



City Council Work Session

Crest Hill, IL

May 13, 2024

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

1. Presentation by Quik Trip Corporation - Purchase Proposal for Old City Hall Property
1610 Plainfield Road

Review Contract Bid Proposal which was submitted as part of the Bid Posting and
opened on May 6, 2024 at 4:05 pm.
2. Resolution approving an Agreement for Facility Condition Assessment Survey and
Asset Condition Assessment Report for Wells 1,4,8,9,10,11,12 and East Wastewater
Treatment Plant by and Between the City of Crest Hill, Will County, Illinois and Willett
Hofmann & Associates Inc., Ltd. for an amount of \$99,600.00.
3. Resolution approving an Agreement for design and related services for the eastern and
western receiving sites at Grand Prairie Water Commission (GPWC) delivery points by
and Between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for
a not to exceed amount of \$533,500.00.
4. City of Crest Hill Gun/Shooting Range Regulations
5. To approve the mayor to sign and send the attached letter to the Will County Division
of Transportation requesting the relocation of the existing traffic signals from Weber Rd
at Ryan Dr. to Weber Rd at McGilvray with the conditions stated in the letter.
6. Approving an Intergovernmental agreement between the City of Crest Hill and
Lockport Township Park District for cost-sharing regarding the design, construction,
annual maintenance, and annual events at the City of Crest Hill City Center and Park.
7. Council approval or direction on rendering presented east and west receiving station and
water storage tank.
8. MIF 8.8 Acres Advantage Drive

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

- [9.](#) Potential Annexation of Vacant Property Lot Located at NW Corner of Caton Farm Road and Plum Street -Prado Family
- [10.](#) Emergency Purchase of two (2) Raw Sewage Pumps - WTP
11. Public Comments
12. Mayor's Updates
13. Committee/Liaison Updates
14. City Administrator Updates
15. 5ILCS 120/2 (c)(6): The setting of a price for sale or lease of property owned by the public body.

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

Item 1.

ORDER CONFIRMATION

Salesperson: DONNA MCDONALD

Printed at 04/17/24 12:56 by dmcd-sm

Acct #: 10085294

Ad #: 2158541

Status: New

CITY OF CREST HILL
ATTN K KOZERKA
1610 PLAINFIELD ROAD
CREST HILL IL 60403

Start: 04/19/2024 Stop: 04/19/2024

Times Ord: 1

Times Run: ***

CLEG 3.00 X 72.00 Words: 672

Total CLEG 216.00

Class: C8100 PUBLIC NOTICES

Rate: LEGAL

Cost: 391.34

Affidavits: 1

Ad Descrpt: RESOLUTION NO. 1216

Descr Cont: 2158541

Given by: KAREN KOZERKA

P.O. #: KAREN KOZERKA

Contact: ADA MARTINO

Phone: (815)741-5100

Fax#: (815)723-0081

Email: amartino@cityofcresthill.com

Created: dmcd 04/17/24 12:03

Agency:

Last Changed: dmcd 04/17/24 12:55

URL: _____

Source: _____

Section: _____ Page: ____

Camera Ready: N

Group: LEGALS AdType: _____

Misc: _____

Proof: _____

Pickup Date: _____ Ad#: _____

Delivery Instr: _____

Pickup Src: _____

Changes: None ____ Copy ____ Art ____ Size ____ Copy Chg Every Run ____

Coupon: ____ Color: _____

Gang Ad #: _____

Ad Copy Method: _____

Special Instr: _____

COMMENTS:

COPIED from AD 2059902

PUB ZONE EDT TP RUN DATES

JHN CL 97 S 04/19

WJJ CL 99 S 04/19

APNW CL 97 S 04/19

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

Item 1.

ORDER CONFIRMATION (CONTINUED)

Salesperson: DONNA MCDONALD

Printed at 04/17/24 12:56 by dmcdo-sm

Acct #: 10085294

Ad #: 2158541

Status: New

PUBLIC NOTICE

RESOLUTION NO. 1216

A RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE

WHEREAS, the Mayor and City Council hereby declare that the current City Hall property will become surplus and no longer necessary for any public purpose when the City moves its operation to its new facilities; and

WHEREAS, upon the move to the City's new City Center and Police Department facility, the old City Hall address of 1610 Plainfield Road, Crest Hill, Illinois 60403 and consisting of a building and approximately 5.6 acres of property ("The Old City Hall") should be sold as surplus and no longer necessary; and

WHEREAS, the City staff, in conjunction with the City's Realtor, are authorized and directed to negotiate the sale of the Old City Hall; and

WHEREAS, the City has conducted an appraisal of the Old City Hall and that appraisal is on file and available for public inspection.

NOW, THEREFORE, be it Resolved by the Mayor and City Council of the City of Crest Hill, Will County, Illinois as follows:

SECTION 1. DECLARATION OF SURPLUS The Old City Hall property is hereby declared to be surplus real property at such time as the City moves to the new City Center and that the property will be surplus at the time of a sale.

SECTION 2. CITY STAFF TO NEGOTIATE SALE The City staff is authorized to negotiate the sale of the Old City Hall for a price not less than eighty (80%) percent of the appraised value and to forward any contracts for the purchase and sale of the property to the City Council for consideration.

SECTION 3. PUBLICATION

This Resolution shall be published as soon as practical in the Joliet Herald News.

SECTION 4. PROPERTY DESCRIPTION The Old City Hall property:

- a. Is located at 1610 Plainfield Road, Crest Hill, Illinois 60403
- b. Consists of a building of approximately 24,468.21 square feet.
- c. Has property consisting of two vacant lots of 1.378 acres each and an improved lot of 2.86 acres with a vacant building (total of 5.6 acres).
- d. Is zoned in the B-3 zoning classification.
- e. Was formerly used for the City Hall and Police Station of the City of Crest Hill.
- f. The terms of the sale shall be determined by a Purchase and Sale Agreement. The sale price shall be not less than eighty (80%) percent of the appraised value. The Purchase and Sale Agreement shall provide for an earnest money deposit, a reasonable due diligence period, payment in full of the purchase price at closing and other terms agreed to by the parties, including but not limited to a proposed development plan with agreed upon land uses and prohibited land uses.
- g. Those interested in submitting a proposal may arrange to view the property by contacting Marybel DeHaro at the City of Crest Hill by telephone at 815-741-5123.

SECTION 5. SUBMISSION OF OFFERS Offers may be submitted to the City of Crest Hill, Attention: Anton Graff, Interim City Administrator, 20600 City Center Boulevard, Crest Hill, Illinois 60403 until 4 o'clock p.m. on the 6th Day of May, 2024. Offers should be in a sealed envelope clearly marked "City Hall Purchase Offer".

SECTION 6. NOT A BID This invitation for proposals is not a bid request and the City is not required to accept any offer. In the event that the City determines to accept an offer that decision will be made on the basis of what is in the best interest of the City and may or may not be the highest offered amount.

PASSED THIS 15TH DAY OF APRIL, 2024.

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

Christine Vershay-Hall
Christine Vershay-Hall, City Clerk

APPROVED THIS 15TH DAY OF APRIL, 2024.

Raymond R. Soliman
Raymond R. Soliman, Mayor

ATTEST:
Christine Vershay-Hall
Christine Vershay-Hall, City Clerk

(Published in the Herald-News April 19, 2024) 2158541

Bid
opened:

5/6/2024

4:05 pm

By: Tony Gaff
Interim City Admin.

4/24/2024

Item 1.

CONTRACT FOR PURCHASE - LETTER OF INTENT

Date: 4/23/2024

Buyer: QuikTrip Corporation
Attention: Real Estate Manager



Seller: City of Crest Hill
C/O Mike Wesley
630-572-5610
mwesley@edgemarkllc.com

This Contract for Purchase - Letter of Intent outlines the general terms and conditions between QuikTrip Corporation ("Buyer") and _____ ("Seller") for the purchase and sale of the Property (as defined below). It is acknowledged and understood that Buyer's obligation to purchase the Property will be subject to the due diligence of Buyer, including Buyer's inspection of the Property, the issuance of all necessary permits, licenses, zoning approvals and other authorizations, as well as determining final development costs for Buyer's proposed development of the Property, and the parties hereto entering into a Contract for Purchase of Real Estate (the "Contract") as partially outlined herein.

1. PROPERTY: A portion of a parcel of land located at or near 1610 Plainfield Rd, Crest Hill, IL, containing approximately 243,936 square feet and generally configured as shown on the attached site plan depiction, shown below as "Exhibit A". Exact legal description to be determined by survey.
2. PURCHASE PRICE: \$6.15 per square foot of land based upon the final site plan as needed for permitting in the City of Crest Hill, IL, or \$1,500,000.
3. EARNEST DEPOSIT: Within Ten (10) days of execution of a Contract between the two parties, \$15,000 to be deposited into an escrow account with Fidelity National Title – National Commercial Services, agent Kimya Sarmadi.
4. INSPECTION PERIOD: One hundred eighty (180) days from the effective date of the Contract. The Inspection Period shall be for the completion of due diligence actions deemed necessary by Buyer to determine the condition of the Property, including environmental and geotechnical testing, and obtaining all

necessary permits, licenses, and governmental approvals for the construction of the proposed development, including curb cuts. In the event Buyer, at its sole discretion, determines after making such inspections that the Property or the transaction is undesirable, Buyer, at its sole option, upon written notice prior to the expiration of the Inspection Period, may declare the Contract terminated.

5. EXTENSION OF
INSPECTION PERIOD:

Three (3) additional periods of forty-five (45) days each extending the Inspection Period. In consideration of such extension, an additional non-refundable earnest deposit of \$5,000 per month shall be paid, which shall apply to the Purchase Price upon closing of the Contract.

6. CLOSING DATE:

Closing shall be held, upon the earlier of the following: (a) within thirty (30) days after the end of the Inspection Period, or any extensions thereof, or (b) within thirty (30) days after receipt of all necessary licenses, permits, and authorities necessary to construct Buyer's proposed development, and approval of a boundary and topographic surveys, environmental testing, and a determination of the availability of all public utilities to the Property, and Buyer's notification to Seller that it has removed all contingencies and that Buyer is prepared to close.

7. ENVIRONMENTAL:

Seller will provide Buyer with all information regarding possible contamination, or the presence of contaminating elements. Upon execution of the Contract, Buyer shall have the right to do any tests or investigations it deems necessary into the possible presence of such contamination or contaminating elements, whatever they may be, including soil borings and sampling for laboratory analysis to search for the presence of possible contamination or contaminants.

8. TITLE:

On the Closing Date, Seller shall deliver the Property to Buyer, free of liens, mortgages, encumbrances (other than liens for taxes not yet payable and standard title exceptions), and Seller shall provide a paid title insurance policy to the benefit of Buyer, insuring good and marketable fee simple title.

9. BROKERS:

Purchaser and Seller acknowledge there are no brokers involved in this Transaction other than Mike Wesley of Edgemark who shall be paid a commission by Seller at

closing pursuant to separate agreement and Jeremy Forman of Shai Town Realty Group, Inc. ("STRG") who shall be paid by Buyer pursuant to separate agreement.

10. FINALIZATION OF CONTRACT:

Following the execution of this Letter of Intent, the parties shall begin drafting the Contract substantially in the form attached hereto. The parties agree to negotiate the additional terms of the Contract in good faith, but neither party shall be obligated to the other until the Contract has been executed and Buyer has received corporate approval.

11. CONFIDENTIALITY:

Buyer and Seller agree that while the parties are negotiating the terms of the Contract, neither party shall disclose to any third party, except professionals, such as lawyers, brokers, environmental consultants and accountants, employed by the party and necessary to advise the party on the Contract, the identity of the other party, the nature and specifics of the negotiations, or any other information relating to this Letter of Intent. In the event that Buyer and Seller do not enter into a Contract, both parties agree to keep all such information in strict confidence for a period of two (2) years from the date of this Letter of Intent.

12. NON-BINDING NATURE: Except for the terms set forth in paragraphs 9 and 11 of this Letter of Intent, the proposal represented by this Letter of Intent is merely an expression of the major terms and conditions of a possible transaction and does not constitute an offer or an acceptance of a definitive agreement. Either party shall have the right to terminate this Letter of Intent by written notice to the other party. In the event of such termination, each party shall be responsible for its own costs and expenses and neither party shall have any obligation or liability to the other.

[Remainder of page intentionally left blank.]

We look forward to working with you toward the completion of this transaction. If the general terms and conditions of this transaction as outlined above and attached are acceptable, please sign in the appropriate section below and return two original copies. I will then prepare our standard contract for your review.

“BUYER”

QuikTrip Corporation,
an Oklahoma corporation

_____(Name)
Real Estate Manager

Date: _____

“SELLER”

_____(Name)
_____(Title)

Date: _____

Exhibit A



SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: DONNA MCDONALD

Printed at 04/17/24 12:56 by dmcd0-sm

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PASSED THIS 15TH DAY OF APRIL, 2024.

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

Christine Vershay-Hall
Christine Vershay-Hall, City Clerk

APPROVED THIS 15TH DAY OF APRIL, 2024.

Raymond R. Soliman

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall

Christine Vershay-Hall, City Clerk

(Published in the Herald-News April 19, 2024) 2158541



Agenda Memo

Crest Hill, IL

Meeting Date:	May 13, 2024
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Professional Services Proposal for a Facility Condition Assessment Survey and Asset Condition Assessment Report for Wells 1,4,8,9,10,11,12 and East Wastewater Treatment Plant

Summary:

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

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

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

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

These services will include the following:

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

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

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

Financial Impact:

Funding Source: Water Fund

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

Cost: \$99,600.00

Attachments:

Resolution-Facility Condition Assessment Survey

20240313 WHA Crest Hill.pdf

RESOLUTION NO. _____

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

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

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

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

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

WHEREAS, City Staff have negotiated an AGREEMENT FOR Facility condition asset survey condition assessment report for wells 1,4,8,9,10,11,12 and the East Sewer Treatment Plant (the "Agreement") with the Company for the purposes of engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

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

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

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

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

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of this Agreement (Exhibit A) in the amount of \$99,600.00 are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Agreement, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Agreement with the Company.

