLASSROOM
(BUILDING 2)
PLAN AND ELEVATIONS**

SHEET NO.
A2.1

JOB NO. 23-3
© 2025 FGM ARCH



1 | FLOOR PLAN- BUILDING 2
1/8" = 1'-0"

2 | WEST ELEVATION - BUILDING 2
1/8" = 1'-0"

3 | EAST ELEVATION - BUILDING 2
1/8" = 1'-0"

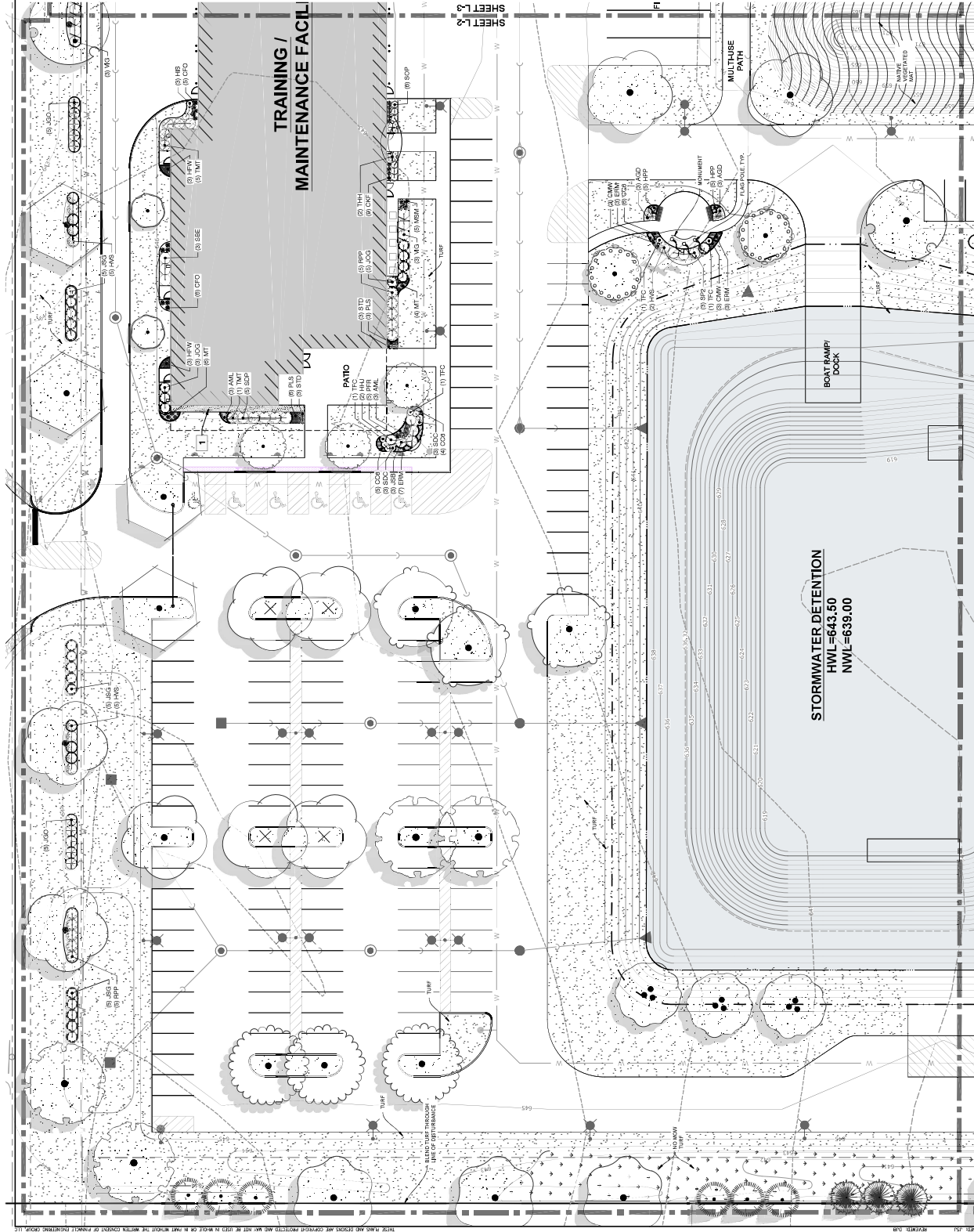
4 | SOUTH ELEVATION - BUILDING 2
1/8" = 1'-0"

5 | NORTH ELEVATION - BUILDING 2
1/8" = 1'-0"

Exhibit F

Landscape Plan

W. DIVISION STREET



LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT
CREST HILL, ILLINOIS

PLANT DESIGN DELIVER
WWW.PINNACLE-ENGINEERING.COM

PINNACLE ENGINEERING GROUP
ENGINEERING & ARCHITECTURE
CHICAGO, ILLINOIS

REVISIONS
1. PLOT RESUBMITTAL 01/01/2025
2. PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT 02/02/2025

LANDSCAPE ENLARGEMENT

SHEET L-2
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLANS

Exhibit G

Advisory Committee Bylaws

The Lockport Township Public Safety Training Facility

Advisory Committee



Bylaws of the Lockport Township Public Safety Training Facility Advisory Committee

Article I: Name

The name of this committee shall be the **Lockport Township Public Safety Training Facility Advisory Committee** ("the Committee").

Article II: Purpose

The purpose of the Committee is to serve as a forum for open dialogue and collaboration between public safety leaders, community members, and City of Crest Hill administrative staffto:

1. Discuss concerns and issues related to the Lockport Township Public Safety Training Facility (the "Facility").
2. Review and provide feedback on Facility operations and community impact.
3. Advocate for Facility improvements and support the facility's mission to serve both the public safety community and local residents.

Article III: Membership

1. **Composition of the Committee:**

- The Committee shall consist of nine (9) members.
 - One (1) public safety leader from the Lockport Township Fire Protection District and appointed by the Fire Chief
 - One (1) public safety leader from the Lockport Police Department and appointed by the Police Chief.
 - One (1) public safety leader from the Crest Hill Police Department and appointed by the Crest Hill Police Chief
 - One (1) representative from the City of Crest Hill administrative staff and appointed by the City Administrator.
 - One (1) representative appointed by the Fields of Longmeadow Homeowners Association
 - Two (2) Community Members/Business Owners from the local community appointed by the Lockport Township Board of Trustees.
 - Two (2) Community Members/Business Owners from the City of Crest Hill appointed by the Crest Hill City Council.

2. **Term Length:**

- Each member shall serve a term of two (2) years, with the option to be reappointed for consecutive terms by the person or entity they were originally appointed by.

3. **Vacancies:**

- If a vacancy occurs, the person or entity that person was appointed by shall appoint a new member to complete the remainder of the term.

Article IV: Meetings

1. **Frequency:**

- The Committee shall initially meet **quarterly** (four times a year) at a time and location designated by the Chairperson. After one year the committee will meet on an as-needed basis

2. **Special Meetings:**

- Special meetings may be called by the Chairperson or upon request by a majority of the Committee members.

3. **Quorum:**

- A quorum for conducting official business shall be a simple majority of the Committee members (i.e., five members must be present).

4. **Open Meetings:**

- All meetings shall be open to the public, and the agenda will be posted at least 48 hours in advance of the meeting.

5. **Agenda:**

- The agenda for each meeting shall be prepared by the Chairperson and distributed to all members at least one week before the meeting.

- Items for the agenda may be submitted by any member or community stakeholder at least one week before the meeting.
 - The agenda shall include an opportunity for public comment.
6. **Minutes:**
- The LTFPD shall coordinate the preparation, distribution, Committee approval, and record keeping of the minutes of the discussion and action taken at meetings.

Article V: Officers

1. **Chairperson:**
 - The Chairperson shall preside over all meetings, ensuring that the meetings are conducted in an orderly manner and that all members have the opportunity to speak.
 - The Chairperson will also represent the Committee to the Board of Trustees and the community.
2. **Vice-Chairperson:**
 - The Vice-Chairperson shall assist the Chairperson and assume their duties in their absence.
3. **Secretary:**
 - The Secretary shall be responsible for maintaining meeting minutes, ensuring that all records are kept and distributed to members promptly.
4. **Election of Officers:**
 - Officers shall be elected annually by the Committee members during the first meeting of the year. Nominations will be accepted from the floor, and elections will be conducted by a simple majority vote.

Article VI: Roles and Responsibilities

1. **Public Safety Leaders:**
 - Provide professional insight and recommendations regarding training programs, Facility operations, community benefits of the Facility, and potential Facility impact mitigation opportunities.
 - Serve as a liaison between the Committee and their respective public safety agencies.
 - Actively participate in the planning and discussion of public safety-related matters.
2. **Administrative Staff:**
 - Serve as a liaison between the Committee and the City of Crest Hill City Council.
 - Provide professional insight and recommendations on Facility operations, applicable City of Crest Hill regulations, and potential Facility impact mitigation opportunities.
3. **Community Members and HOA Representatives:**
 - Represent the concerns, suggestions, and feedback from the organization or community they represent regarding the facility, its operation, and its impact.

- Assist in fostering community engagement, ensuring transparency, and addressing any public concerns.
 - Encourage two-way communication between the public safety leaders and the broader community.
4. **All Members:**
- Attend all meetings and contribute constructively to discussions.
 - Maintain confidentiality where necessary, especially in cases involving sensitive operational matters.
 - Collaborate with other members to develop solutions, recommendations, and actions based on discussions.