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

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

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

[Intentionally Blank]

PASSED THIS 20TH DAY MAY, 2024.

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

APPROVED THIS 20TH DAY OF MAY 2024.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A



May 9, 2024

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

Attn: Mr. Ron Wiedeman, City Engineer

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

Dear Mr. Wiedeman:

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

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

PROJECT UNDERSTANDING:

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

SCOPE OF PROFESSIONAL SERVICES:

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

City of Crest Hill
Mr. Ron Wiedeman, City Engineer
May 9, 2024

FEE FOR PROFESSIONAL SERVICES:

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

SCHEDULE OF WORK TO BE DONE:

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

DELIVERABLES:

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

TERMS & CONDITIONS:

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

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

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

City of Crest Hill
Mr. Ron Wiedeman, City Engineer
May 9, 2024

PROPOSAL ACCEPTED:

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

By _____

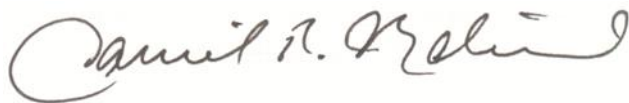
Name/Title _____

Date _____

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

Sincerely,

WILLETT, HOFMANN & ASSOCIATES, INC.



BY _____

Daniel R. Malinowski, P.E.

Business Development Manager

DRM:dt

Encl.

cc: **File**

City of Crest Hill
Mr. Ron Wiedeman, City Engineer
May 9, 2024

EXHIBIT 1 - SCOPE OF PROFESSIONAL SERVICES

PROJECT: City of Crest Hill
Water Treatment Facilities and Wastewater Treatment Plant
Asset Condition Assessment
DATE: May 9, 2024

SCOPE OF PROFESSIONAL SERVICES:

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

Water System Facilities

1. Meeting with City to review the existing and/or as-built plans for the facilities listed in paragraph 2.
2. Prepare a Water System Facilities Condition Report for the following Water System facilities:
 - Well 1, Well 4, Well 8, Wells 9 & 12 (Division St), Well 10, Well 11 (Stateville)
 - Elevated Water Storage Tanks at: Well 1, Well 8, Wells 9 and 12
3. Well inspection will include discussion with Water Operator on past well performance and well pump maintenance. The well pumps will not be pulled or taken out of service for the inspection process.
4. Water treatment plant inspection will include a visual inspection of the building structure, the water treatment plant filter, high service pumps, chemical feed equipment, HVAC system, the main electrical motor control center, a total of six (6) emergency generators and controllers, and SCADA system. The water treatment plants will remain in-service during the inspection.
5. WHA will discuss the water distribution system with the Water Operator to ensure that we are aware of the overall age of the water distribution system, and the water main break history in the water distribution system. Note that the water distribution system condition report is being prepared under a separate engineering contract.
6. Prepare preliminary cost estimates for recommended improvements.
7. Prepare an anticipated asset improvement schedule to allow the planning of recommended improvements.
8. Meeting with City to review the final report.

Wastewater System Facilities

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

City of Crest Hill
Mr. Ron Wiedeman, City Engineer
May 9, 2024

SERVICES NOT INCLUDED:

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

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

City of Crest Hill
 Mr. Ron Wiedeman, City Engineer
 May 9, 2024

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

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

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

City of Crest Hill
Mr. Ron Wiedeman, City Engineer
May 9, 2024

ATTACHMENT "B" Terms and Conditions Crest Hill, IL

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

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

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

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

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

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

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

Construction Means and Methods: The Engineer shall not be responsible for, nor have control over or charge of, construction means, methods, sequence, techniques, or procedures, or for any health or safety precautions required by any regulatory agencies in connection with the project.

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

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

City of Crest Hill
Mr. Ron Wiedeman, City Engineer
May 9, 2024

ATTACHMENT "B" Terms and Conditions Crest Hill, IL

approval of the Engineer. The Engineer shall not be responsible for any cost or expense that provides betterment or upgrades or enhances value of the Project.

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

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

Limitation of Liability: It is agreed that the Engineer's liability for this project for negligent acts, errors, or omissions, and all claims, losses, costs, damages, cost of defense, expenses from any cause, including Client, Contractors, and Attorney fees, is limited to the fees collected by the Engineer.

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



Agenda Memo

Crest Hill, IL

Meeting Date:	May 13, 2024
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Approval of Phase 2 Agreement for Design and Related Services Eastern and Western Receiving Sites at Grand Prairie Water Commission (GPWC) Delivery Points with Strand Associates.

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

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

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

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

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

Recommended Council Action: Resolution approving an Agreement for design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC)

delivery points by and Between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for a not to exceed amount of \$533,500.00.

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Financial Impact:

Funding Source: Water

Budgeted Amount: \$545,300

Cost: 533,500.00

Attachments:

Resolution Delivery Structure and Ground Tank.pdf

Amendment 1to east and west sites.pdf

Signed Agreement \$112k.pdf

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

March 25, 2024

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

Attention: Honorable Raymond Soliman, Mayor

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

This is Amendment No. 1 to the referenced Agreement.

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

“Architectural Renderings Services

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

Diversion Structure Design and Easement Services

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

City of Crest Hill
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March 25, 2024

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

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

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


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

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

CITY OF CREST HILL


Joseph M. Bunker
Corporate Secretary

Date

Raymond R. Soliman
Mayor

Date



Strand Associates, Item 3.
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

Transmittal Letter

DATE: August 16, 2023

PROJECT NO. 3894.010

COMPANY NAME: City of Crest Hill

ATTENTION: Mr. Mark Siefert

ADDRESS: 1610 Plainfield Road

CITY/STATE/ZIP: Crest Hill, IL 60403

RE: Eastern and Western Receiving Sites at GPWC Delivery Points

WE ARE SENDING YOU:

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

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

ITEMS TRANSMITTED AS SHOWN:

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

REMARKS:

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

Signed


Nathan J. Wisnionski

Copy to: File



Strand Associates, Inc. Item 3.
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

July 7, 2023

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

Attention: Honorable Raymond Soliman, Mayor

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

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

Scope of Services

ENGINEER will provide the following Services to OWNER.

Preliminary Design Services

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

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City of Crest Hill
Page 2
July 7, 2023

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

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

Eastern Reservoir Design Services (If Authorized)

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

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

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

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

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

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

City of Crest Hill
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July 7, 2023

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

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

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

Service Elements Not Included

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

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

City of Crest Hill
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July 7, 2023

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

Compensation

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

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

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

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

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

Schedule

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

Audit, Access to Records

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

City of Crest Hill
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July 7, 2023

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

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

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

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

Covenant Against Contingent Fees

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

Utilization of Women and Minority Businesses

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

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

Standard of Care

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

City of Crest Hill
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July 7, 2023

OWNER's Responsibilities

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

Opinion of Probable Cost

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

Changes

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

City of Crest Hill
Page 8
July 7, 2023

Extension of Services

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

Payment

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

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

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

Termination

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

Data Provided by Others

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

Third-Party Beneficiaries

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

City of Crest Hill
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July 7, 2023

Dispute Resolution

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

Remedies

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

Terms and Conditions

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

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

ENGINEER:

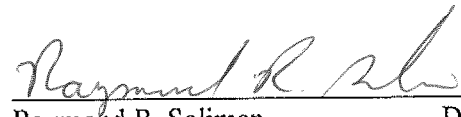
OWNER:

STRAND ASSOCIATES, INC.®

CITY OF CREST HILL


Joseph M. Bunker
Corporate Secretary

8/11/23
Date


Raymond R. Soliman
Mayor

Date



City Council Agenda Memo

Crest Hill, IL

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

Summary:

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

Recommended Council Action:

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

Financial Impact:

Funding Source: Water 07-06-5332

Budgeted Amount:

Cost: \$112,000 FY 24

Attachments:

Strand Associates Agreement Proposal

RESOLUTION NO. _____

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

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

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

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

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

WHEREAS, City Staff have negotiated an AGREEMENT FOR design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC) delivery points (the "Agreement") with the Company for the purposes of engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

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

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

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

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

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of this Agreement (Exhibit A) in the amount of \$533,500.00 are

fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the Clerk to attest, the Agreement, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Agreement with the Company.

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

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

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

[Intentionally Blank]

PASSED THIS 20TH DAY MAY, 2024.

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

APPROVED THIS 20TH DAY OF MAY 2024.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A



Agenda Memo

Crest Hill, IL

Meeting Date:	May 13, 2024
Submitter:	Ronald Mentzer, Interim Community and Economic Development Director
Department:	Community Development
Agenda Item:	City of Crest Hill Gun/Shooting Range Regulations

Background:

Alderman Cipiti has requested the May 13 Workshop Agenda include a discussion of the City's existing code provisions that regulate the establishment and operation of new gun/shooting ranges.

I have researched the City Code and only found one reference to "licensed shooting gallery, gun club, rifle club" in section 9.75.030. This regulation simply states that it is illegal to discharge a gun or pistol within the City, except on the premises used by a duly licensed shooting gallery, gun club, or rifle club.

I also reviewed the Zoning Ordinance. My summary of the how the existing provisions of the City's Zoning Regulations impact the establishment and operation of a new gun/shooting range is as follows:

1. As the City's designated Zoning Officer, I have determined the following existing provisions of the City's Zoning Ordinance currently prohibit new gun/shooting ranges:

- Table 4A of the Zoning Ordinance lists all of the non-residential land uses that are allowed as either a permitted or a special use in each of the different zoning districts that exist in the City of Crest Hill.
- "Gun Range" or "Shooting Range" are not specifically listed in Table 4A as either a possible permitted or special use in any zoning district.
- According to section 8.1.3 of the Zoning Ordinance, "*All those uses not expressly authorized in the zoning district shall be deemed prohibited*".

2. Zoning Ordinance Procedure options to allow a new gun/shooting range:

- Section 12.11 of the Zoning Ordinance outlines in detail how any land use not specifically listed as either a permitted or special use in Table 4A could potentially be approved by the City Council as a “similar and compatible” use. This process ultimately requires a public hearing before the Plan Commission and City Council approval of a Special Use for the unlisted use as a “similar and compatible use”.
- Section 12.8-4 of the Zoning Ordinance outlines the process by which the Lockport Fire District could submit a formal application that requests the text of City Zoning Ordinance Table 3 be amended to add “Gun Range” or “Shooting Range” to the list of permitted or special uses allowed in the underlying M-1 Zoning District. If “Gun Range” or “Shooting Range” is added to the list of special uses, the Lockport Fire District would also need then request approval of a Special Use approval that would allow a this type of use at a specific location. The text amendment and special use processes both require a public hearing before the Plan Commission and then approval by the City Council to actually be implemented.

Recommended Council Action:

No action necessary. This is an informational item.

Funding Source: N/A

Budgeted Amount: N/A

Cost: N/A



Agenda Memo

Crest Hill, IL

Meeting Date:	May 13, 2024
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	To approve the mayor to sign and send the attached letter to the Will County Division of Transportation requesting the relocation of the existing traffic signals from Weber Rd at Ryan Dr. to Weber Rd at McGilvray with the conditions stated in the letter.

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

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

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

Staff will direct the city attorney to prepare a resolution for approval if the council approves the sending of this letter to the county.

Recommended Council Action: To approve the mayor to sign and sent the attached letter to the Will County Division of Transportation requesting the relocation of the existing traffic signals from Weber Rd at Ryan Dr. to Weber Rd at McGilvray with the conditions stated in the letter.

Financial Impact:

Funding Source: n/a

Budgeted Amount: n/a

Cost: n/a

Attachments:

Weber at McGilvray Variance Chap 6.2.1



Raymond R. Soliman
Mayor

Christine Vershay-Hall
Clerk

Glen Conklin
Treasurer

Ward 1
Scott Dyke
John Vershay

Ward 2
Claudia Gazal
Darrell Jefferson

Ward 3
Tina Oberlin
Mark Cipiti

Ward 4
Nate Albert
Joe Kubal

TBD
City Administrator

May xx, 2024

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

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

Dear Mr. Ronaldson;

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

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

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

CITY OF CREST HILL

20600 City Center Blvd
Crest Hill, IL 60403

815-741-5100
cityofcresthill.com



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

Your consideration of this request is greatly appreciated.

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

Sincerely,

Raymond Soliman
Mayor

Questionnaire

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

If yes, where does your basement sump pump outlet? _____

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

If yes, please describe. _____

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

If yes, please describe. _____



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



Agenda Memo

Crest Hill, IL

Meeting Date:	May 13, 2024
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Approving an Intergovernmental agreement between the City of Crest Hill and Lockport Township Park District for cost-sharing regarding the design, construction, annual maintenance, and annual events at the City of Crest Hill City Center and Park.

Summary: Attached is an updated draft Intergovernmental Agreement (IGA) between the Lockport Park District and the City of Crest Hill for cost-sharing regarding the design, construction, annual maintenance, and annual events for a new playground located on the property just west of the City Hall Complex. The agreement has been revised per comments from council at the April 22, 2024 workshop along with one change requested by the Park District. Highlights of the revisions to the IGA are as follows:

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

Next step is to have Lockport Park District review and sign. Once the executed agreement comes back from Lockport Park District a resolution will be prepared and will be placed on a future city council agenda for approval.

Recommended Council Action: Approving an Intergovernmental agreement between the City of Crest Hill and Lockport Township Park District for cost-sharing regarding the design,

construction, annual maintenance, and annual events at the City of Crest Hill City Center and Park.

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

Draft CH-PK DIST IGA re City Ctr Playground (version 15-Redline)

Exhibit 1

**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF CREST HILL AND LOCKPORT TOWNSHIP PARK DISTRICT FOR
COST-SHARING REGARDING THE DESIGN, CONSTRUCTION, ANNUAL
MAINTENANCE, AND ANNUAL EVENTS AT THE CREST HILL CITY CENTER
AND PARK**

Approved by City Resolution No. _____

This INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the "AGREEMENT") is entered into this _____ day of _____, 2024, by and between CITY OF CREST HILL, an Illinois unit of local government, with its principal offices at 20600 City Center Boulevard, Crest Hill, Illinois 60403 (hereinafter called the "CITY") and THE LOCKPORT TOWNSHIP PARK DISTRICT, an Illinois township park district as constituted under the Illinois Park District Code, 70 ILCS 1205/1 *et seq.*, with its principal offices at 1811 Lawrence Avenue, Lockport, IL 60441 (hereinafter called the "PARK DISTRICT"), each individually referred to as "PARTY", and collectively referred to as "PARTIES".

RECITALS

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorize units of local government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function, in any manner not prohibited by law; and,

WHEREAS, the CITY is a municipal corporation and a unit of local government within the State of Illinois; and,

WHEREAS, the PARK DISTRICT is an Illinois township park district and a unit of local government within the State of Illinois; and,

WHEREAS, the PARTIES are public agencies as that term is defined in the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and,

WHEREAS, the CITY has constructed a new City Hall and Police Department, with plans to further develop the City Center Campus to include construction of a multi-use City Center Park with a band shell, shelter, lighting, irrigation, parking lot, and playground. The development and construction of the band shell, shelter, lighting, parking lot, and playground is hereinafter referred to as the "CITY CENTER PARK PROJECT" or "the PROJECT"; and

WHEREAS, the CITY has decided that the PROJECT shall be completed in phases, with the playground being designed, constructed and installed as part of ~~in~~ Phase One, and the band shell, shelter, lighting, parking lot, and other areas to be designed and constructed in ~~the future~~ Phase 2.

WHEREAS, the CITY and PARK DISTRICT have agreed to share costs related to the initial construction of the playground during Phase One of the PROJECT, including the costs of the playground equipment and stabilization of the playground surface; and

WHEREAS, following the construction of the playground completed during the Phase One of the Project the CITY and PARK DISTRICT have agreed that ownership of the playground parcel will be conveyed to PARK DISTRICT, after which the PARK DISTRICT shall have the sole responsibility to inspect, maintain and insure the City Center Park playground.; and

WHEREAS, in addition to the financial contribution to the initial construction of the playground and the agreement to take ownership and future maintenance responsibility for the City Center Park Playground, the PARK DISTRICT has agreed to organize and hold at least one (1) event annually at the City Center Park; and

WHEREAS, the CITY CENTER PARK PROJECT will provide considerable benefits for the public by developing additional areas within the CITY and PARK DISTRICT's boundaries which will provide beneficial recreational uses to residents of the CITY and the PARK DISTRICT; and

WHEREAS, the PROJECT will provide considerable recreational benefits for the public, including, but not limited to, walking, picnicking, playing, concerts, family gatherings, and other recreation; and

WHEREAS, the PARTIES desire to establish their respective responsibilities toward the improvements that will be made as part of the scope of the PROJECT.

NOW THEREFORE, in consideration of the mutual promises contained in this AGREEMENT and other good and valuable consideration acknowledged by the PARTIES upon execution hereof, the CITY and the PARK DISTRICT agree to the following:

1.0 RECITALS.

1.1 The PARTIES acknowledge that the statements and representations made in the foregoing recitals are true and correct and are incorporated herein as though fully set forth.

2.0 CITY AND PARK DISTRICT RESPONSIBILITIES.

PARK DISTRICT:

2.1. The PARK DISTRICT agrees to pay to the CITY a payment of Two Hundred and Fifty Thousand (\$250,000.00) as its contribution toward the construction of Phase One of the PROJECT, which will be entirely constructed, purchased and installed by the CITY per the design approved by both parties. Any and all additional design work, if necessary, shall be at the sole cost and expense of the CITY. Said payment shall be made ninety (90) days after the commencement of Phase One of the PROJECT. "Phase One" shall mean the construction of the sidewalk or walking path which will connect the adjacent public library property to the playground, installation of drainage structures and irrigation, grading, seeding, and installation of the

playground equipment and stabilized playground surface. Construction of the playground shall be in accordance with PARK DISTRICT'S site standards and ADA accessibility requirements, and plans shall be approved by PARK DISTRICT prior to Commencement. "Commencement" means breaking ground on Phase One.

2.2 Upon final completion and inspection of the City Center Park Playground, in exchange for the sale price of Ten (10) Dollars, the CITY will convey to PARK DISTRICT fee simple title to the City Center Park Playground parcel, including the land, all playground equipment, and only the drainage and storm sewer system installed within the deeded parcel conveyed to the PARK DISTRICT. Any repairs to the drainage and storm sewer system shall be split 50/50 between the CITY and PARK DISTRICT. The timing of these repairs will be determined by both parties. As part of the conveyance, the CITY will provide to PARK DISTRICT, at the City's sole cost and expense, a suitable Owner's Title Insurance Policy.

2.3 Upon said transfer of ownership of the City Center Park Playground Parcel, PARK DISTRICT will be solely responsible for the maintenance of the playground equipment, and drainage and storm sewer structures and shall be solely responsible obtaining all necessary liability and property and casualty insurance for the property.

2.4 The PARK DISTRICT shall bear the sole cost, expense and responsibility of having the City Center Park Playground area and equipment inspected at least twice annually. Any and all minor repairs of playground area equipment shall be made by the PARK DISTRICT at its sole cost and expense. Minor repairs to the playground equipment are defined as costs of \$5,000 or less.

2.5 The PARK DISTRICT will organize, plan, hold, and insure, at its own cost and expense, a minimum of one (1) annual ~~event or~~ concert beginning in the calendar year after final completion of Phase ~~Two~~One. The date and time for said event will be mutually determined by the PARTIES. The PARK DISTRICT shall apply for all permits and approvals with the CITY with the sole final approval by the CITY.

2.6 The PARK DISTRICT shall be granted the exclusive right to sell alcoholic beverages at the event described in Section 2.5, but the CITY will waive food and beverage permit fees to the PARK DISTRICT and shall grant all necessary temporary local liquor licenses to PARK DISTRICT, which shall be solely responsible for securing and paying for all State of Illinois Temporary Liquor Licenses or Alcohol Permits. Any revenue from the PARK DISTRICT event described in Section 2.5, including but not limited to alcohol sales, shall be the exclusive revenue of the PARK DISTRICT.

2.7 Any and all Food Vendors or Food Trucks shall be separately registered and/or permitted through the CITY pursuant to any Ordinance or Policy in effect at the time of the event.

2.8 The PARK DISTRICT will provide technical assistance during the final design, bidding and Construction of Phase One. "Technical Assistance" means provided to the CITY a minimum of three (3) proposed layouts for the playground equipment, to be finalized by

the City Council, project input, and an on-site PARK DISTRICT representative if changes or other construction related issues arise.

2.9 The PARK DISTRICT will take ownership of all playground equipment, the stabilized surface, concrete ribbon curb as within the area shown in exhibit 1, and all the storm sewer, drainage or other equipment installed within the parcel deeded to the PARK DISTRICT. PARK DISTRICT shall at its sole cost and expense maintain, operate and insure the City Center Park Playground except as outlined under Section 2.2. If at any time PARK DISTRICT should determine to cease to utilize, maintain and insure the property as a park, then PARK DISTRICT shall upon written request by the CITY convey the property back to the CITY at the sale price of TEN (10) Dollars.

2.10 The PARK DISTRICT will be solely responsible for determining the City Center Park Playground equipment's useful life and when replacement of all or part of the equipment should be replaced. It shall be the PARK DISTRICT's sole responsibility for removal of any old playground equipment and playground surface and to design, if necessary, purchase and install any new (or replacement) playground equipment and stabilized surface. All design work will be the sole financial responsibility of the PARK DISTRICT. The City Council shall be provided with the proposed layout of any replacement of all of the City Center Park Playground equipment and the PARTIES agree to work together on a mutually acceptable design before it is finalized. The cost of replacement and installation of any or all playground equipment (over the \$5,000 maintenance threshold referred to in Section 2.4) shall be split 50/50 between the CITY and PARK DISTRICT. The PARK DISTRICT shall notify the CITY of its intent to replace the equipment or surface at least twelve (12) months in advance of the intended replacement for budgeting purposes. The CITY's payment of one-half of the replacement equipment only shall be made to PARK DISTRICT ninety (90) days after the replacement Project begins.

CITY:

2.11 The CITY shall be solely responsible for the bidding process, construction, purchase and installation of the initial PROJECT elements. Aside from the one-time monetary contribution by PARK DISTRICT required by Section 2.1, CITY shall be solely responsible for all other design costs of the PROJECT elements, with the exception of the purchase and installation of any replacement City Center Park Playground equipment, which shall be governed by Sections 2.9 and 2.12 herein.

2.12 The CITY will oversee the work done by the contractor(s) awarded the construction of the PROJECT, pursuant to Plans and Specifications as approved by the CITY and subsequent updates and revisions.

2.13 CITY agrees to contribute 50%, paid as outlined in Section 2.10, toward the replacement cost and installation (excluding design work) of City Center Park Playground equipment or stabilized surface.

2.14 It is understood and agreed upon by the parties that only the ownership of the City Center Park Playground parcel will be sold and conveyed to the PARK DISTRICT pursuant to Section 2.2, and that the CITY will retain ownership of all other CITY CENTER PARK PROJECT elements, including but not limited to all real property other than the Playground parcel, band shell, picnic area, parking lot, lighting, irrigation, and shelter. The CITY shall be solely responsible for the maintenance, operation, and insuring all of CITY CENTER PARK PROJECT elements which are not conveyed to PARK DISTRICT pursuant to Section 2.2 and PARK DISTRICT shall have no obligations, financial or otherwise, with respect to those CITY CENTER PARK PROJECT elements which are not conveyed and which remain the responsibility of the CITY.

2.15 The CITY shall be responsible for all design fees and other expenses related to drawings and designs prepared by Hitchcock Design Group and SpaceCo, Inc. for all Engineering Fees relating to the construction of the CITY CENTER PARK PROJECT elements.

2.16 The CITY will design, erect, and maintain, at its sole cost and expense, a sign at or near the City Center Park entrance which will include language acknowledging the PARK DISTRICT'S contribution and participation in the CITY CENTER PARK PROJECT development. The CITY agrees to work with the PARK DISTRICT on the final agreed upon language to be included on the sign prior to the sign being installed. The CITY shall have the sole control over the design, location, dimensions and overall construction and installation of the sign, as well as all costs of maintaining the sign.

2.17 The CITY will waive and not unreasonably withhold any authority or permitting for the 2026 annual event referenced in Section 2.5.

2.18 The CITY shall provide at its sole cost and expense police officers for one (1) annual PARK DISTRICT event required by Section 2.5. For all other PARK DISTRICT annual events held pursuant to Section 2.5, or if the PARK DISTRICT holds more than one event in any year, the sole cost and expense of providing security and/or Police Officers for the event will be the PARK DISTRICT'S. PARK DISTRICT'S event organizers will meet with CITY representatives at least **sixty** (60) days prior to any event described in Section 2.5 to coordinate with the CITY adequate security staffing for the event.

3.0 NOTICES.

3.1 Any notice required to be given by this AGREEMENT shall be deemed sufficient if made in writing and sent by certified mail, return receipt requested, or by personal service, to the persons and addresses indicated below or to such other addresses as either party hereto shall notify the other party of in writing pursuant to the provisions of this subsection:

FOR THE CITY
City Administrator
20600 City Center Boulevard
Crest Hill, IL 60403

FOR LOCKPORT TOWNSHIP PARK DISTRICT:

Executive Director
1811 Lawrence Ave.
Lockport, IL 60441

4.0 AMENDMENTS AND MODIFICATIONS.

4.1. This Agreement may be modified or amended from time to time provided, however, that no such amendment or modification shall be effective and enforceable unless reduced to writing and duly authorized and signed by the authorized representatives of the PARTIES and approved by the governing Boards of the PARTIES.

5.0 SAVINGS CLAUSE.

5.1. If any provision of this Agreement, or the application of such provision, shall be rendered or declared invalid by a court of competent jurisdiction, the remaining parts or portions of this Agreement shall remain in full force and effect.

6.0 CAPTIONS AND PARAGRAPH HEADINGS.

6.1. Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

7.0 ENTIRE AGREEMENT.

7.1. This AGREEMENT sets forth all the covenants, conditions and promises between the parties. There are no covenants, promises, agreements, conditions or understandings between the parties, either oral or written, other than those contained in this AGREEMENT.

8.0 GOVERNING LAW.

8.1. This AGREEMENT shall be governed by the laws of the State of Illinois both as to interpretation and performance. Venue for any dispute related to or arising out of this Agreement shall be the 12th Judicial Circuit, Will County, Illinois.

9.0 SUCCESSORS AND ASSIGNS.

9.1 The CITY and the PARK DISTRICT each bind themselves and their successors, and/or assigns to the other parties of the AGREEMENT and to their successors, and/or assigns of such other PARTY in respect to all covenants of this AGREEMENT. Except as set forth above, the PARTIES shall not assign, sublet or transfer their respective interests in this AGREEMENT without the prior written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CITY or the PARK DISTRICT.

10.0. NO DUTY TO THIRD PARTIES.

10.1 This Agreement is entered into solely for the benefit of the contracting parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and entity who is not a party to this AGREEMENT or to acknowledge, establish or impose any legal duty to any third party. Nothing herein shall be construed as an express and/or implied waiver of any common law and/or statutory immunities and/or privileges of CITY and/or PARK DISTRICT and/or any of their respective officials, officers and/or employees.