Article VII: Decision-Making

1. **Consensus and Voting:**
 - The Committee shall aim for decisions by consensus. In the event consensus cannot be reached, a vote will be held, and decisions will be made by a simple majority of members present.
2. **Recommendations:**
 - The Committee may make formal recommendations to the Lockport Township Board of Trustees and/or the City of Crest Hill regarding the operations, policies, or improvements to the Facility.
3. **Conflict Resolution:**
 - In the event of a disagreement or conflict, the Committee shall attempt to resolve it through open dialogue and mediation. If a resolution cannot be achieved, the matter may be escalated to the Board of Trustees.

Article VIII: Subcommittees

1. **Establishment of Subcommittees:**
 - The Committee may establish subcommittees to address specific issues or concerns related to the training facility. Each subcommittee shall be composed of at least three members, and a subcommittee chair shall be appointed by the Chairperson.
2. **Subcommittee Reports:**
 - Subcommittees shall report their findings and recommendations to the full Committee at each quarterly meeting.

Article IX: Amendments

1. **Amendment Procedure:**

- These bylaws may be amended by a two-thirds majority vote of the Committee members present at any regular meeting, provided that the proposed amendments are submitted in writing to all members at least one week in advance.
-

Article X: Code of Conduct

1. Respect and Professionalism:

- All members of the Committee shall act with respect, professionalism, and integrity in all discussions and deliberations.

2. Public Engagement:

- Members shall encourage open and respectful dialogue and actively seek input from the community, ensuring that the diverse perspectives of all stakeholders are considered in committee discussions.

Exhibit H

Unconditional Agreement and Consent

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, the Lockport Township Fire Protection District (the “**Applicant**”) is the owner of that certain real property commonly known vacant land located south of W. Division Street, in the City of Crest Hill, Illinois and bearing the current PIN: 11-04-29-200-009-0000 (“**Property**”); and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on _____, 2025, (“the **Ordinance**”), approved various special use permits to allow the development of the Property as a planned unit development with a multi-building public safety training and maintenance facility and a government firing range, subject to certain enumerated and specified conditions; and

WHEREAS, Section 12 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and is subject to automatic repealer and rescission, unless and until the Applicant has executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, the Applicant does hereby agree, and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that it will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that notice of the City’s intent to Repeal or Revoke the Ordinance is provided to the Applicant as required by Section 7 of the Ordinance.
3. The Applicant acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City’s granting of the Special Use Permit or its passage of the Ordinance, and that the City’s approvals do not, and will not, in any way be deemed to insure the Applicant against damage or injury of any kind at any time.
4. The Applicant hereby agrees to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City’s review and approval of any plans and issuance of any permits, (b) the City’s passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

Lockport Township Fire Protection District

By: _____

Its: _____

Date: _____

SUBSCRIBED and SWORN to before me
this _____ day of _____, 2025.

Notary Public

My commission expires: _____



Agenda Memo

Crest Hill, IL

Meeting Date:	April 7, 2025
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	To approve a motion for the notice of intent to award a contract to Fer Pal Construction USA, LLC for the CIPP Water Main Rehabilitation, Phase 1 in the amount of \$2,479,975.70 and execute all required documents and direct city staff to have Strand Associates, Inc. prepare the full IEPA submittal package and submit it to the IEPA for approval.

Summary: Bids were advertised and solicited for qualified contractors to provide unit price costs for the CIPP Water Main Rehabilitation, Phase 1. The limits of the work in this contract are from Broadway from the CN RR bridge to Theodore and Theodore from Broadway to Clement.

The city solicited bids in the local newspaper looking for qualified contractors. A total of four (4) prequalified contractors picked up bids and two (2) submitted bids. The bids were received for the improvement at Crest Hill City Hall until 10:00 AM local time on Monday, March 24, 2025. Bids were opened and read aloud on Monday, March 24, 2025, at 10:00 AM in the Council Chambers. The following is a list of the bids received:

Results

- | | |
|------------------------------------|----------------|
| 1. Fer Pal Construction USA, LLC | \$2,479,975.70 |
| 2. Sheridan Plumbing & Sewer, Inc. | \$2,803657.90 |

The bids received have been reviewed and have been found to be correct and in order, and do reflect the market as it exists today.

This project is intended to be funded by a loan from the Illinois Environmental Protection Agency (IEPA). Therefore, the next step is for the City Council to award the Notice of Intent to Award to Fer Pal Construction USA, LLC for the total amount of \$2,479,975.70. Once approved and the city signs all required documents, our engineers from Strand Associates, Inc. will prepare a full package of documents and send them to the Illinois

Environmental Protection Agency (IEPA) for review and approval before a loan agreement is prepared.

Recommended Council Action: To approve a motion for the notice of intent to award a contract to Fer Pal Company for the CIPP Water Main Rehabilitation, Phase 1 in the amount of \$2,900,000 and execute all required documents and direct city staff to have Strand Associates, Inc. prepare the full IEPA submittal package and submit it to the IEPA for approval.

Financial Impact:

Funding Source: IEPA Loan

Budgeted Amount: \$4,400,000.00 (FY 2026)

Cost: \$2,479,975.70

Attachments:

00 53 00.1 Notice of Intent to Award

032825.RsltgtBT

NOTICE OF INTENT TO AWARD

To: Fer-Pal Construction USA, LLC
1350 Gasket Drive
Elgin, IL 60120

Project Description: CIPP Water Main Rehabilitation Phase 1, Contract 3-2024

The OWNER has considered the BID submitted by you for the above described WORK, in response to its Advertisement for Bids, dated February 5, 2025, and Information for Bidders.

You are hereby notified that your BID will be accepted, contingent upon Illinois Environmental Protection Agency (IEPA) approval, for items in the amount of \$2,479,975.70.

You will be required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance BOND, Payment BOND and certificates of insurance within ten (10) calendar days from the date of the final Notice to be sent upon IEPA approval, to you.

Dated this day of _____

City of Crest Hill, Illinois

OWNER

By: _____

Title: _____



April 2, 2025

Honorable Raymond R. Soliman, Mayor
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

Re: CIPP Water Main Rehabilitation Phase 1
Contract 3-2024
City of Crest Hill, Illinois

Dear Mayor Soliman:

Bids for the above-referenced Project were opened on March 24, 2025. Two Bids were received with the resulting Bid tabulation enclosed. The low Computed Total Bid of \$2,479,975.70 (Base Bid of \$2,043,865.30 plus the Alternative Bid of \$436,110.40) was less than ENGINEER's opinion of probable construction cost.

Fer-Pal Construction USA, LLC of Elgin, Illinois, was the apparent low Bidder at \$2,479,975.70 for the Computed Total Bid. The Bid included a Bid Bond for 10 percent and Addendum Nos. 1 and 2 were acknowledged. The Bid is deemed to be responsive.

Strand Associates, Inc.[®] has not had previous experience with Fer-Pal Construction USA, LLC.

If you determine that Fer-Pal Construction USA, LLC is a responsible Bidder after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Article 18 of the Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.[®]

Anthony J. Spinelli, P.E., C.F.M.

Enclosure

Bids Received: 10 A.M., March 24, 2025

STRAND ASSOCIATES, INC.
 IDFPR No. 184-001273
 1170 Houbolt Road
 Joliet, IL 60435

CITY OF CREST HILL
 CREST HILL, ILLINOIS
 CIPP WATER MAIN REHABILITATION PHASE I
 CONTRACT 3-2024

BID TABULATION SUMMARY

Bidder and Address	Bid Bond or Guarantee	Addenda Acknowledged	Computed Total Bid
Fer-Pal Construction USA, LLC 1350 Gasket Drive Elgin, IL 60120	10%	Yes	\$ 2,043,865.30
Sheridan Plumbing & Sewer, Inc. 6754 W 74th Street Bedford Park, IL 60638	10%	Yes	\$ 2,313,370.90 \$ 2,312,370.90 *

Reviewed by: _____



Bids Received: 10 A.M., March 24, 2025

STRAND ASSOCIATES, INC.

IDFPR No. 184-001273

1170 Houbolt Road

Joliet, IL 60435

CITY OF CREST HILL
CREST HILL, ILLINOIS
CIPP WATER MAIN REHABILITATION PHASE I
CONTRACT 3-2024


BID TABULATION BREAKDOWN

				Fer-Pal Construction USA, LLC 1350 Gasket Drive Elgin, IL 60120		Sheridan Plumbing & Sewer, Inc. 6754 W 74th Street Bedford Park, IL 60638	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
1.	Rock Excavation	10	CY	\$ 440.00	\$ 4,400.00	\$ 400.00	\$ 4,000.00
2.	Removal and Disposal of Non-CCDD Material	350	T	\$ 192.50	\$ 67,375.00	\$ 175.00	\$ 61,250.00
3.	Foundation Material	10	CY	\$ 60.50	\$ 605.00	\$ 55.00	\$ 550.00
4.	Trench Backfill	375	CY	\$ 60.50	\$ 22,687.50	\$ 55.00	\$ 20,625.00
5.	Removal and Disposal of Unsuitable Material	10	CY	\$ 192.50	\$ 1,925.00	\$ 175.00	\$ 1,750.00
6.	Exploratory Excavation	2	EA	\$ 2,750.00	\$ 5,500.00	\$ 2,000.00	\$ 4,000.00
7.	Pavement Removal	287	SY	\$ 27.50	\$ 7,892.50	\$ 25.00	\$ 7,175.00
8.	Sidewalk Removal	4,870	SF	\$ 3.30	\$ 16,071.00	\$ 3.00	\$ 14,610.00
9.	Curb and Curb and Gutter Removal	255	FT	\$ 16.50	\$ 4,207.50	\$ 15.00	\$ 3,825.00
10.	Class B Patches, 10-IN	93	SY	\$ 165.00	\$ 15,345.00	\$ 150.00	\$ 13,950.00
11.	Class B Patches, 12-IN	45	SY	\$ 192.50	\$ 8,662.50	\$ 175.00	\$ 7,875.00
12.	Class B Patches, 13-IN	46	SY	\$ 214.50	\$ 9,867.00	\$ 195.00	\$ 8,970.00
13.	Class D Patches, 6-IN	109	SY	\$ 93.50	\$ 10,191.50	\$ 85.00	\$ 9,265.00
14.	Class D Patches, 8-IN	85	SY	\$ 104.50	\$ 8,882.50	\$ 95.00	\$ 8,075.00
15.	Class D Patches, 10-IN	26	SY	\$ 137.50	\$ 3,575.00	\$ 125.00	\$ 3,250.00
16.	Inlet Filter	41	EA	\$ 220.00	\$ 9,020.00	\$ 200.00	\$ 8,200.00
17.	Combination Concrete Curb and Gutter, B.6-12	195	FT	\$ 82.50	\$ 16,087.50	\$ 75.00	\$ 14,625.00
18.	Barrier Curb	60	FT	\$ 66.00	\$ 3,960.00	\$ 60.00	\$ 3,600.00

				Fer-Pal Construction USA, LLC 1350 Gasket Drive Elgin, IL 60120		Sheridan Plumbing & Sewer, Inc. 6754 W 74th Street Bedford Park, IL 60638	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
19.	Detectable Warnings	120	SF	\$ 82.50	\$ 9,900.00	\$ 75.00	\$ 9,000.00
20.	Portland Cement Concrete Sidewalk, 5 IN	4,870	SF	\$ 18.70	\$ 91,069.00	\$ 17.00	\$ 82,790.00
21.	Thermoplastic Pavement Marking—Line 4-IN	192	FT	\$ 3.40	\$ 652.80	\$ 3.10	\$ 595.20
22.	Thermoplastic Pavement Marking—Line 6-IN	100	FT	\$ 3.75	\$ 375.00	\$ 3.40	\$ 340.00
23.	Thermoplastic Pavement Marking—Line 12-IN	300	FT	\$ 8.75	\$ 2,625.00	\$ 7.95	\$ 2,385.00
24.	Thermoplastic Pavement Marking—Line 24-IN	38	FT	\$ 16.40	\$ 623.20	\$ 14.95	\$ 568.10
25.	Thermoplastic Pavement Marking—Letters and Symbols	32	SF	\$ 19.90	\$ 636.80	\$ 18.05	\$ 577.60
26.	Modified Urethane Pavement Marking—Line 4-IN	100	FT	\$ 8.80	\$ 880.00	\$ 8.00	\$ 800.00
27.	Modified Urethane Pavement Marking—Line 6-IN	208	FT	\$ 10.20	\$ 2,121.60	\$ 9.25	\$ 1,924.00
28.	Modified Urethane Pavement Marking—Line 24-IN	38	FT	\$ 19.80	\$ 752.40	\$ 18.00	\$ 684.00
29.	Modified Urethane Pavement Marking—Letters and Symbols	32	SF	\$ 28.50	\$ 912.00	\$ 26.00	\$ 832.00
30.	Raised Reflective Pavement Markers	2	EA	\$ 1,650.00	\$ 3,300.00	\$ 1,500.00	\$ 3,000.00
31.	Brick Pavers to be Removed and Replaced	9	SY	\$ 330.00	\$ 2,970.00	\$ 300.00	\$ 2,700.00
32.	Hardwood Mulch, 3-IN	8	SY	\$ 110.00	\$ 880.00	\$ 100.00	\$ 800.00
33.	Restoration—Seed and Blanket	1	LS	\$ 16,500.00	\$ 16,500.00	\$ 15,000.00	\$ 15,000.00
34.	Valve Vault to be Abandoned	2	EA	\$ 1,100.00	\$ 2,200.00	\$ 1,000.00	\$ 2,000.00
35.	Valve Vault to be Removed	3	EA	\$ 1,650.00	\$ 4,950.00	\$ 1,500.00	\$ 4,500.00
36.	Valve Box to be Removed	3	EA	\$ 550.00	\$ 1,650.00	\$ 500.00	\$ 1,500.00
37.	Connections to Existing Water Main	6	EA	\$ 11,000.00	\$ 66,000.00	\$ 10,000.00	\$ 60,000.00
38.	Water Main, 6-IN DI	123	LF	\$ 126.50	\$ 15,559.50	\$ 115.00	\$ 14,145.00
39.	Water Main, 8-IN DI	51	LF	\$ 148.50	\$ 7,573.50	\$ 135.00	\$ 6,885.00
40.	Water Main, 10-IN DI	126	LF	\$ 165.00	\$ 20,790.00	\$ 150.00	\$ 18,900.00
41.	8-IN Gate Valve	4	EA	\$ 2,200.00	\$ 8,800.00	\$ 2,000.00	\$ 8,000.00

				Fer-Pal Construction USA, LLC 1350 Gasket Drive Elgin, IL 60120		Sheridan Plumbing & Sewer, Inc. 6754 W 74th Street Bedford Park, IL 60638	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
42.	10-IN Gate Valve	4	EA	\$ 3,850.00	\$ 15,400.00	\$ 3,500.00	\$ 14,000.00
43.	Valve Vault, Type A, Type 1 Frame, 4 FT DIA	4	EA	\$ 7,342.50	\$ 29,370.00	\$ 6,675.00	\$ 26,700.00
44.	Valve Vault , Type A, Type 1 Frame, 5 FT DIA	4	EA	\$ 10,450.00	\$ 41,800.00	\$ 9,500.00	\$ 38,000.00
45.	Valve Box	1	EA	\$ 275.00	\$ 275.00	\$ 250.00	\$ 250.00
46.	Fire Hydrant W/Auxilliary Valve and Valve Box	7	EA	\$ 17,050.00	\$ 119,350.00	\$ 15,500.00	\$ 108,500.00
47.	Fire Hydrant to be Removed	7	EA	\$ 1,100.00	\$ 7,700.00	\$ 1,000.00	\$ 7,000.00
48.	Insertion Valve, 6-IN	1	EA	\$ 23,980.00	\$ 23,980.00	\$ 21,800.00	\$ 21,800.00
49.	Insertion Valve, 8-IN	1	EA	\$ 25,025.00	\$ 25,025.00	\$ 22,750.00	\$ 22,750.00
50.	Water Main Lining, 6-IN	61	LF	\$ 115.00	\$ 7,015.00	\$ 225.00	\$ 13,725.00
51.	Water Main Lining, 8-IN	998	LF	\$ 125.00	\$ 124,750.00	\$ 225.00	\$ 224,550.00
52.	Water Main Lining, 10-IN	2,773	LF	\$ 150.00	\$ 415,950.00	\$ 215.00	\$ 596,195.00
53.	Mechanical Cap	1	EA	\$ 2,750.00	\$ 2,750.00	\$ 2,500.00	\$ 2,500.00
54.	Temporary Bypass Piping, 2-IN	155	LF	\$ 15.00	\$ 2,325.00	\$ 20.00	\$ 3,100.00
55.	Temporary Bypass Piping, 4-IN	3,215	LF	\$ 20.00	\$ 64,300.00	\$ 32.00	\$ 102,880.00
56.	Pipe Ramp	9	EA	\$ 100.00	\$ 900.00	\$ 100.00	\$ 900.00
57.	Hose Bib Repair	30	EA	\$ 825.00	\$ 24,750.00	\$ 750.00	\$ 22,500.00
58.	Preconstruction Videotaping	1	LS	\$ 1,650.00	\$ 1,650.00	\$ 3,100.00	\$ 3,100.00
59.	Construction Layout and Staking	1	LS	\$ 11,000.00	\$ 11,000.00	\$ 10,000.00	\$ 10,000.00
60.	Mobilization (Contractor Profit, Bonds, Insurance)	1	LS	\$ 199,000.00	\$ 199,000.00	\$ 220,000.00	\$ 220,000.00
61.	Maintenance of Existing Traffic Signal Installation	4	EA	\$ 2,750.00	\$ 11,000.00	\$ 5,500.00	\$ 22,000.00
62.	Temporary Traffic Signal Timing	4	EA	\$ 2,750.00	\$ 11,000.00	\$ 1,500.00	\$ 6,000.00
63.	Traffic Control	1	LS	\$ 55,000.00	\$ 55,000.00	\$ 255,000.00	\$ 255,000.00
64.	Changeable Message Sign	3	EA	\$ 2,200.00	\$ 6,600.00	\$ 4,500.00	\$ 13,500.00

				Fer-Pal Construction USA, LLC 1350 Gasket Drive Elgin, IL 60120		Sheridan Plumbing & Sewer, Inc. 6754 W 74th Street Bedford Park, IL 60638	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
65.	Pit Excavation	180	SY	\$ 1,500.00	\$ 270,000.00	\$ 265.00	\$ 47,700.00
66.	Water Service Internal Reinstatement	60	EA	\$ 750.00	\$ 45,000.00	\$ 770.00	\$ 46,200.00
67.	Cash Allowance for IDOT Individual Utility Permit Bond	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
ENGINEER'S COMPUTED TOTAL ITEMS NO. 1 THROUGH 67					\$ 2,043,865.30		\$ 2,312,370.90
CONTRACTOR'S COMPUTED TOTAL ITEMS NO. 1 THROUGH 67					\$ 2,043,865.30		* \$2,313,370.90

Reviewed by 

Bids Received: 10 A.M., March 24, 2025

STRAND ASSOCIATES, INC.