11.0 COMPLIANCE WITH LAWS.

11.1 CITY and the Contractor shall comply with all applicable codes, laws, ordinances and regulations of the CITY, Will County, the State of Illinois, and the Federal Government, including, but not limited to, OSHA, any and all applicable competitive bidding, prevailing wage, public contracting, building, construction, environmental, civil rights, public finances, laws, rules, regulations, codes and orders applicable to the PROJECT.

12.0 FREEDOM OF INFORMATION ACT.

12.1 PARTIES agree that this AGREEMENT and all documents created as a result of its execution are subject to the Freedom of Information Act. 5 ILCS 140/1 *et seq.* As a result, records related to this AGREEMENT are presumed to be open for public inspection and copying.

13.0 COMMENCEMENT AND RENEWAL.

13.1 This Intergovernmental Agreement shall commence upon the signed approval by both PARTIES and be in effect until _____, 2044, unless modified otherwise renewed or extended, in writing, by the PARTIES, or terminated as set forth herein

14.0 COUNTERPARTS.

14.1 This Agreement may be executed in two or more counterparts or duplicate originals, each of which, taken together, shall constitute one and the same instrument. Signatures which are delivered to either party by facsimile or other electronic transmission shall be considered originals and are enforceable as originals.

15.0 AUTHORITY.

15.1 Each party represents and warrants that the individual executing this Agreement on behalf of said party is duly authorized to execute and deliver this Agreement on behalf of said party in accordance with the governing documents of said party, and that this Agreement is binding upon said Party in accordance with the terms hereof.

16.0 TERMINATION

16.1 After the initial twenty (20) years of the Agreement, either party may terminate this Agreement upon twelve (12) months written notice to the other party. This Agreement may only be renewed or extended upon a written agreement between the parties which is approved by the parties' respective governing authority.

IN WITNESS THEREOF, the PARTIES have executed this AGREEMENT on the dates indicated.

[SIGNATURE PAGES TO FOLLOW]

DRAFT

THE CITY OF CREST HILL

By: _____
Mayor

Attest: _____
City Clerk

Date: _____

DRAFT

LOCKPORT TOWNSHIP PARK DISTRICT

By: _____
President

Attest: _____
Secretary

Date: _____

DRAFT



Agenda Memo

Crest Hill, IL

Meeting Date:	May 13, 2024
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Council approval or direction on rendering presented east and west receiving station and water storage tank.

Summary: Staff is presenting rendering of the new east and west receiving station and water storage tank required for the new water supply line from Lake Michigan. We are looking for either approval or comments on what is being presented.

The new building and tank are being constructed to mirror the new City Center Complex. The same stone, brick and colors are being proposed.

Recommended Council Action: Council approval or direction on rendering presented east and west receiving station and water storage tank.

.

Financial Impact:

Funding Source: n/a

Budgeted Amount: n/a

Cost: n/a

Attachments:

Microsoft PowerPoint 5-13-24 council meeting.pdf



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Strand Associates, Inc.® (SAI)

Moving from Preliminary to Final Design of the Grand Prairie Water Commission (GPWC) Eastern and Western Receiving Sites

City of Crest Hill

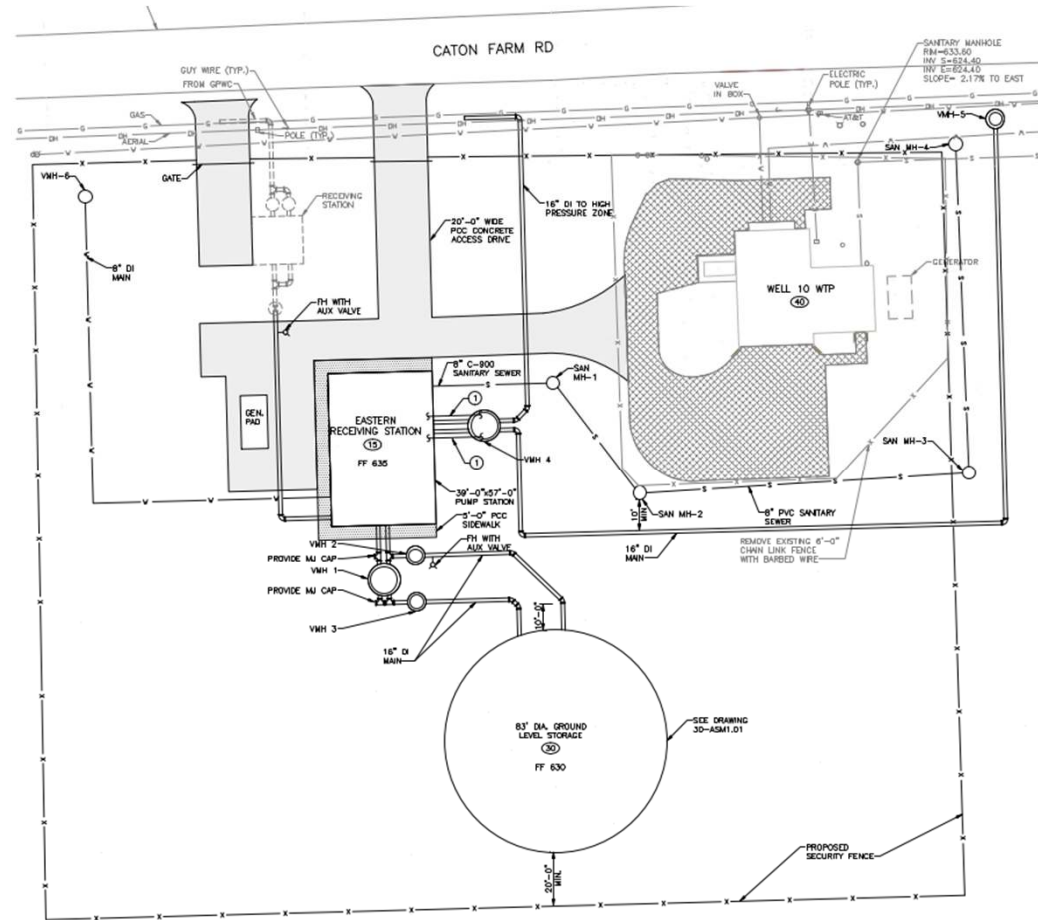
May 13th, 2024



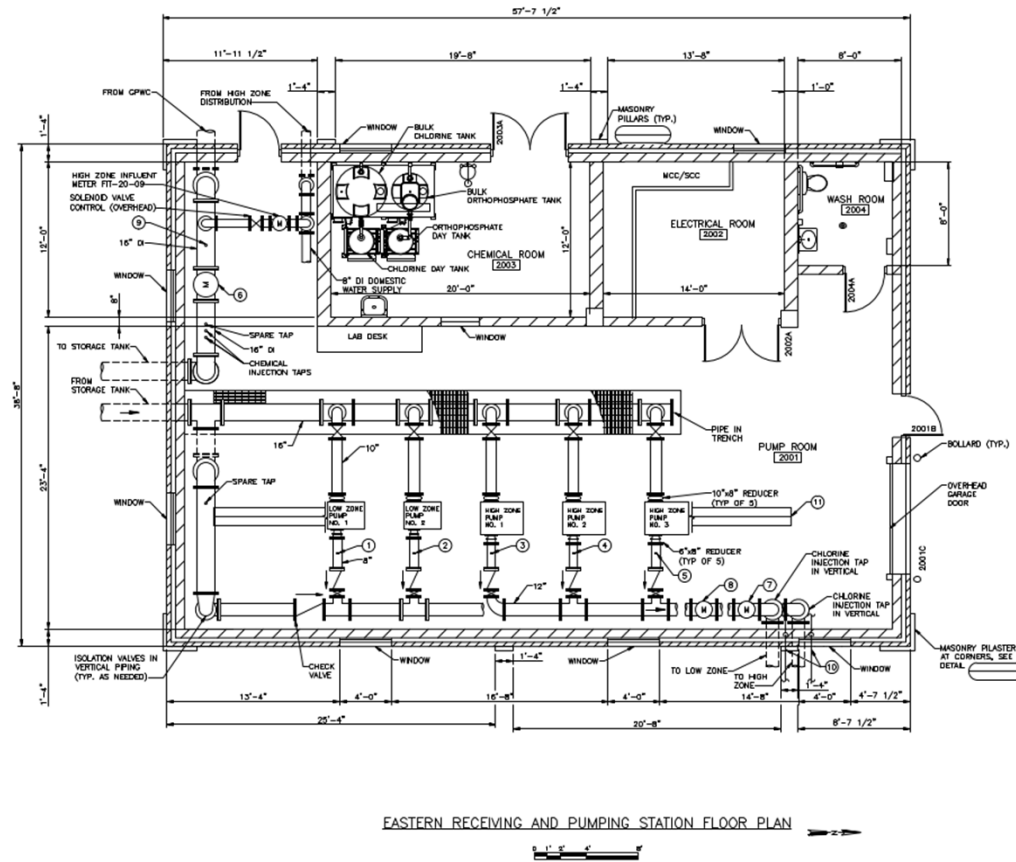
Location of the Proposed Receiving Stations



Eastern Receiving Station Site Plan



Eastern Receiving Station Floor Plan



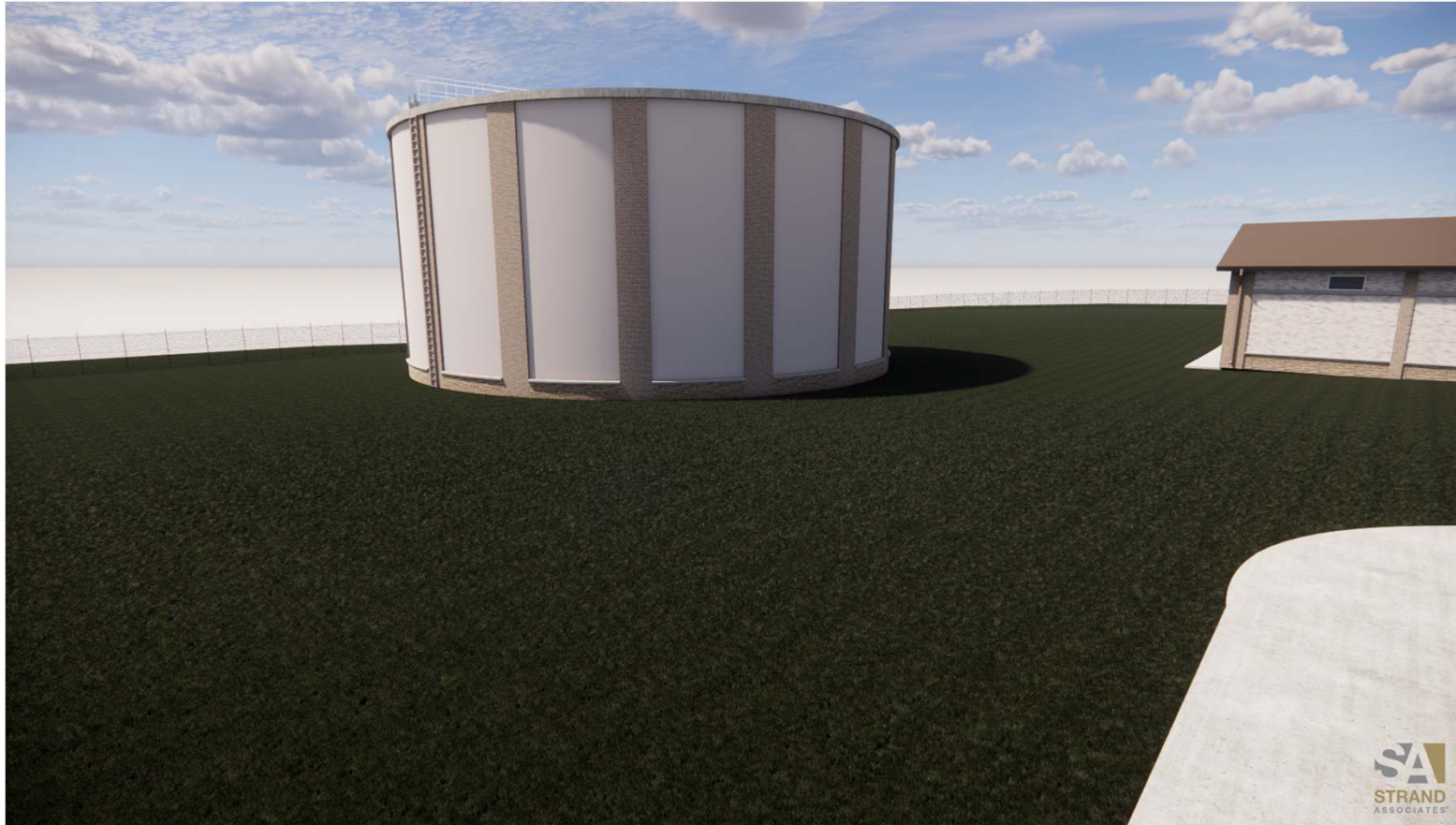
East Receiving Station from Caton Farm Road Looking Southwest

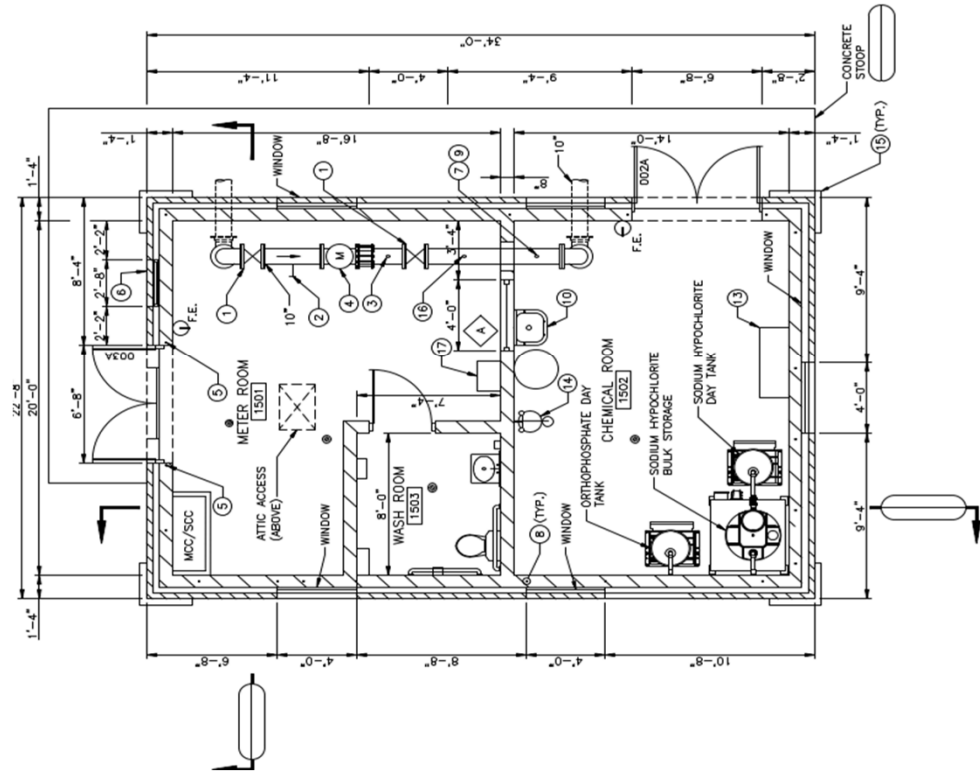


East Receiving Station from Caton Farm Road Looking South



East Receiving Station Ground Level Storage Tank Looking Southwest





West Receiving Site Viewed from Caton Farm Road Looking Southeast



West Receiving Site Viewed from Caton Farm Road Looking South



Preliminary Design Engineers Opinion of Probable Construction Cost and Anticipated Schedule

East and West Receiving Stations Total Capital Costs	
Opinion of probable construction costs (includes contingency)	
Eastern receiving & pump station	\$5,250,000
Eastern receiving station 2.0 MG reservoir	\$6,500,000
Western receiving station	\$2,750,000
Total probable construction costs	\$14,500,000
Engineering fees	
Design services ($\pm 4.45\%$) actual	\$645,500
Construction services ($\pm 8\%$) estimated	\$1,160,000
Total estimated engineering fees	\$1,805,500
Total capital costs	\$16,305,500

Preliminary Design Engineers Opinion of Probable Construction Cost and Anticipated Schedule

East Receiving Station Anticipated Schedule	
Design	May 2024 to April 2025
Advertise	July 2025
Award	August 2025
Begin construction	September 2026
Complete construction	January 2028
East Receiving Station Ground Level Tank Anticipated Schedule	
Design	May 2024 to April 2025
Advertise	July 2025
Award	August 2025
Begin construction	September 2025
Complete construction	December 2026
West receiving Station Anticipated Schedule	
Design	May 2024 to April 2025
Advertise	July 2025
Award	August 2025
Begin construction	September 2025
Complete construction	December 2026



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To: City of Crest Hill – City Council
From: Maura A. Rigoni, AICP, Interim Planner
Date: May 13, 2024
Re: Work Session-MIF 8.8 Acres Advantage Drive

Midwest Industrial Funds, Inc. (MIF) is currently under contract to purchase the 8.8 acres located at the south end of Advantage Drive. The applicant's proposal includes the construction of a +/-152,000-square-foot industrial building.

Details regarding the proposal are as follows:

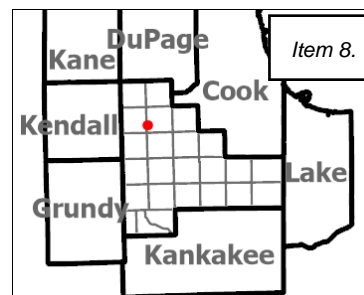
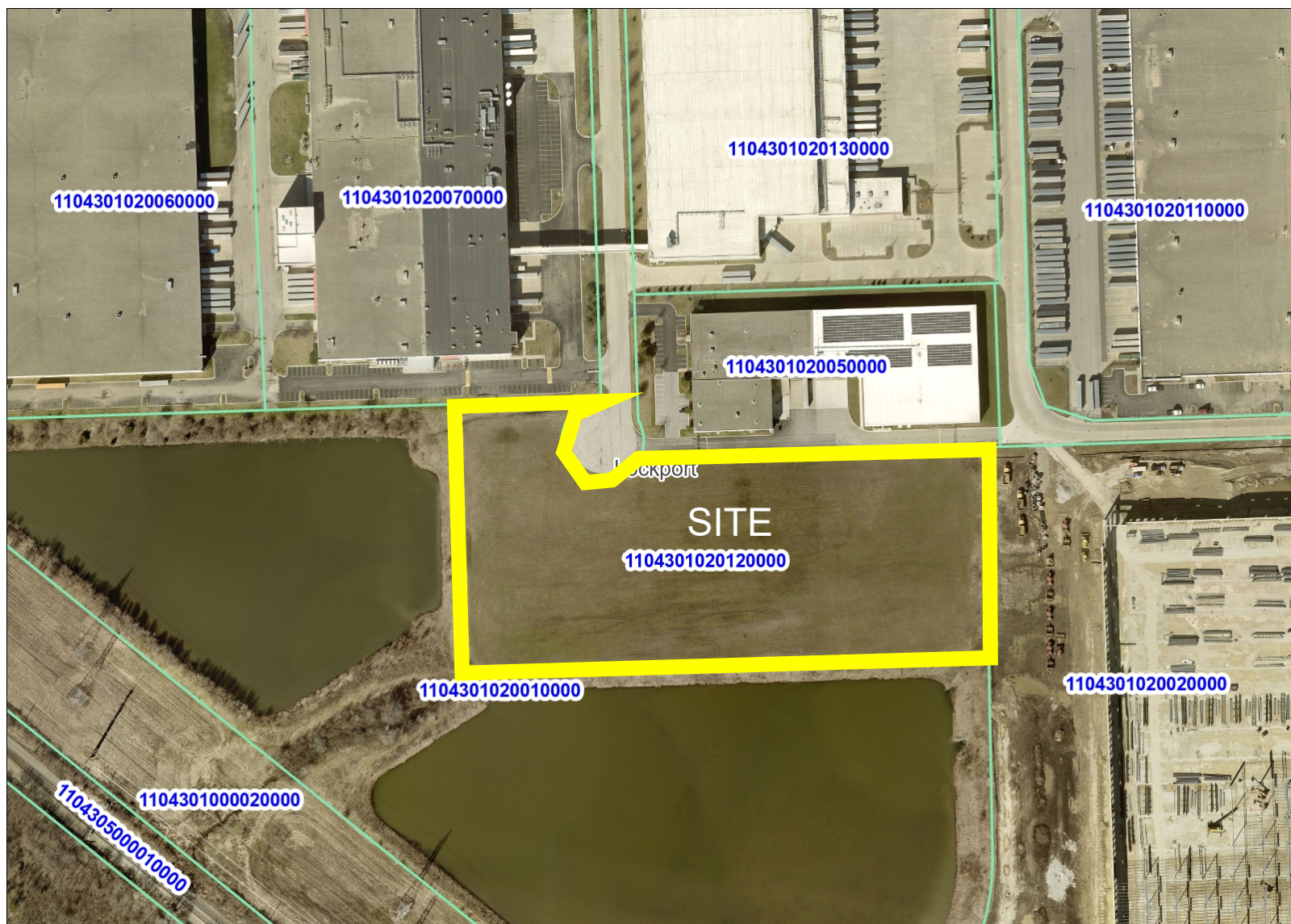
- The property is currently zoned M-1, limited manufacturing, and the future land use map of the 2014 Comprehensive Plan identifies the property as light manufacturing. The property is surrounded by M-1 zoned property.
- The end user(s) of the +/-152,000 square foot building is currently unknown.
- Parking fields for employees are located at the front of the building, with 137 parking spaces for vehicles and no defined parking spaces for trucks outside of the 34 truck docks proposed along the south side of the building. There are also two drive-in doors along the rear of the building. The total required parking will be finalized at the time of formal submittal.
- Since this property is over 5 acres, it will be processed as a Planned Unit Development (PUD). Under the application of the PUD, the applicant is seeking an exception for the required front yard (required 30' providing 15.5' at the cul-de-sac) and rear yard setback for pavement (required 5' providing 0'). If a formal application is made, a comprehensive review of the site plan and compliance with the zoning Ordinance will be conducted, as it appears the required parking setback from the cul-de-sac and north property line has not been maintained.
- The concept plan includes one access point to the site from the Advantage Drive cul-de-sac. The City and applicant are discussing the potential for an additional access point at the northeast corner of the proposed site through TLC, which is the property immediately to the north. This access (if agreed upon) would provide the subject parcel access to Lidice Parkway, providing an additional access point for trucks. It is noted that the conversation regarding this access to TLC property is in the preliminary stages, and neither party has made a final decision.
- A traffic study for the proposed development has been conducted and is attached. The City Engineer has reviewed the document and indicated that it is "acceptable and sound based on the information known at this time. Currently, an end user is not known, but the assumptions in the report of acceptable". The City Engineer indicated the desire to have the second point of access as outlined in the above bullet point, as this would be consistent with the City's future traffic patterns and plans to connect to Weber Road.

- The applicant has provided a narrative outlining the building proposal, traffic counts, and elements of the potential development agreement with the City. Again, discussions regarding the development agreement and items outlined within the document are in the preliminary discussion stage. Some of the highlights in the narrative include:
 - Developer contribution of \$125,000 for extension of Enterprise Blvd to Weber Road.
 - Request a reduction in the tap-on fees.
- Bulk regulations, parking, maneuverability, utilities, and site geometry will be finalized during formal submittal.

As always, please contact me at 815-412-2721 or mrigoni@reltd.com with any questions.



MIF 8.8 Acres



Legend

- Parcels
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.07 0.1 Miles

1:4,514

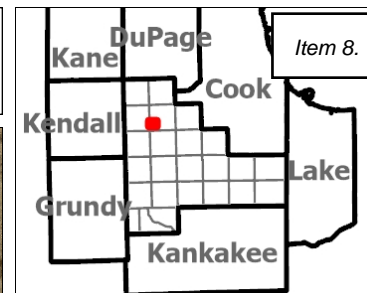
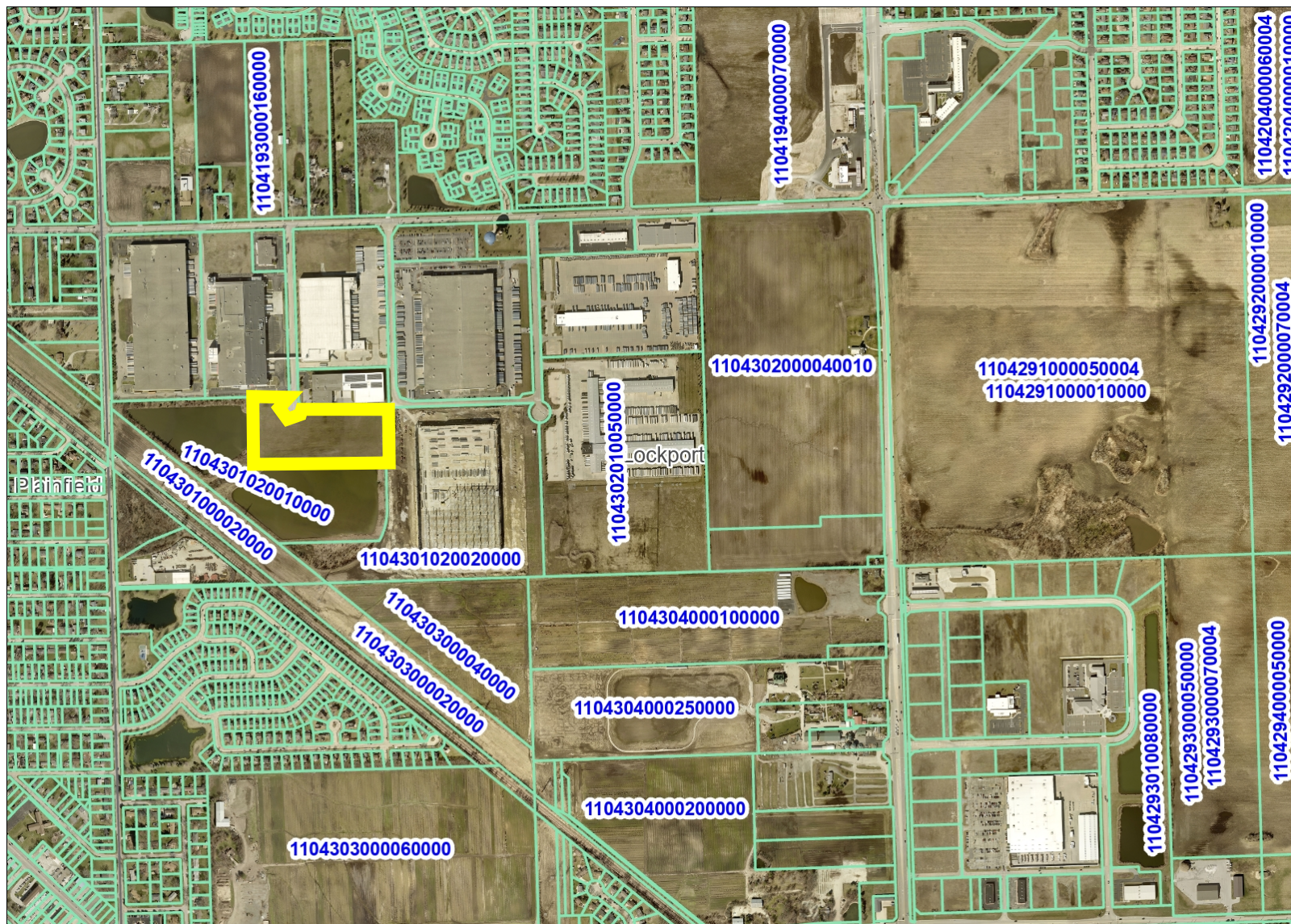


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Notes



MIF 8.8 Acres-Region



Legend

- Parcels
- Surrounding Counties
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.28 0.6 Miles

1: 18,056



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Notes

May 9, 2024

Ron Mentzer – Acting Community & Economic Development Director
Maura Rigoni, AICP – Senior Planner
20600 City Center Blvd
Crest Hill, IL 60403

Re: MIF - Crest Hill Business Park (Lot 17 – 8.8 Acres) - Project Narrative

Ron & Maura:

Midwest Industrial Funds (“MIF”) is excited to be presenting a planned industrial development for the site located at the south end of Advantage Rd in the Crest Hill Business Park. The total site area consists of 8.814 acres and is currently undeveloped. MIF is looking to develop the site into a +/-152,000 speculative industrial warehouse/office building with associated parking and utility improvements. The proposed building will be constructed with loading docks along the rear/south face of the building away from the public eye and will feature approximately +/-137 vehicular car stalls, up to 34 loading docks, and the balance of the space in the loading area can be utilized for trailer parking or additional vehicular car parking.