IDFPR No. 184-001273

1170 Houbolt Road

Joliet, IL 60435

CITY OF CREST HILL
CREST HILL, ILLINOIS
CIPP WATER MAIN REHABILITATION PHASE I
CONTRACT 3-2024

BID ALTERNATIVE TABULATION BREAKDOWN

				Fer-Pal Construction USA, LLC 1350 Gasket Drive Elgin, IL 60120		Sheridan Plumbing & Sewer, Inc. 6754 W 74th Street Bedford Park, IL 60638	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
1.	Trench Backfill	89	CY	\$ 60.50	\$ 5,384.50	\$ 55.00	\$ 4,895.00
2.	Pavement Removal	71	SY	\$ 27.50	\$ 1,952.50	\$ 25.00	\$ 1,775.00
3.	Sidewalk Removal	575	SF	\$ 3.30	\$ 1,897.50	\$ 3.00	\$ 1,725.00
4.	Curb and Curb and Gutter Removal	24	FT	\$ 16.50	\$ 396.00	\$ 15.00	\$ 360.00
5.	Class B Patches, 10-IN	40	SY	\$ 165.00	\$ 6,600.00	\$ 150.00	\$ 6,000.00
6.	Class D Patches, 8-IN	31	SY	\$ 104.50	\$ 3,239.50	\$ 95.00	\$ 2,945.00
7.	Inlet Filter	12	EA	\$ 220.00	\$ 2,640.00	\$ 200.00	\$ 2,400.00
8.	Combination Concrete Curb and Gutter, B.6-12	24	FT	\$ 110.00	\$ 2,640.00	\$ 100.00	\$ 2,400.00
9.	Portland Cement Concrete Sidewalk, 5 IN	575	SF	\$ 16.50	\$ 9,487.50	\$ 15.00	\$ 8,625.00
10.	Modified Urethane Pavement Marking—Line 4-IN	0	FT	\$0.00	\$ -	\$ 98.25	\$ -
11.	Modified Urethane Pavement Marking—Line 6-IN	512	FT	\$ 10.15	\$ 5,196.80	\$ 9.25	\$ 4,736.00
12.	Modified Urethane Pavement Marking—Line 24-IN	82	FT	\$ 19.80	\$ 1,623.60	\$ 18.00	\$ 1,476.00
13.	Restoration—Seed and Blanket	1	LS	\$ 8,800.00	\$ 8,800.00	\$ 8,000.00	\$ 8,000.00
14.	Valve Vault to be Abandoned	3	EA	\$ 1,100.00	\$ 3,300.00	\$ 1,000.00	\$ 3,000.00
15.	Connections to Existing Water Main	5	EA	\$ 11,000.00	\$ 55,000.00	\$ 10,000.00	\$ 50,000.00
16.	Water Main, 6-IN DI	4	LF	\$ 385.00	\$ 1,540.00	\$ 350.00	\$ 1,400.00
17.	Water Main, 8-IN DI	55	LF	\$ 192.50	\$ 10,587.50	\$ 175.00	\$ 9,625.00
18.	8-IN Gate Valve	3	EA	\$ 3,300.00	\$ 9,900.00	\$ 3,000.00	\$ 9,000.00

				Fer-Pal Construction USA, LLC 1350 Gasket Drive Elgin, IL 60120		Sheridan Plumbing & Sewer, Inc. 6754 W 74th Street Bedford Park, IL 60638	
No.	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
19.	Valve Vault , Type A, Type 1 Frame, 4' FT DIA	3	EA	\$ 9,350.00	\$ 28,050.00	\$ 8,500.00	\$ 25,500.00
20.	Water Main Lining, 8-IN	1,261	LF	\$ 125.00	\$ 157,625.00	\$ 185.00	\$ 233,285.00
21.	Temporary Bypass Piping, 4"	930	EA	\$ 30.00	\$ 27,900.00	\$ 32.00	\$ 29,760.00
22.	Pipe Ramp	7	EA	\$ 100.00	\$ 700.00	\$ 100.00	\$ 700.00
23.	Hose Bib Repair	10	LS	\$ 825.00	\$ 8,250.00	\$ 750.00	\$ 7,500.00
24.	Traffic Control	1	LS	\$ 1,650.00	\$ 1,650.00	\$ 55,000.00	\$ 55,000.00
25.	Pit Excavation	50	SY	\$ 1,500.00	\$ 75,000.00	\$ 265.00	\$ 13,250.00
26.	Water Service Internal Reinstatement	9	EA	\$ 750.00	\$ 6,750.00	\$ 770.00	\$ 6,930.00
ENGINEER'S COMPUTED TOTAL BID ALTERNATIVE ITEMS NO. 1 THROUGH 26					\$ 436,110.40		\$ 490,287.00
CONTRACTOR'S COMPUTED TOTAL BID ALTERNATIVE ITEMS NO. 1 THROUGH 26					\$ 436,110.40		\$ 490,287.00

Reviewed by



Report Criteria:

Detail report type printed

[Report]. Check Issue Date = 03/25/2025,04/01/2025,04/08/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
20	J.L. Adler Ro	SD25-18	DOWNSPOUT INSTALL	03/03/2025	2,199.00	2,199.00	24042	04/08/2025	325	01045360
Total 20:					2,199.00	2,199.00				
26	Aflac	531055 Marc	AFLAC 03-2025	03/26/2025	2,975.66	2,975.66	23996	04/08/2025	325	01002439
Total 26:					2,975.66	2,975.66				
46	Republic Ser	0721-008399	MARCH 2025 MONTHL	03/20/2025	117,110.60	117,110.60	24082	04/08/2025	325	80005300
Total 46:					117,110.60	117,110.60				
53	Amalgamate	Bond Issue 7	2019A BOND PRINCIPA	03/13/2025	1,040,000.00	1,040,000.00	23998	04/08/2025	325	30006103
		Bond Issue 7	2019A BOND INTERES	03/13/2025	242,925.00	242,925.00	23998	04/08/2025	325	30006203
		Bond Issue 7	2019B BOND PRINCIPA	03/13/2025	515,000.00	515,000.00	23998	04/08/2025	325	32006101
		Bond Issue 7	2019B BOND INTERES	03/13/2025	170,425.00	170,425.00	23998	04/08/2025	325	32006201
		IEPA Loan P	IEPA PRINCIPAL	03/12/2025	102,859.95	102,859.95	23999	04/08/2025	325	30006102
		IEPA Loan P	IEPA INTEREST	03/12/2025	12,207.47	12,207.47	23999	04/08/2025	325	30006202
Total 53:					2,083,417.42	2,083,417.42				
82	Vestis	6030390464	UNIFORMS FOR STP	03/12/2025	24.72	24.72	24098	04/08/2025	325	07085344
		6030390464	UNIFORMS FOR WATE	03/12/2025	21.67	21.67	24098	04/08/2025	325	07065344
		6030390465	UNIFORMS FOR FLEE	03/12/2025	13.06	13.06	24098	04/08/2025	325	01035344
		6030390465	UNIFORMS FOR STRE	03/12/2025	124.06	124.06	24098	04/08/2025	325	01035344
		6030390465	MATS FOR PUBLIC WO	03/12/2025	14.38	14.38	24098	04/08/2025	325	01045400
		6030390465	UNIFORMS FOR BUILD	03/12/2025	10.71	10.71	24098	04/08/2025	325	01045344
		6030392797	UNIFORMS FOR STP	03/19/2025	29.66	29.66	24098	04/08/2025	325	07085344
		6030392797	UNIFORMS FOR WATE	03/19/2025	16.73	16.73	24098	04/08/2025	325	07065344
		6030392798	UNIFORMS FOR FLEE	03/19/2025	14.43	14.43	24098	04/08/2025	325	01035344
		6030392798	UNIFORMS FOR STRE	03/19/2025	59.68	59.68	24098	04/08/2025	325	01035344
		6030392798	MATS FOR PUBLIC WO	03/19/2025	8.72	8.72	24098	04/08/2025	325	01045400
		6030392798	UNIFORMS FOR BUILD	03/19/2025	4.33	4.33	24098	04/08/2025	325	01045344
		6030395032	UNIFORMS FOR STP	03/26/2025	29.66	29.66	24098	04/08/2025	325	07085344
		6030395032	UNIFORMS FOR WATE	03/26/2025	16.73	16.73	24098	04/08/2025	325	07065344
		6030395033	UNIFORMS FOR FLEE	03/26/2025	14.43	14.43	24098	04/08/2025	325	01035344
		6030395033	UNIFORMS FOR STRE	03/26/2025	59.68	59.68	24098	04/08/2025	325	01035344
		6030395033	MATS FOR PUBLIC WO	03/26/2025	8.72	8.72	24098	04/08/2025	325	01045400
		6030395033	UNIFORMS FOR BUILD	03/26/2025	10.11	10.11	24098	04/08/2025	325	01045344
Total 82:					481.48	481.48				
92	Associated T	39916	EMERGENCY LEAK LO	02/28/2025	2,120.00	2,120.00	24001	04/08/2025	325	07065430
Total 92:					2,120.00	2,120.00				
102	AT&T 831-00	8098629907	FIBER NETWORK PW	03/19/2025	2,492.02	2,492.02	24002	04/08/2025	325	01105350
Total 102:					2,492.02	2,492.02				
103	AT&T 831-00	8009629904	INTERNET & PHONE S	03/19/2025	171.06	171.06	24003	04/08/2025	325	07065350