The Lot 17 parcel is very narrow, long, and has an irregular configuration. The parcel has remained vacant and has not been developed since the creation of the business park. Thus, MIF would be seeking special zoning variances to make the building viable in the market and to have the minimum design and functionality standards needed for a speculative industrial development of Class A caliber. The variances needed are: 1) Zero lot line along the southern property line facing the detention pond, and 2) 15’ front building setback at the Advantage Rd cul-de-sac. With these variances MIF can target a wider range of prospects for this challenging undeveloped parcel.

The site will feature two dedicated vehicular access drives and one truck access drive connecting to Advantage Rd. A traffic study analyzing Advantage Ave, Churnovic Ln, and Division St was completed and determined that these roadway systems have ample capacity for this proposed development. The traffic report has been included as part of this submittal. A new water main loop will be constructed to provide fire protection to the site, as well as a domestic water main service. Sanitary Sewer will be served from existing sanitary line looping the site. Storm sewers will be constructed to convey runoff from the proposed improvements to the existing detention basin located south of the site.

Per correspondence with the City of Crest Hill, MIF is willing to leave curb cuts in the northeastern corner of this parcel to accommodate a potential future connection at Lidice Parkway by means of connecting to TLC’s private drive. In addition, MIF will provide a \$125,000 monetary contribution to the City of Crest Hill for the Enterprise Blvd extension to Weber Road per a separate development agreement.

This project will be marketed to a wide range of potential users including, but not limited to light industrial warehousing operations, distribution, assembly, manufacturing, and corporate headquarters. The project will have a positive impact on the city by bringing in many quality jobs that currently do not exist given the property has been undeveloped due to its constraining configuration. The building can potentially house a full building user like TLC Ingredients to the north, or it can be subdivided for multiple tenants. The ability to provide state of the art buildings will positively affect the tax base of the property over time without negatively impacting the community. This development would be a \$20M investment into the community and we suspect that this building will bring in a yearly property tax value of over \$180,000.

We are hopeful that Crest Hill is supportive of this project and will work in partnership with MIF to a successful and swift entitlement process. Our goal would be for construction commencement to take place in August and continue until shell completion in the summer of 2025. MIF estimates that 75-100 construction jobs would be created to build this Class A industrial facility. The city would be receiving an estimated \$150,000 building permit fee, in addition to a \$20,000 utility tap-on fee. This tap-on fee assumes the 50% reduction MIF would be seeking that is consistent with what was approved by council for the neighboring development.

Midwest Industrial Funds is one of the largest, privately owned, industrial real estate investment and development companies in the Chicagoland area. We currently have similar industrial development projects taking place in Libertyville, Bartlett, and of course next door on the adjacent site in the Crest Hill Business Park. In addition, we recently sold our 400,000 SF speculative building in Bartlett we developed and completed in 2023 to RIM Logistics for their future international headquarters and main Chicagoland warehousing operation. Over the years MIF has acquired or developed over 100 industrial properties. We look forward to working with the City of Crest Hill on this proposed development and completing a project on the last industrial parcel in the Crest Hill Business Park.

Sincerely,

Midwest Industrial Funds Inc.

Patrick Swiszc
Development Manager

Michael Androwich
Principal

1211 W. 22nd Street, Suite 800, Oak Brook, IL 60523
www.MidwestIndustrialFunds.com

Traffic Impact Study Proposed Warehouse/Distribution Development

Crest Hill, Illinois



Prepared For:



March 25, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed warehouse/distribution development to be located in Crest Hill, Illinois. The site, which is currently vacant, is located at the south end of Advantage Avenue. As proposed, the site will be developed with an approximately 160,047 square-foot warehouse/distribution building with access provided via three full-movement access drives located along the Advantage Avenue cul-de-sac.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Year 2030 No-Build Conditions – Analyzes the capacity of the future roadway system using existing traffic volumes increased by an ambient area growth factor as well as the traffic expected to be generated by area developments.
3. Year 2030 Total Projected Conditions – Analyzes the capacity of the future roadway system using Year 2030 no-build traffic volumes plus the traffic estimated to be generated by the proposed development.



Site Location

Figure 1



Aerial View of Site

Figure 2

*Warehouse/Distribution Development
Crest Hill, Illinois*

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which is currently vacant, is located at the end of Advantage Avenue and bounded on the north by TLC Ingredients and Rich Products Corporation. The east, south, and west sides of the site are bordered by wetlands and green space. Land uses in the surrounding the site consists of industrial, residential, commercial, and agricultural uses.

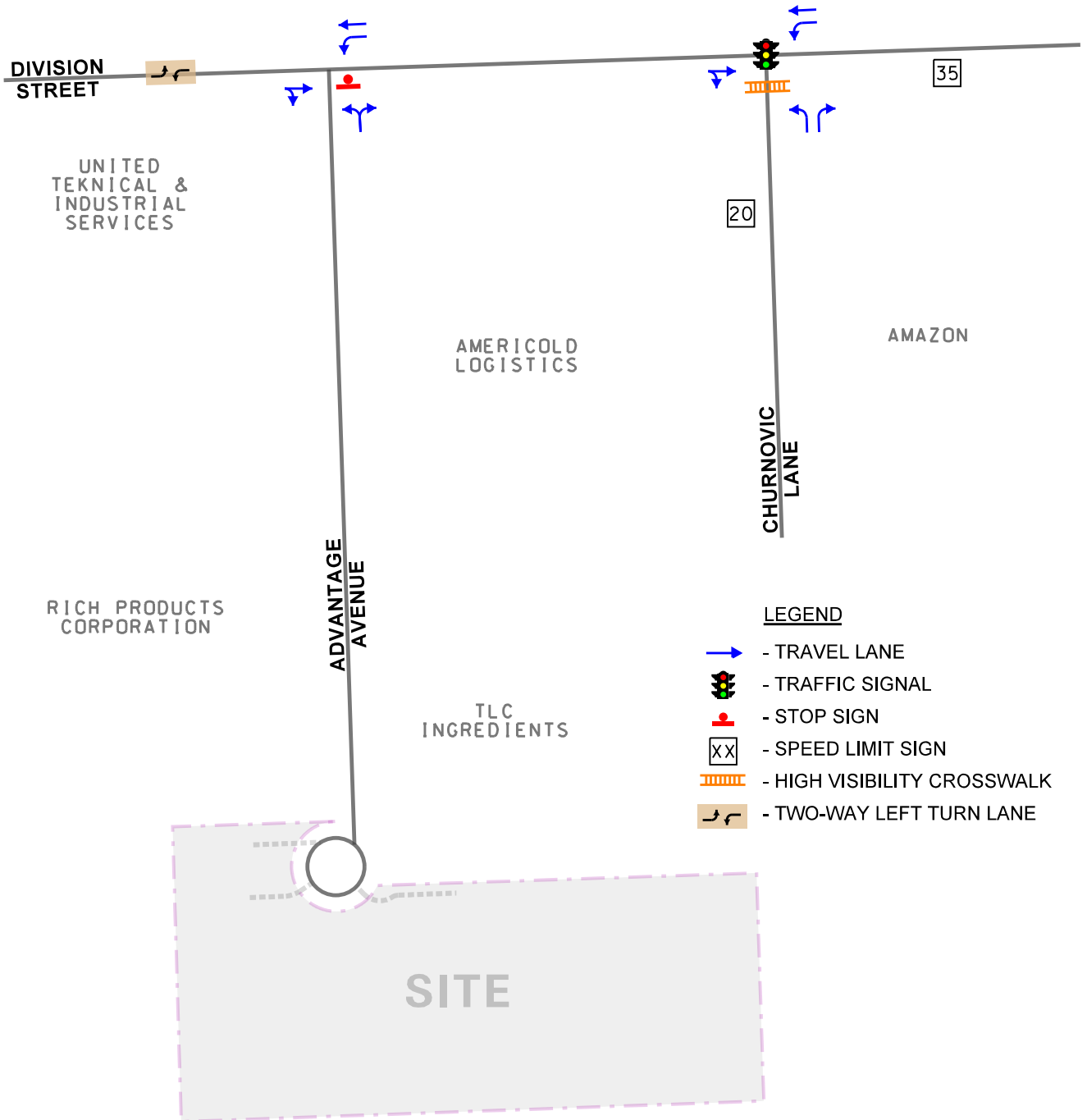
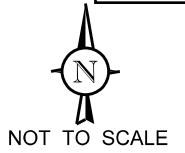
Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Division Street is an east-west, major collector roadway that provides one lane in each direction. West of Advantage Avenue, Division Street is divided by a two-way left-turn lane. At its unsignalized intersection with Advantage Avenue, Division Street provides a combined through/right-turn lane on the eastbound approach and a left-turn lane and a through lane on the westbound approach. At its signalized intersection with Churnovic Lane, Division Street provides a combined through/right-turn lane on the eastbound approach and a left-turn lane and a through lane on the westbound approach. A private residential driveway is located opposite Churnovic Lane at this intersection, but the southbound approach is not signalized and does not generate significant traffic and, as such, is not included in the analysis. Turns into this driveway may utilize the through lanes to perform turning movements. Division Street carries an annual average daily traffic (AADT) volume of 3,300 vehicles (IDOT 2019), is under the jurisdiction of the City of Crest Hill, and has a posted speed limit of 35 miles per hour. Division Street is designated as a Class II Truck Route by IDOT.

Advantage Avenue is a north-south, local roadway that extends south from Division Street and provides one lane in each direction. At its unsignalized intersection with Division Street, Advantage Avenue provides a shared left-turn/right-turn lane on the northbound approach and is under stop sign control. Advantage Avenue is under the jurisdiction of the City of Crest Hill.

Churnovic Lane is a north-south, local roadway that extends south from Division Street and provides one lane in each direction. At its signalized intersection with Division Street, Churnovic Lane is aligned opposite a private residential driveway and provides a left-turn lane and a right-turn lane. A high-visibility crosswalk is provided on the south leg of the intersection. Churnovic Lane is under the jurisdiction of the City of Crest Hill and has a posted speed limit of 20 mph.



Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Tuesday, March 5, 2024, during the weekday morning (6:00 to 9:00 A.M.) and evening (3:00 to 6:00 P.M.) peak periods at the following intersections:

- Division Street with Advantage Avenue
- Division Street with Churnovic Lane

Based on the results of the traffic counts, the weekday morning peak hour of traffic occurred from 7:15 A.M. to 8:15 A.M. and the weekday evening peak hour of traffic occurred from 4:00 P.M. to 5:00 P.M. **Figure 4** illustrates the existing peak hour vehicle traffic volumes, inclusive of trucks. **Figure 5** illustrates the existing truck peak hour traffic volumes. Copies of the traffic counts are included in the Appendix.