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 103:					171.06	171.06				
133	Barrett Hard	3259781	EAR MUFFS	03/13/2025	107.78	107.78	24006	04/08/2025	325	01045344
		3259781	NIFTY NABBER	03/13/2025	296.70	296.70	24006	04/08/2025	325	01045400
Total 133:					404.48	404.48				
161	Blue Line Pro	1179	BLUE LINE PROFESSI	03/29/2025	5,280.00	5,280.00	24007	04/08/2025	325	01025341
Total 161:					5,280.00	5,280.00				
203	Construction	7530	SANITARY SEWER RE	03/24/2025	8,617.18	8,617.18	24015	04/08/2025	325	07065430
Total 203:					8,617.18	8,617.18				
291	City of Joliet	957891	FLEET- FUEL FEBRUA	03/11/2025	3,944.45	3,944.45	24011	04/08/2025	325	01075410
		957891	FLEET- FUEL FEBRUA	03/11/2025	3,969.65	3,969.65	24011	04/08/2025	325	01075410
		957891	FLEET- FUEL FEBRUA	03/11/2025	107.77	107.77	24011	04/08/2025	325	01075410
Total 291:					8,021.87	8,021.87				
327	ComEd 2395	February 202	ELECTRIC FOR LIFT A	03/07/2025	295.94	295.94	24014	04/08/2025	325	07075353
Total 327:					295.94	295.94				
451	Dynegy 1266	February 202	WELL 4 ELECTRIC	03/01/2025	2,489.56	2,489.56	24028	04/08/2025	325	07065353
Total 451:					2,489.56	2,489.56				
452	Dynegy 6760	February 202	EAST PLANT ELECTRI	03/01/2025	12,503.24	12,503.24	24032	04/08/2025	325	07085353
Total 452:					12,503.24	12,503.24				
453	Dynegy 6635	February 202	WEST PLANT ELECTRI	03/01/2025	13,432.87	13,432.87	24031	04/08/2025	325	07085353
Total 453:					13,432.87	13,432.87				
454	Dynegy 0817	February 202	WELL 11 ELECTRIC	03/01/2025	3,262.41	3,262.41	24026	04/08/2025	325	07065353
Total 454:					3,262.41	3,262.41				
455	Dynegy 0098	February 202	WELL 10 ELECTRIC	03/01/2025	4,389.12	4,389.12	24024	04/08/2025	325	07065353
Total 455:					4,389.12	4,389.12				
457	Dynegy 6385	February 202	WELLS 9 AND 12 ELEC	03/01/2025	850.19	850.19	24030	04/08/2025	325	07065353
Total 457:					850.19	850.19				
458	Dynegy 0906	February 202	WELL 7 ELECTRIC	03/01/2025	2,220.41	2,220.41	24027	04/08/2025	325	07065353
Total 458:					2,220.41	2,220.41				
459	Dynegy 1656	February 202	WELL 8 ELECTRIC	03/01/2025	2,748.67	2,748.67	24029	04/08/2025	325	07065353

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 459:					2,748.67	2,748.67				
461	Dynegy 0425	February 202	WELL 1 ELECTRIC	03/01/2025	2,608.50	2,608.50	24025	04/08/2025	325	07065353
Total 461:					2,608.50	2,608.50				
605	Gordon Flesc	IN15100563	COPIER FOR COMMU	03/28/2025	6,475.00	6,475.00	24035	04/08/2025	325	01167501
		IN15101625	PRORATED MONTHLY	03/30/2025	13.65	13.65	24035	04/08/2025	325	01165300
Total 605:					6,488.65	6,488.65				
610	Grainger	9432742659	CUBITAINERS	03/10/2025	76.86	76.86	24036	04/08/2025	325	07065332
Total 610:					76.86	76.86				
640	Hawkins Inc	7007450	WATER SUPPLIES	03/12/2025	641.31	641.31	24039	04/08/2025	325	07065361
		7008848	WATER CHEMICALS	03/12/2025	2,150.63	2,150.63	24039	04/08/2025	325	07065421
		7014195	CHLORINE CYLINDER	03/15/2025	330.00	330.00	24039	04/08/2025	325	07085421
		7020107	WATER CHEMICALS	03/24/2025	2,383.76	2,383.76	24039	04/08/2025	325	07065421
Total 640:					5,505.70	5,505.70				
644	Core & Main	INV0014870	SEWER SPADE	03/10/2025	133.21	133.21	24016	04/08/2025	325	01035400
		W524757	METERS AND SUPPLI	02/28/2025	6,420.00	6,420.00	24016	04/08/2025	325	07095470
		W532615	METERS AND SUPPLI	03/04/2025	2,889.00	2,889.00	24016	04/08/2025	325	07095470
Total 644:					9,442.21	9,442.21				
649	Jason Heiss	Training 3-14	MEAL REIMBURSMEN	03/14/2025	43.94	43.94	24044	04/08/2025	325	01025343
Total 649:					43.94	43.94				
664	Highland Plu	7485	FURNISHED LABOR A	03/17/2025	385.00	385.00	24040	04/08/2025	325	01045360
		7486	FURNISHED LABOR A	03/19/2025	385.00	385.00	24040	04/08/2025	325	01045360
Total 664:					770.00	770.00				
772	International	0405006	IACP MEMBERSHIP 20	01/15/2025	875.00	875.00	24041	04/08/2025	325	01025345
Total 772:					875.00	875.00				
826	JP Morgan C	American Pla	TRAINING FOR PLAN	02/11/2025	115.00	115.00	432	03/25/2025	225	01165341
		Comcast 025	WEST STP COMCAST	02/12/2025	377.99	377.99	432	03/25/2025	225	07085350
		Comcast 055	COMCAST	03/09/2025	240.53	240.53	432	03/25/2025	225	01105350
		Comcast 060	COMCAST WELL 10	02/21/2025	176.67	176.67	432	03/25/2025	225	07065350
		Donut Den 2-	DONUTS FOR POLICE	02/21/2025	18.57	18.57	432	03/25/2025	225	01025343
		EZ-PDH R.	PE CONTINUEING ED	03/10/2025	95.55	95.55	432	03/25/2025	225	01105341
		FBI-LEEDA	LEEDA MEMBERSHIP-	03/04/2025	50.00	50.00	432	03/25/2025	225	01025345
		IPass Replen	IPASS REPLENISH	03/09/2025	20.00	20.00	432	03/25/2025	225	01025310
		Microsoft E0	MICROSOFT	03/05/2025	37.74	37.74	432	03/25/2025	225	01065301
		Microsoft G0	MICROSOFT LICENSE	03/02/2025	264.00	264.00	432	03/25/2025	225	01065301
		Microsoft G0	MICROSOFT LICENSE	03/05/2025	2,880.00	2,880.00	432	03/25/2025	225	01065301
		Microsoft G0	MICROSOFT	03/09/2025	36.00	36.00	432	03/25/2025	225	01065301
		Notary Public	NOTARY-STATE ONLIN	03/07/2025	98.95	98.95	432	03/25/2025	225	01025341
		Notary Public	NOTARY-ONLINE COU	03/07/2025	98.95	98.95	432	03/25/2025	225	01025341
		Potsolve Mar	POTSOLVE	03/01/2025	207.66	207.66	432	03/25/2025	225	01105300

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		TransUnion F	TRANSUNION FEB 202	03/01/2025	113.40	113.40	432	03/25/2025	225	01025300
	Total 826:				4,831.01	4,831.01				
849	Kirwan Mech	i76022	QUARTERLY HVAC MA	04/01/2025	3,030.00	3,030.00	24046	04/08/2025	325	07085366
	Total 849:				3,030.00	3,030.00				
885	LeadsOnline	417198	INVESTIGATIVE SYST	03/15/2025	4,158.00	4,158.00	24049	04/08/2025	325	01065301
	Total 885:				4,158.00	4,158.00				
956	McMaster Ca	41973557	FLEET- HOSE CLAMPS	03/07/2025	10.13	10.13	24053	04/08/2025	325	01075400
	Total 956:				10.13	10.13				
958	Meade, Inc.	712136	TRAFFIC SIGNAL MAIN	03/07/2025	3,908.34	3,908.34	24054	04/08/2025	325	01035300
		712137	TRAFFIC SIGNAL MAIN	03/07/2025	205.20	205.20	24054	04/08/2025	325	01035300
		712208	TRAFFIC SIGNAL MAIN	03/17/2025	640.10	640.10	24054	04/08/2025	325	01035300
		712238	TRAFFIC SIGNAL MAIN	03/31/2025	216.74	216.74	24054	04/08/2025	325	01035300
		712238	TRAFFIC SIGNAL MAIN	03/31/2025	216.74	216.74	24054	04/08/2025	325	01035300
		712238	TRAFFIC SIGNAL MAIN	03/31/2025	216.74	216.74	24054	04/08/2025	325	01035300
	Total 958:				5,403.86	5,403.86				
961	Menards	84984	CLEANING SUPPLIES	03/04/2025	19.32	19.32	24055	04/08/2025	325	01027500
		85064	BUILDING MAINTENAN	03/06/2025	129.24	129.24	24055	04/08/2025	325	01045400
		85226	EAST PLANT SUPPLIE	03/10/2025	50.90	50.90	24055	04/08/2025	325	07085366
		85416	BUILDING MAINTENAN	03/14/2025	162.68	162.68	24055	04/08/2025	325	01045400
		85514	BUILDING MAINTENAN	03/17/2025	77.91	77.91	24055	04/08/2025	325	01045400
		85563	PW SUPPLIES	03/18/2025	97.78	97.78	24055	04/08/2025	325	01035400
		85612	BUILDING MAINTENAN	03/19/2025	28.45	28.45	24055	04/08/2025	325	01045400
		85655	EAST PLANT SUPPLIE	03/20/2025	.99	.99	24055	04/08/2025	325	07085366
	Total 961:				567.27	567.27				
965	M.E. Simpso	44277	FIRE HYDRANT MAINT	03/31/2025	9,130.00	9,130.00	24052	04/08/2025	325	07065300
	Total 965:				9,130.00	9,130.00				
973	Microbac Lab	C25002302	BIOMONITORING WES	03/28/2025	1,672.25	1,672.25	24057	04/08/2025	325	07085306
		C25002308	BIOMONITORING EAS	03/28/2025	1,672.25	1,672.25	24057	04/08/2025	325	07085306
	Total 973:				3,344.50	3,344.50				
991	MOE Fringe	May 2025 Fa	MAY 2025	04/02/2025	6,716.60	6,716.60	433	04/01/2025	325	01034200
		May 2025 Fa	MAY 2025	04/02/2025	6,106.00	6,106.00	433	04/01/2025	325	01074200
		May 2025 Fa	MAY 2025	04/02/2025	2,442.40	2,442.40	433	04/01/2025	325	01114200
		May 2025 Fa	MAY 2025	04/02/2025	1,526.50	1,526.50	433	04/01/2025	325	01124200
		May 2025 Fa	MAY 2025	04/02/2025	4,579.50	4,579.50	433	04/01/2025	325	07064200
		May 2025 Fa	MAY 2025	04/02/2025	2,442.40	2,442.40	433	04/01/2025	325	07074200
		May 2025 Fa	MAY 2025	04/02/2025	4,579.50	4,579.50	433	04/01/2025	325	07084200
		May 2025 Fa	MAY 2025	04/02/2025	5,190.10	5,190.10	433	04/01/2025	325	07094200
		May 2025 Si	MAY 2025	04/02/2025	2,402.40	2,402.40	433	04/01/2025	325	01034200
		May 2025 Si	MAY 2025	04/02/2025	500.50	500.50	433	04/01/2025	325	01124200
		May 2025 Si	MAY 2025	04/02/2025	1,001.00	1,001.00	433	04/01/2025	325	01164200
		May 2025 Si	MAY 2025	04/02/2025	1,001.00	1,001.00	433	04/01/2025	325	07064200