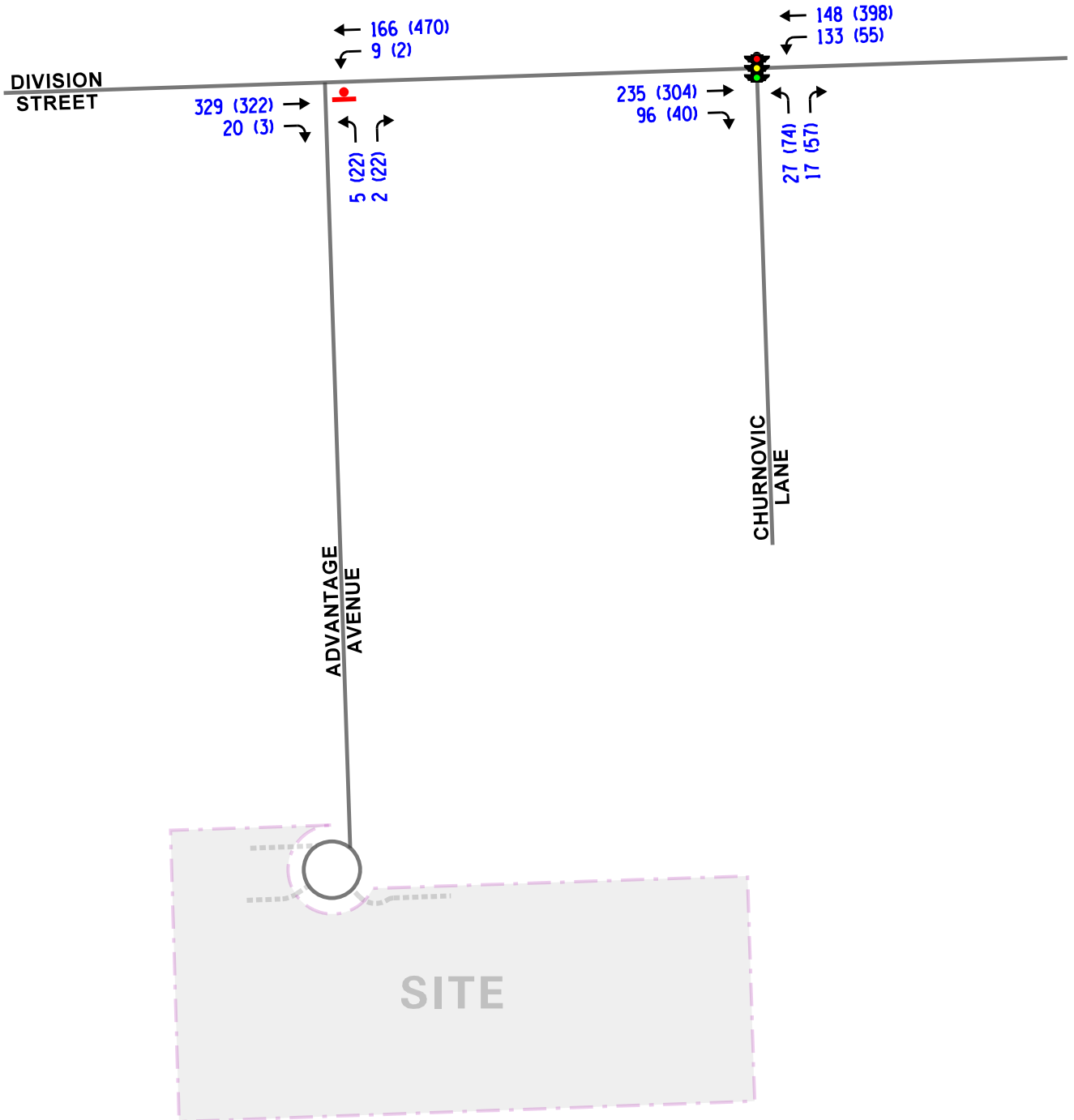
LEGEND

00 - AM PEAK HOUR (7:15-8:15 AM)

(00) - PM PEAK HOUR (4:00-5:00 PM)



NOT TO SCALE



Warehouse/Distribution
Development
Crest Hill, Illinois

Existing Traffic Volumes



Job No: 24-044

Figure: 4

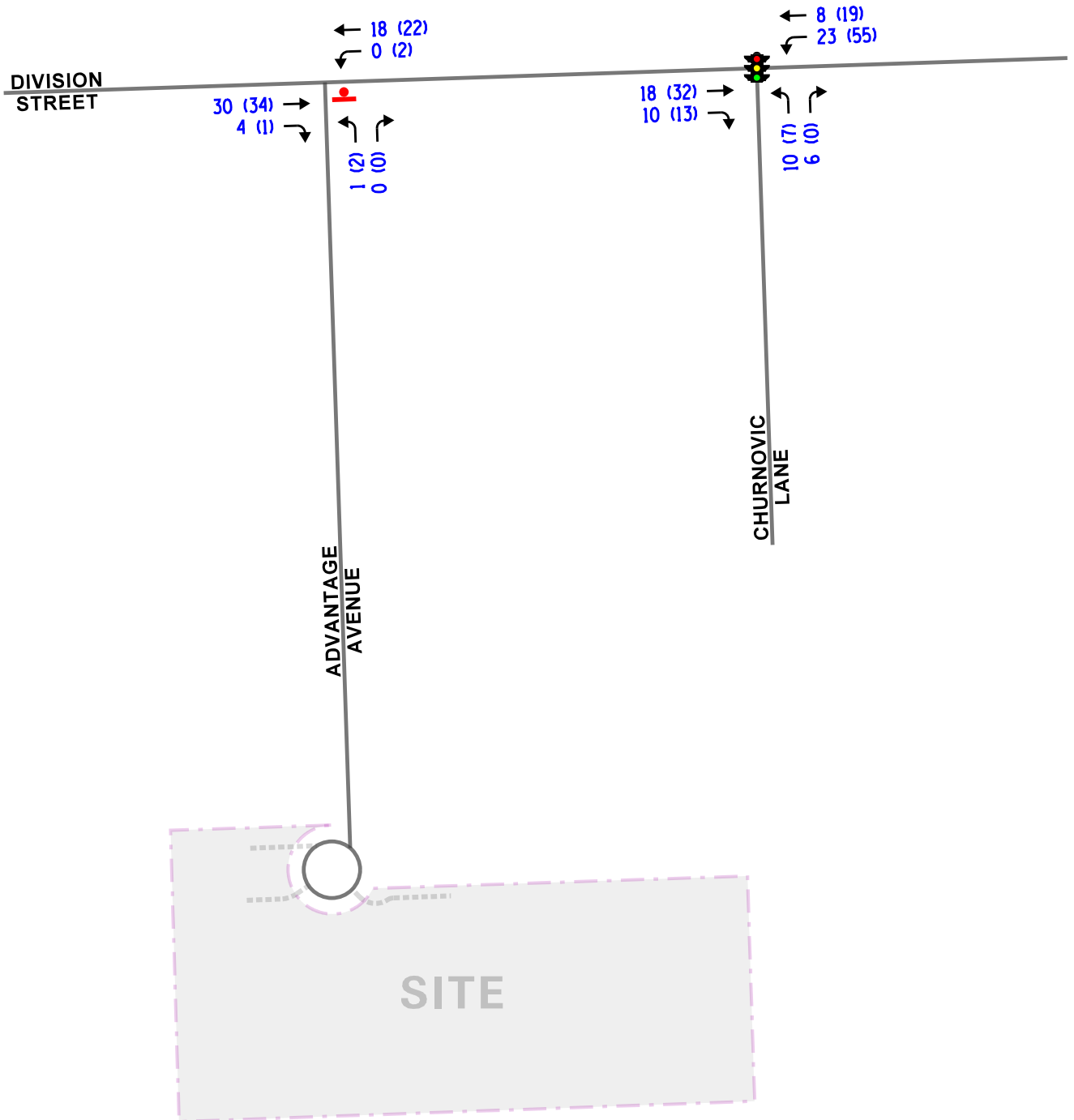
LEGEND

00 - AM PEAK HOUR (7:15-8:15 AM)

(00) - PM PEAK HOUR (4:00-5:00 PM)



NOT TO SCALE



Warehouse/Distribution
Development
Crest Hill, Illinois

Existing Traffic Volumes - Trucks



Job No: 24-044

Figure: 5

Crash Data Summary

KLOA, Inc. obtained crash data¹ for the most recent available past five years (2018 to 2022) for the intersections included in the study. The crash data for the intersections are summarized in **Tables 1** and **2**. A review of the crash data indicated that no fatalities were reported at the intersections during the review period.

Table 1

DIVISION STREET WITH CHURNOVIC LANE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	1	0	1
2021	0	0	0	2	0	0	0	2
2022	0	0	0	0	0	1	0	1
Total	0	0	0	2	0	2	0	4
Average	0.0	0.0	0.0	<1.0	0.0	<1.0	0.0	<1.0

Table 2

DIVISION STREET WITH ADVANTAGE AVENUE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	1	0	1
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	0	1
Average	0.0	0.0	0.0	0.0	0.0	<1.0	0.0	<1.0

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site Plan


As proposed, the development is to consist of a single building with approximately 160,047 square feet of warehouse/distribution space. A total of approximately 149 passenger vehicle parking spaces will be located on the north, west, and east sides of the development.

Access to the development will be provided via three access drives that will be located along the cul-de-sac at the south end of Advantage Avenue. Two access drives are to be located on the west side of the cul-de-sac and one access drive is to be located on the east side of the cul-de-sac. All truck traffic will enter and exit the development via the northern access drive on the west side of the cul-de-sac. Each of the three access drives are proposed to provide one inbound lane and one outbound lane with outbound lanes under stop sign control. The northern access drive on the west side of the cul-de-sac will provide larger radii to accommodate the turning truck traffic. A copy of the preliminary site plan is included in the Appendix.

Directional Distribution

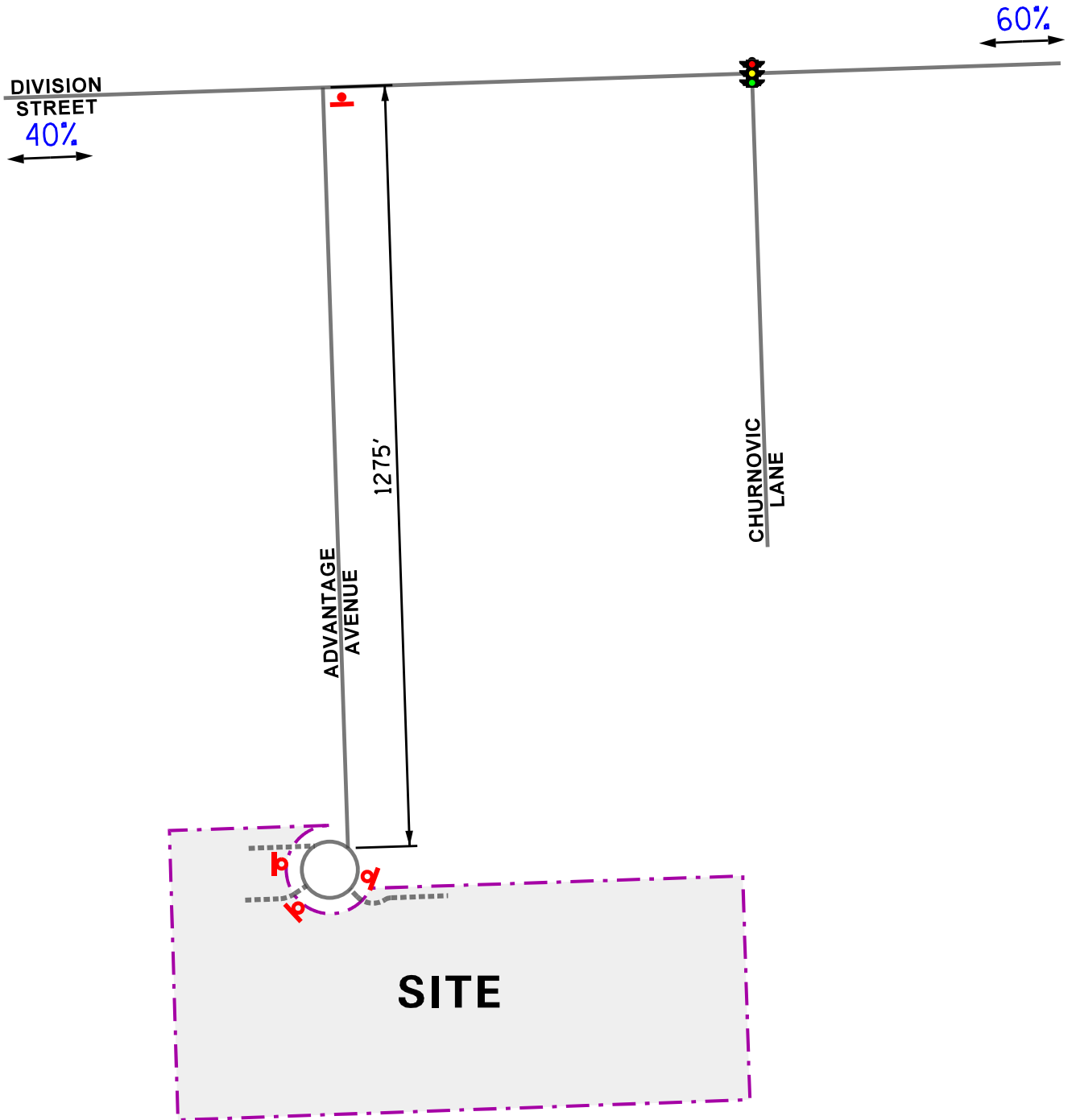
The directions from which employees and trucks will approach and depart the development were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the directional distribution of the development-generated traffic.

LEGEND

- 00% - PERCENT DISTRIBUTION
- 00' - DISTANCE IN FEET
-  - PROPOSED STOP SIGN



NOT TO SCALE



Warehouse/Distribution
Development
Crest Hill, Illinois

Directional Distribution



Job No: 24-044

Figure: 6

Development-Generated Traffic Volumes

The total number of peak hour vehicle trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE) for Land-Use Code 150 (Warehousing). **Table 3** summarizes the trips projected to be generated by the development during the peak hours and on a daily basis. **Table 4** summarizes the truck trips projected to be generated by the development throughout the day. Copies of the ITE trip generation sheets are included in the Appendix.

Table 3

ESTIMATED PEAK HOUR AND DAILY TRIP GENERATION

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips	
		In	Out	Total	In	Out	Total	In	Out
150	Warehousing (160,047 S.F.)	21	6	27	8	21	29	146	146
	Truck Trips	2	1	3	2	3	5	48	48
	Passenger Vehicle Trips	19	5	24	6	18	24	98	98

Table 4

ESTIMATED 24-HOUR TRUCK TRIP GENERATION

Hour	Warehousing (ITE Land-Use Code 150) – 160,047 S.F.					
	Weekday Morning			Weekday Evening		
	In	Out	Total	In	Out	Total
12:00	0	0	0	4	3	7
1:00	0	0	0	4	4	8
2:00	0	0	0	3	3	6
3:00	0	0	0	5	4	9
4:00	1	1	2	2	3	5
5:00	2	2	4	3	2	5
6:00	2	2	4	1	0	1
7:00	2	4	6	1	0	1
8:00	2	3	5	1	1	2
9:00	6	4	10	0	0	0
10:00	4	6	10	0	0	0
11:00	5	6	11	0	0	0
Based on daily truck trips (Table 1) and ITE's Hourly Distribution of Entering and Exiting Truck Trips tables.						