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		May 2025 Si	MAY 2025	04/02/2025	1,201.20	1,201.20	433	04/01/2025	325	07074200
		May 2025 Si	MAY 2025	04/02/2025	1,201.20	1,201.20	433	04/01/2025	325	07084200
		May 2025 Si	MAY 2025	04/02/2025	1,701.70	1,701.70	433	04/01/2025	325	07094200
		May 2025 Si	MAY 2025	04/02/2025	2,002.00	2,002.00	433	04/01/2025	325	01024200
		May 2025 Si	MAY 2025	04/02/2025	3,403.40	3,403.40	433	04/01/2025	325	01034200
		May 2025 Si	MAY 2025	04/02/2025	4,004.00	4,004.00	433	04/01/2025	325	01044200
		May 2025 Si	MAY 2025	04/02/2025	1,001.00	1,001.00	433	04/01/2025	325	01124200
		May 2025 Si	MAY 2025	04/02/2025	2,002.00	2,002.00	433	04/01/2025	325	01164200
		May 2025 Si	MAY 2025	04/02/2025	1,101.10	1,101.10	433	04/01/2025	325	07064200
		May 2025 Si	MAY 2025	04/02/2025	700.70	700.70	433	04/01/2025	325	07074200
		May 2025 Si	MAY 2025	04/02/2025	1,801.80	1,801.80	433	04/01/2025	325	07094200
Total 991:					58,608.00	58,608.00				
995	Monroe Truc	45869	FLEET- SALT AUGER S	01/13/2025	521.36	521.36	24058	04/08/2025	325	01075400
Total 995:					521.36	521.36				
1017	DACRA Adju	DT 2025-02-	DACRA MONTHLY SER	02/28/2025	1,250.00	1,250.00	24018	04/08/2025	325	01025400
		DT 2025-02-	DACRA MONTHLY SER	02/28/2025	1,250.00	1,250.00	24018	04/08/2025	325	01165300
Total 1017:					2,500.00	2,500.00				
1059	Nicor 39-52-5	February 202	WELL #10 NICOR	03/10/2025	59.33	59.33	24064	04/08/2025	325	07065350
Total 1059:					59.33	59.33				
1060	Nicor 56-57-8	February 202	WELL #9/12 NICOR	03/05/2025	210.26	210.26	24065	04/08/2025	325	07065350
Total 1060:					210.26	210.26				
1062	Nicor 89-13-6	February 202	WELL #11 NICOR GAS	03/05/2025	234.43	234.43	24066	04/08/2025	325	07065350
Total 1062:					234.43	234.43				
1063	Nicor 24-66-3	February 202	LIFT STATION NICOR	03/05/2025	53.64	53.64	24063	04/08/2025	325	07075350
Total 1063:					53.64	53.64				
1065	Nicor 95-25-4	February 202	WELL #1 NICOR	03/04/2025	156.81	156.81	24068	04/08/2025	325	07065350
Total 1065:					156.81	156.81				
1066	Nicor 08-01-5	February 202	WELL #7 NICOR GAS	03/04/2025	447.38	447.38	24059	04/08/2025	325	07065350
Total 1066:					447.38	447.38				
1067	Nicor 89-80-1	February 202	EAST PLANT NICOR	03/04/2025	1,791.60	1,791.60	24067	04/08/2025	325	07085350
Total 1067:					1,791.60	1,791.60				
1091	One Step Inc	N223659	FY 2025 PROPERTY R	03/17/2025	5,208.54	5,208.54	24070	04/08/2025	325	06008110
Total 1091:					5,208.54	5,208.54				
1102	Ottosen DiNo	12823	LABOR / PERSONNEL	02/28/2025	612.00	612.00	24071	04/08/2025	325	01105302

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1102:					612.00	612.00				
1148	Physicians I	4450389 102	VACCINE, PELLEGRINI	03/06/2025	504.00	504.00	24074	04/08/2025	325	01105300
		4450389 102	RANDOM DRUG SCRE	03/06/2025	353.00	353.00	24074	04/08/2025	325	01105300
Total 1148:					857.00	857.00				
1156	PMA Securit	INV23993	FILING FOR 2024	03/06/2025	500.00	500.00	24075	04/08/2025	325	30006301
Total 1156:					500.00	500.00				
1174	PreCise MR	IN200-20044	FLEET- PUBLIC WORK	03/27/2025	378.00	378.00	24076	04/08/2025	325	01035300
Total 1174:					378.00	378.00				
1196	R&R Septic	25-0681	PUMP TRUCK TO MOV	03/24/2025	1,000.00	1,000.00	24078	04/08/2025	325	07085373
		25-0737	VACCON WEST PLANT	03/25/2025	1,950.00	1,950.00	24078	04/08/2025	325	07085373
		25-0765	PUMP TRUCK FOR BA	03/28/2025	1,000.00	1,000.00	24078	04/08/2025	325	07085373
Total 1196:					3,950.00	3,950.00				
1222	Reliance Sta	April 2025	RELIANCE STD 04-202	04/01/2025	280.00	280.00	24081	04/08/2025	325	01002438
Total 1222:					280.00	280.00				
1237	Robinson En	25030075	MAURA RIGONI TASKS	03/06/2025	802.75	802.75	24083	04/08/2025	325	01165300
		25030076	CTH WEBER HILL IND	03/06/2025	481.75	481.75	24083	04/08/2025	325	01165300
		25030077	GIS SERVICES	03/06/2025	801.00	801.00	24083	04/08/2025	325	07075301
		25030156	2024 CLEAN AND TV BI	03/12/2025	3,238.00	3,238.00	24083	04/08/2025	325	07075330
		25030157	2024 CLEAN AND TV BI	03/12/2025	677.25	677.25	24083	04/08/2025	325	07075330
		25030344	RICH FOODS - PRETR	03/20/2025	343.00	343.00	24083	04/08/2025	325	07075330
		25030345	GIS SERVICES	03/20/2025	6,210.50	6,210.50	24083	04/08/2025	325	07075301
		25030346	GIS SERVICES	03/20/2025	3,534.75	3,534.75	24083	04/08/2025	325	07085301
		25030347	WASTEWATER PRETR	03/20/2025	3,004.25	3,004.25	24083	04/08/2025	325	07075330
		25030348	1718 RUSS WAY-PROF	03/20/2025	406.00	406.00	24083	04/08/2025	325	01165330
Total 1237:					19,499.25	19,499.25				
1243	Ray OHerron	2397916	UNIFORM EQUIPMENT	03/04/2025	47.00	47.00	24079	04/08/2025	325	01025344
		2398478	TACTICAL LED LIGHT	03/06/2025	1,513.63	1,513.63	24079	04/08/2025	325	01027500
		2398595	UNIFORM EQUIPMENT	03/07/2025	113.13	113.13	24079	04/08/2025	325	01025344
		2398608	UNIFORM EQUIPMENT	03/07/2025	371.62	371.62	24079	04/08/2025	325	01025344
		2400298	HOLSTERS	03/17/2025	908.30	908.30	24079	04/08/2025	325	01025344
		2401166	UNIFORM EQUIPMENT	03/21/2025	47.00	47.00	24079	04/08/2025	325	01025344
		2401169	UNIFORM EQUIPMENT	03/21/2025	70.34	70.34	24079	04/08/2025	325	01025344
Total 1243:					3,071.02	3,071.02				
1283	SEECO Con	19792	WEST PLANT REPORT	03/24/2025	675.00	675.00	24085	04/08/2025	325	35007512
Total 1283:					675.00	675.00				
1285	Brian Semplici	Clothing Rei	FY 25 CLOTHING REIM	03/29/2025	93.23	93.23	24008	04/08/2025	325	01074107
Total 1285:					93.23	93.23				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1326	Ray Soliman	April 2025	MONTHLY GAS MILEA	04/01/2025	50.00	50.00	24080	04/08/2025	325	01015342
Total 1326:					50.00	50.00				
1336	Spesia & Tayl	823828	GENERAL CORPORAT	03/17/2025	13,612.00	13,612.00	24088	04/08/2025	325	01105302
Total 1336:					13,612.00	13,612.00				
1373	Strand Assoc	0219120	GPWC - EASTERN & W	12/12/2024	23,760.00	23,760.00	24089	04/08/2025	325	12007602
		0219121	CIPP WM REHABILITAT	12/12/2024	10,887.19	10,887.19	24089	04/08/2025	325	12007602
		0222813	ON CALL WATER ENGI	03/13/2025	3,379.04	3,379.04	24089	04/08/2025	325	07065330
		0222814	ON CALL WATER ENGI	03/13/2025	1,493.89	1,493.89	24089	04/08/2025	325	07065330
		0222815	EAST PLANT PHOSPH	03/13/2025	8,500.00	8,500.00	24089	04/08/2025	325	35007631
		0222816	WELL 14 - RAW WATE	03/13/2025	9,780.30	9,780.30	24089	04/08/2025	325	12007610
		0222817	LAKE MICHIGAN DEM	03/13/2025	3,053.96	3,053.96	24089	04/08/2025	325	07065332
		0222818	GPWC - EASTERN & W	03/13/2025	32,730.00	32,730.00	24089	04/08/2025	325	12007602
		0222819	RRA, ERP, & CYBER S	03/13/2025	1,964.49	1,964.49	24089	04/08/2025	325	07065330
		0222855	CHEMICAL FEED SYST	03/13/2025	5,950.33	5,950.33	24089	04/08/2025	325	07065332
		0222869	CIPP WM REHABILITAT	03/13/2025	3,396.92	3,396.92	24089	04/08/2025	325	12007602
Total 1373:					104,896.12	104,896.12				
1392	SWAHM	April 2025	SWAHM 04-2025	04/01/2025	85,925.50	85,925.50	434	04/01/2025	325	01002438
Total 1392:					85,925.50	85,925.50				
1425	Third Millenni	32639	COCH UTILITY BILL RE	03/25/2025	1,732.14	1,732.14	24091	04/08/2025	325	07095321
Total 1425:					1,732.14	1,732.14				
1502	Underground	071868	VALVE BOXES AND SU	03/11/2025	2,086.00	2,086.00	24093	04/08/2025	325	07065470
Total 1502:					2,086.00	2,086.00				
1521	USABlueBoo	INV0062839	SYRINGES	02/19/2025	327.70	327.70	24094	04/08/2025	325	07085420
		INV0063073	BLUE FLAGS	02/21/2025	133.10	133.10	24094	04/08/2025	325	01035318
		INV0063073	GREEN FLAGS	02/21/2025	79.45	79.45	24094	04/08/2025	325	01035318
		INV0063073	CALIBRATION GAS MI	02/21/2025	226.64	226.64	24094	04/08/2025	325	01035400
		INV0064613	MAGNETIC VLAVE BO	03/10/2025	389.95	389.95	24094	04/08/2025	325	07085402
		INV0064613	SHIPPING	03/10/2025	13.26	13.26	24094	04/08/2025	325	07085402
		INV0066190	ESTP LAB SUPPLIES	03/25/2025	1,569.00	1,569.00	24094	04/08/2025	325	07085420
Total 1521:					2,739.10	2,739.10				
1548	Verizon Wirel	6106739980	MONTHLY STATEMENT	02/23/2025	1,247.73	1,247.73	24095	04/08/2025	325	01065350
Total 1548:					1,247.73	1,247.73				
1549	Verizon Wirel	6107431201	VERIZON WIRELESS S	03/01/2025	4,617.86	4,617.86	24096	04/08/2025	325	01065350
Total 1549:					4,617.86	4,617.86				
1563	VSP of Illinois	822471091 A	VSP-04-2025	03/17/2025	335.01	335.01	24100	04/08/2025	325	01002438
Total 1563:					335.01	335.01				
1605	Will County R	40818505	MUNICIPAL LIENS	02/18/2025	52.00	52.00	24101	04/08/2025	325	01115325

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1605:					52.00	52.00				
1629	Work Zone S	66141	SIGNS AND POSTS	02/28/2025	735.20	735.20	24104	04/08/2025	325	01035400
		66151	SIGNS	02/28/2025	150.00	150.00	24104	04/08/2025	325	01035400
		66155	LIGHTS	02/28/2025	487.50	487.50	24104	04/08/2025	325	01035400
		66155	POSTS	02/28/2025	1,275.00	1,275.00	24104	04/08/2025	325	01035400
		66155	LABOR FOR INSTALL	02/28/2025	303.75	303.75	24104	04/08/2025	325	01035300
Total 1629:					2,951.45	2,951.45				
1685	Verizon Wirel	9022390753	SUBPOENA	02/28/2025	75.00	75.00	24097	04/08/2025	325	01025310
Total 1685:					75.00	75.00				
1694	Nicor 13-03-7	February 202	PW NICOR	03/04/2025	1,396.70	1,396.70	24060	04/08/2025	325	01035351
Total 1694:					1,396.70	1,396.70				
1745	Bannon Exter	15383	SERVICES FOR RODE	03/07/2025	800.00	800.00	24005	04/08/2025	325	01045400
		15388	QUARTERLY EXTERMI	03/17/2025	110.00	110.00	24005	04/08/2025	325	01045400
		15396	QUARTERLY EXTERMI	03/19/2025	170.00	170.00	24005	04/08/2025	325	01045400
		15399	QUARTERLY EXTERMI	03/21/2025	185.00	185.00	24005	04/08/2025	325	01045400
		15408	QUARTERLY EXTERMI	03/25/2025	400.00	400.00	24005	04/08/2025	325	01045360
Total 1745:					1,665.00	1,665.00				
1755	Comcast 877	March 2025	COMCAST BALANCE F	03/14/2025	80.46	80.46	24012	04/08/2025	325	01065350
Total 1755:					80.46	80.46				
1757	Omega Plum	10105331	PIPE HARVESTING	02/28/2025	4,530.00	4,530.00	24069	04/08/2025	325	07065332
Total 1757:					4,530.00	4,530.00				
1778	Konica Minolt	9010361032	ADMIN/PD COPY MAC	03/14/2025	359.15	359.15	24047	04/08/2025	325	01065301
Total 1778:					359.15	359.15				
1795	Konica Minolt	551628373	KONICA COPY MACHI	03/19/2025	436.00	436.00	24048	04/08/2025	325	01065301
Total 1795:					436.00	436.00				
1853	Buckeye Pow	PSV412379	WELL 11 GENERATOR	03/26/2025	375.00	375.00	24009	04/08/2025	325	07065361
		PSV412404	WELL 10 GENERATOR	03/26/2025	499.48	499.48	24009	04/08/2025	325	07065361
		PSV412410	WELL 11 GENERATOR	03/26/2025	2,601.60	2,601.60	24009	04/08/2025	325	07065361
Total 1853:					3,476.08	3,476.08				
1879	Nicor 24-47-6	February 202	NICOR MONTHLY STAT	03/10/2025	818.87	818.87	24062	04/08/2025	325	01105350
Total 1879:					818.87	818.87				
1880	Nicor 17-28-8	February 202	POLICE DEPARTMENT	03/10/2025	778.93	778.93	24061	04/08/2025	325	01105350
Total 1880:					778.93	778.93				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1909	SHI Internati	B19470404	CISCO MERAKI LICEN	03/10/2025	1,100.46	1,100.46	24086	04/08/2025	325	07065301
Total 1909:					1,100.46	1,100.46				
1914	AT&T 831-00	6198569908	ETHERNET NETWORK	03/07/2025	1,310.67	1,310.67	24004	04/08/2025	325	01065350
Total 1914:					1,310.67	1,310.67				
1950	Pure Water P	1994760	PAPER STATEMENT F	03/10/2025	3.00	3.00	24077	04/08/2025	325	01035401
		1994761	WATER FOR ELROSE	03/10/2025	65.00	65.00	24077	04/08/2025	325	01045343
		1994762	PAPER STATEMENT F	03/10/2025	3.00	3.00	24077	04/08/2025	325	07085401
		1994763	WATER FOR STP	03/10/2025	65.00	65.00	24077	04/08/2025	325	07085343
Total 1950:					136.00	136.00				
1953	Amazon Capi	1CMX-RDL	FLEET- SMALL ENGIN	03/13/2025	71.11	71.11	24000	04/08/2025	325	01075400
		1CR9-W7L9	256GB FLASHDRIVES	03/14/2025	113.97	113.97	24000	04/08/2025	325	01027500
		1GFD-M3DD	FLEET- NEW TRUCK R	03/12/2025	372.29	372.29	24000	04/08/2025	325	01075400
		1H13-J9WP-	BINDERS FOR CITY E	03/24/2025	17.98	17.98	24000	04/08/2025	325	01105401
		1P96-R4WX	JANITORIAL SUPPLIES	03/24/2025	419.64	419.64	24000	04/08/2025	325	01045400
		1PY1-TQYV-	WASTE TONER BOX F	03/25/2025	28.39	28.39	24000	04/08/2025	325	01165401
		1TMN-47PQ	DUAL MONITOR STAN	03/31/2025	54.48	54.48	24000	04/08/2025	325	01125401
		1VL3-Y616-	HARD HATS	03/24/2025	129.99	129.99	24000	04/08/2025	325	01035402
		1VL3-Y616-	OFFICE SUPPLIES	03/24/2025	37.99	37.99	24000	04/08/2025	325	01035401
		1XGG-HXR	DESK DRAWER ORGA	03/24/2025	38.72	38.72	24000	04/08/2025	325	01125401
		1XNF-9K3T-	PHONE CASE	03/17/2025	9.99	9.99	24000	04/08/2025	325	01027500
		11L6-7PW1-	CLIPBOARD FOR NEW	03/27/2025	20.38	20.38	24000	04/08/2025	325	01165401
		167Y-NVH3-	QR CODE STAMP	03/13/2025	25.39	25.39	24000	04/08/2025	325	01027500
		17KD-LHX3-	ENVELOPES-CUSTOM	03/14/2025	108.79	108.79	24000	04/08/2025	325	01027500
		19GT-CYXR-	SELF-INKING STAMP	03/28/2025	45.25	45.25	24000	04/08/2025	325	01125401
		1DMP-MQNP	TONER	03/06/2025	45.20	45.20	24000	04/08/2025	325	01027500
		1J77-YT7N-J	ENVELOPES-STAMP	03/07/2025	49.27	49.27	24000	04/08/2025	325	01027500
		1KMP-QHG1	DRY ERASE MARKERS	03/11/2025	7.59	7.59	24000	04/08/2025	325	01115401
		1KMP-QHG1	BUSINESS CARD HOL	03/11/2025	55.08	55.08	24000	04/08/2025	325	01105401
		1KMP-QHG1	WHITEBOARD	03/11/2025	16.50	16.50	24000	04/08/2025	325	01115401
		1KMP-QHG1	COMMAND STRIPS	03/11/2025	12.05	12.05	24000	04/08/2025	325	01125401
		1KMP-QHG1	COMMAND STRIPS	03/11/2025	12.10	12.10	24000	04/08/2025	325	01115401
		1LHP-W4FM-	ADMIN SUPPLIES	03/07/2025	71.48	71.48	24000	04/08/2025	325	01105401
		1RQH-LDHQ	RAIN GEAR	03/18/2025	328.71	328.71	24000	04/08/2025	325	01045344
		1V3T-G7DG-	BATTERY-CHARGER	03/10/2025	13.71	13.71	24000	04/08/2025	325	01027500
		1W6Q-KYQC	TONER	03/17/2025	215.92	215.92	24000	04/08/2025	325	01105401
		1YJ6-LQ6R-	DESKTOP PRINTER ST	03/17/2025	319.98	319.98	24000	04/08/2025	325	01065400
		CM#1XP4-Q	REFUND	03/07/2025	23.51-	23.51-	24000	04/08/2025	325	01027500
Total 1953:					2,618.44	2,618.44				
1954	Charles J De	108 March 2	ADMINISTRATIVE HEA	03/19/2025	300.00	300.00	24010	04/08/2025	325	01015300
Total 1954:					300.00	300.00				
1971	Graybar Fina	18143418	PHONE SYSTEM MON	03/26/2025	2,110.85	2,110.85	24037	04/08/2025	325	01105350
Total 1971:					2,110.85	2,110.85				
1977	AIS Inc	92033	LAPTOP UPGRADES	03/17/2025	4,800.00	4,800.00	23997	04/08/2025	325	01065301
		92034	TIME & MATERIALS HA	03/17/2025	1,773.41	1,773.41	23997	04/08/2025	325	07085301

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1977:					6,573.41	6,573.41				
1985	SpectrumVol	550022	April SPECTRUM MONTHLY	04/01/2025	263.90	263.90	24087	04/08/2025	325	01105350
Total 1985:					263.90	263.90				
1992	Vissering Co	WSTP Pay A	WSTP PAY APP 26	03/11/2025	372,032.50	372,032.50	24099	04/08/2025	325	35007512
Total 1992:					372,032.50	372,032.50				
2024	Comcast Bus	236344766	COMCAST MONTHLY	03/15/2025	8,126.26	8,126.26	24013	04/08/2025	325	01065301
Total 2024:					8,126.26	8,126.26				
2043	Donald E. Mo	March 2025	DONALD E. MORRIS R	03/31/2025	995.00	995.00	24022	04/08/2025	325	01165300
Total 2043:					995.00	995.00				
2072	Scribes Inc	64331	PLAQUE	12/20/2024	85.07	85.07	24084	04/08/2025	325	01027500
Total 2072:					85.07	85.07				
2073	David Strahl	50	TIME WORKED 3/2/202	03/10/2025	3,431.96	3,431.96	24020	04/08/2025	325	01105300
		51	TIME WORKED 3/9/202	03/17/2025	2,573.97	2,573.97	24020	04/08/2025	325	01105300
		52	TIME WORKED 3/16/20	03/24/2025	3,507.67	3,507.67	24020	04/08/2025	325	01105300
Total 2073:					9,513.60	9,513.60				
2074	MGT Impact	GHR100818	CITY ADMINISTRATOR	03/10/2025	8,200.00	8,200.00	24056	04/08/2025	325	01105300
		MGT36332	HOURS FOR RON MEN	01/06/2025	5,544.00	5,544.00	24056	04/08/2025	325	01105300
		MGT36335	HOURS FOR RON MEN	01/06/2025	3,559.50	3,559.50	24056	04/08/2025	325	01105300
		MGT36587	HOURS WORKED FOR	03/28/2025	21,280.00	21,280.00	24056	04/08/2025	325	01105300
		MGT36588	HOURS FOR RON MEN	03/28/2025	13,482.00	13,482.00	24056	04/08/2025	325	01105300
		MGT36589	HOURS FOR JULIUS H	03/28/2025	21,083.00	21,083.00	24056	04/08/2025	325	01105300
Total 2074:					73,148.50	73,148.50				
2094	William McCl	11	CITY COUNCIL MEETI	03/11/2025	75.00	75.00	24103	04/08/2025	325	01105300
		11	CITY COUNCIL MEETI	03/11/2025	150.00	150.00	24103	04/08/2025	325	01105300
		12	CITY COUNCIL MEETI	04/01/2025	150.00	150.00	24103	04/08/2025	325	01105300
		12	PLAN COMMISSION M	04/01/2025	100.00	100.00	24103	04/08/2025	325	01105300
		12	PLAN COMMISSION M	04/01/2025	150.00	150.00	24103	04/08/2025	325	01105300
		12	CITY COUNCIL MEETI	04/01/2025	150.00	150.00	24103	04/08/2025	325	01105300
Total 2094:					775.00	775.00				
2102	H. Linden an	Parkrose Pay	PARKROSE WM CONS	03/19/2025	142,374.37	142,374.37	24038	04/08/2025	325	12007620
Total 2102:					142,374.37	142,374.37				
2115	ESSCOE , L	71534	SPRINKLER MAINTEN	04/01/2025	1,860.00	1,860.00	24034	04/08/2025	325	01045360
Total 2115:					1,860.00	1,860.00				
2119	Juan Guzma	Clothing Rei	FY 25 CLOTHING REIM	03/27/2025	127.53	127.53	24045	04/08/2025	325	01034107

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 2119:					127.53	127.53				
2133	Lisa Kikkert	IL Notary Re	KIKKERT-NOTARY	03/10/2025	16.00	16.00	24050	04/08/2025	325	01025345
		Meal Reimbu	KIKKERT-MEAL-LEAP	03/12/2025	15.00	15.00	24050	04/08/2025	325	01025343
Total 2133:					31.00	31.00				
2136	Sutton Ford I	Ford 350 VIN	FLEET- 2025 FORD F3	03/03/2025	50,091.00	50,091.00	24090	04/08/2025	325	12007301
Total 2136:					50,091.00	50,091.00				
2141	Thomas Burn	Gas Reimbur	TRAVEL REIMBURSEM	03/14/2025	93.31	93.31	24092	04/08/2025	325	01025342
		Gas Reimbur	GAS-BURNS (ACADEM	03/10/2025	48.54	48.54	24092	04/08/2025	325	01015342
Total 2141:					141.85	141.85				
2142	Engineering	82935	IEPA WATER AUDIT-20	03/20/2025	5,467.25	5,467.25	24033	04/08/2025	325	07065300
Total 2142:					5,467.25	5,467.25				
2150	Performance	314701	JANITORIAL SUPPLIES	03/07/2025	103.68	103.68	24072	04/08/2025	325	01045400
Total 2150:					103.68	103.68				
2153	Lorena Zamu	Meal Reimbu	ZAMUDIO-MEAL REIM	03/06/2025	10.32	10.32	24051	04/08/2025	325	01025343
Total 2153:					10.32	10.32				
2154	CoStar Realt	121909240	COSTAR PROPERTY I	03/05/2025	374.52	374.52	24017	04/08/2025	325	01165300
Total 2154:					374.52	374.52				
2155	Jacquelyne H	IL Notary Re	HOGAN-NOTARY 2025	03/13/2025	16.00	16.00	24043	04/08/2025	325	01025345
Total 2155:					16.00	16.00				
2156	Daniel Kuban	Clothing Rei	FY 25 CLOTHING REIM	03/09/2025	256.14	256.14	24019	04/08/2025	325	01034107
Total 2156:					256.14	256.14				
2157	Will County T	2023LevyCE	REFUND 11-04-19-400-	03/05/2025	84,423.24	84,423.24	24102	04/08/2025	325	41008000
Total 2157:					84,423.24	84,423.24				
2158	Donna Stant	2025.105	SIGN LANGUAGE INTE	03/20/2025	150.00	150.00	24023	04/08/2025	325	01015300
Total 2158:					150.00	150.00				
2159	Peter R. Mey	March 2025	CANCELLATION OF HE	03/19/2025	1,950.00	1,950.00	24073	04/08/2025	325	01105302
Total 2159:					1,950.00	1,950.00				
2160	Dimick Sewe	5101	SANITARY SEWER RE	03/06/2025	475.00	475.00	24021	04/08/2025	325	07065430
Total 2160:					475.00	475.00				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Grand Totals:					<u>3,432,278.32</u>	<u>3,432,278.32</u>				

Report Criteria:
Detail report type printed
[Report].Check Issue Date = 03/25/2025,04/01/2025,04/08/2025