4. Projected Traffic Conditions

The total projected traffic volumes take into consideration the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and weekday evening traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). **Figure 7** illustrates the traffic assignment of the new passenger vehicle trips and **Figure 8** illustrates the traffic assignment of the new truck trips.

Year 2030 No-Build Traffic Volumes

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated March 20, 2024, the existing through traffic volumes on Division Street were increased by an annually compounded growth rate of 1.1 percent per year for six years (buildout year plus five years) for a total of seven percent. A copy of the CMAP 2050 projections letter is included in the Appendix.


In addition, the traffic estimated to be generated by a proposed warehouse/distribution development to be located just east of the with access via Churnovic Lane was included in the Year 2030 no-build traffic volumes.

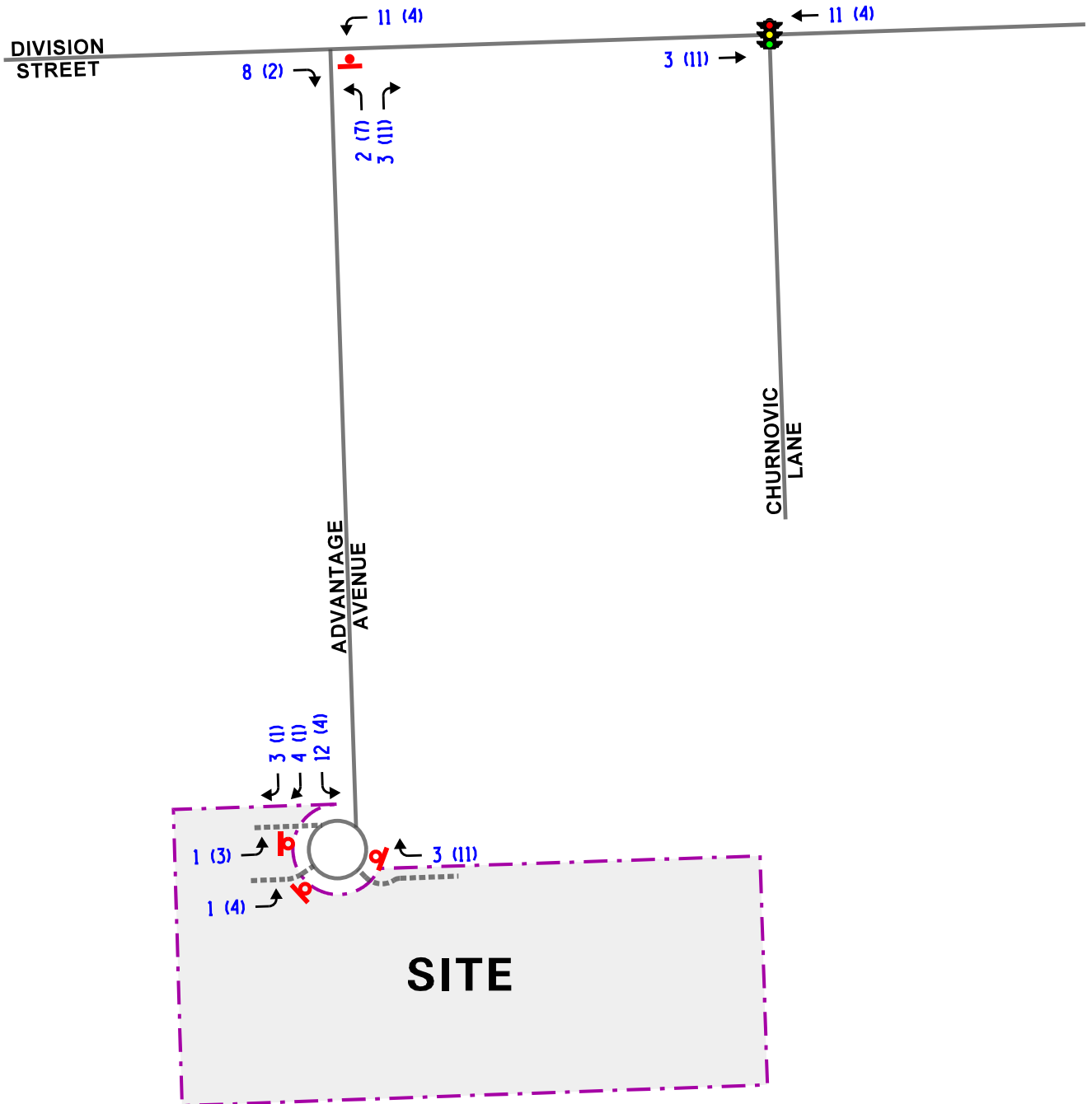
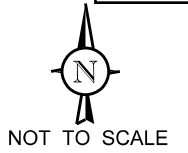
Figure 9 illustrates the Year 2029 no-build traffic volumes, which include the existing traffic volumes increased by the regional growth factor and the traffic estimated to be generated by the adjacent warehouse/distribution development.

Year 2030 Total Projected Conditions

The Year 2030 total projected traffic volumes include the Year 2030 no-build traffic volumes (Figure 9) plus the traffic estimated to be generated by the proposed development (Figures 7 and 8) which are illustrated in **Figure 10**.

LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)
-  - PROPOSED STOP SIGN



Warehouse/Distribution
Development
Crest Hill, Illinois


Site-Generated Traffic Volumes
Passenger Vehicles

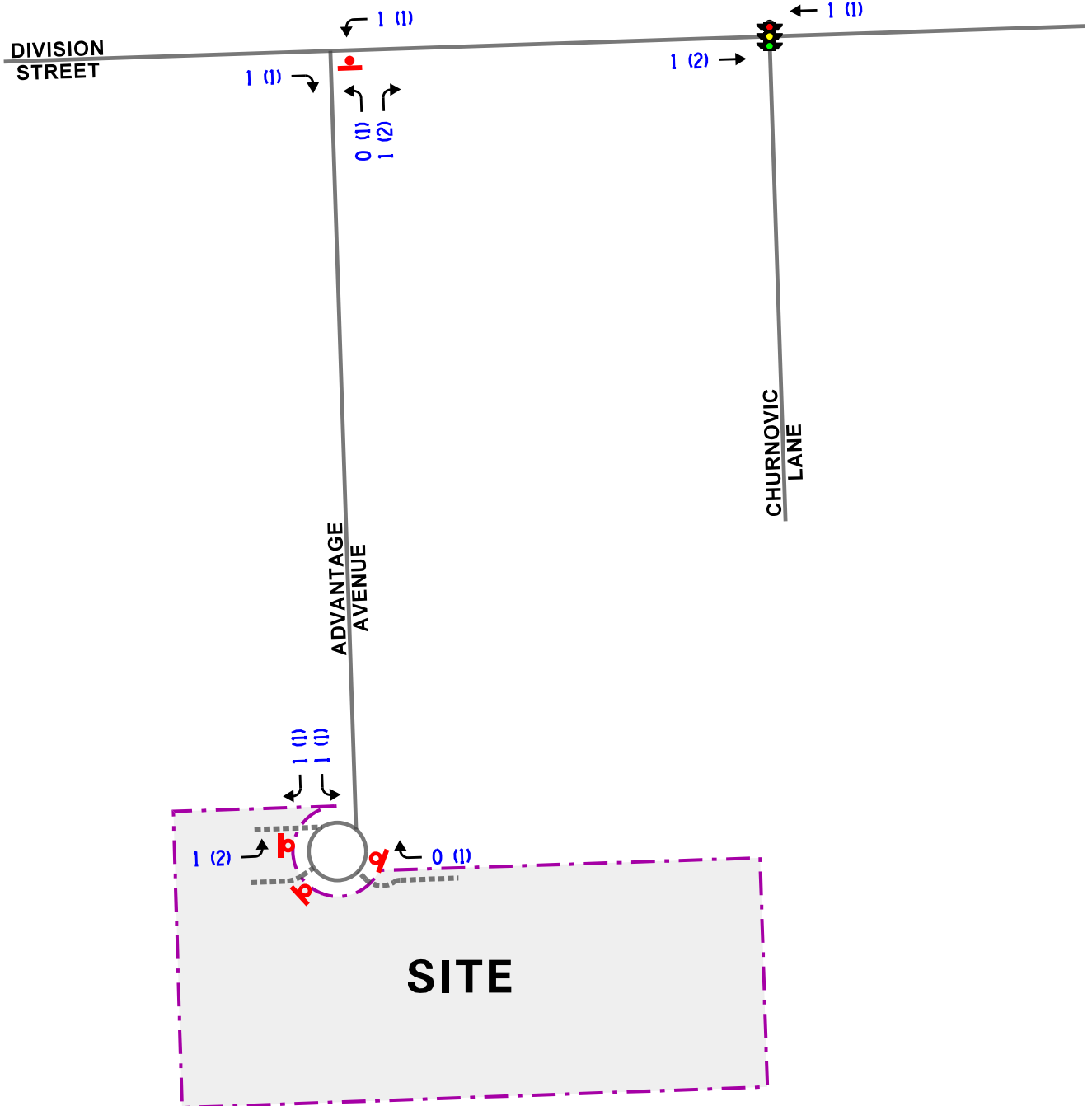
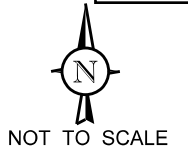


Job No: 24-044

Figure: 7

LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)
-  - PROPOSED STOP SIGN

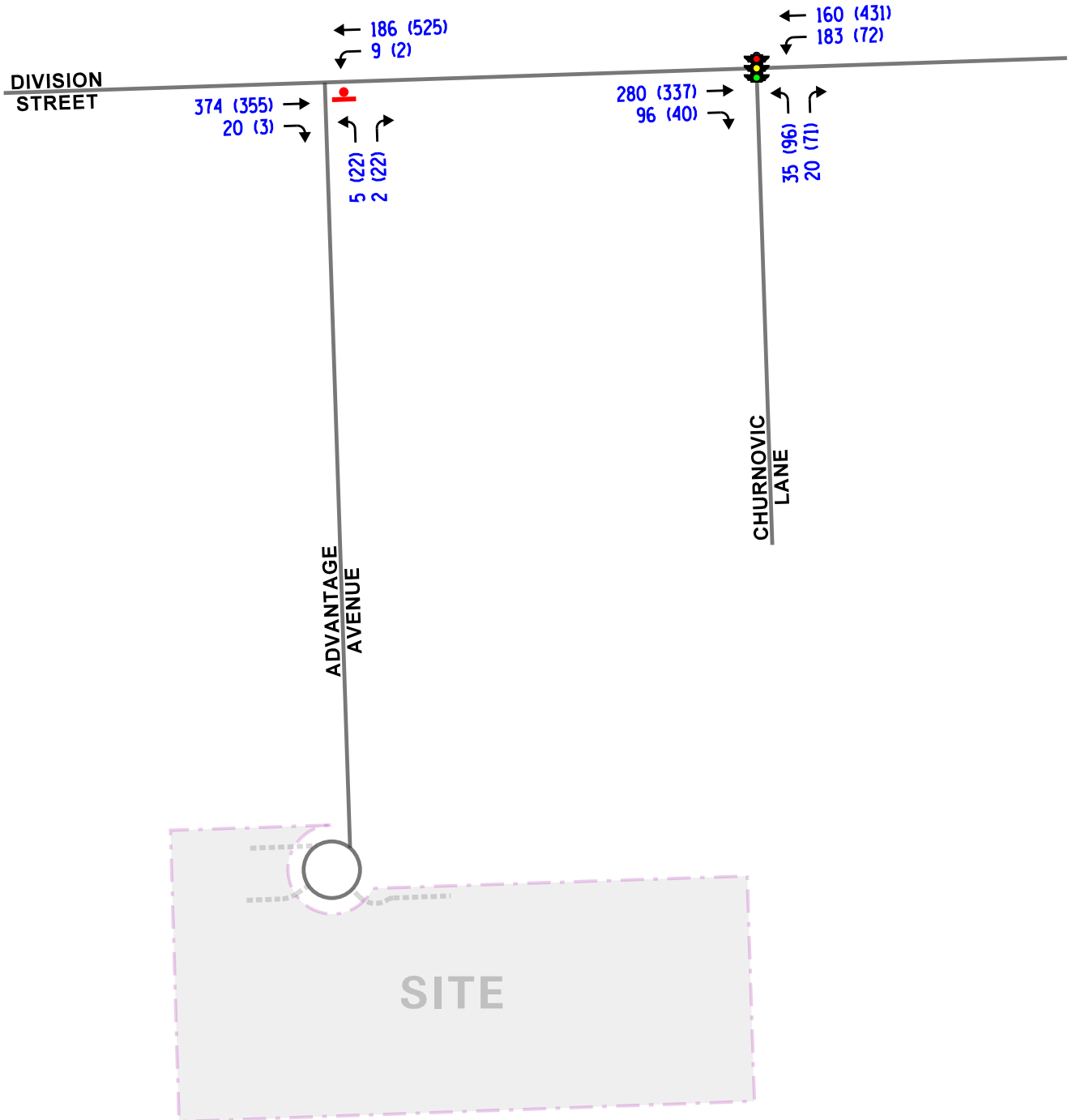
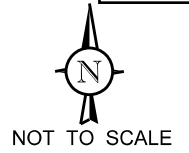


Warehouse/Distribution
Development
Crest Hill, Illinois


Site-Generated Traffic Volumes
Trucks

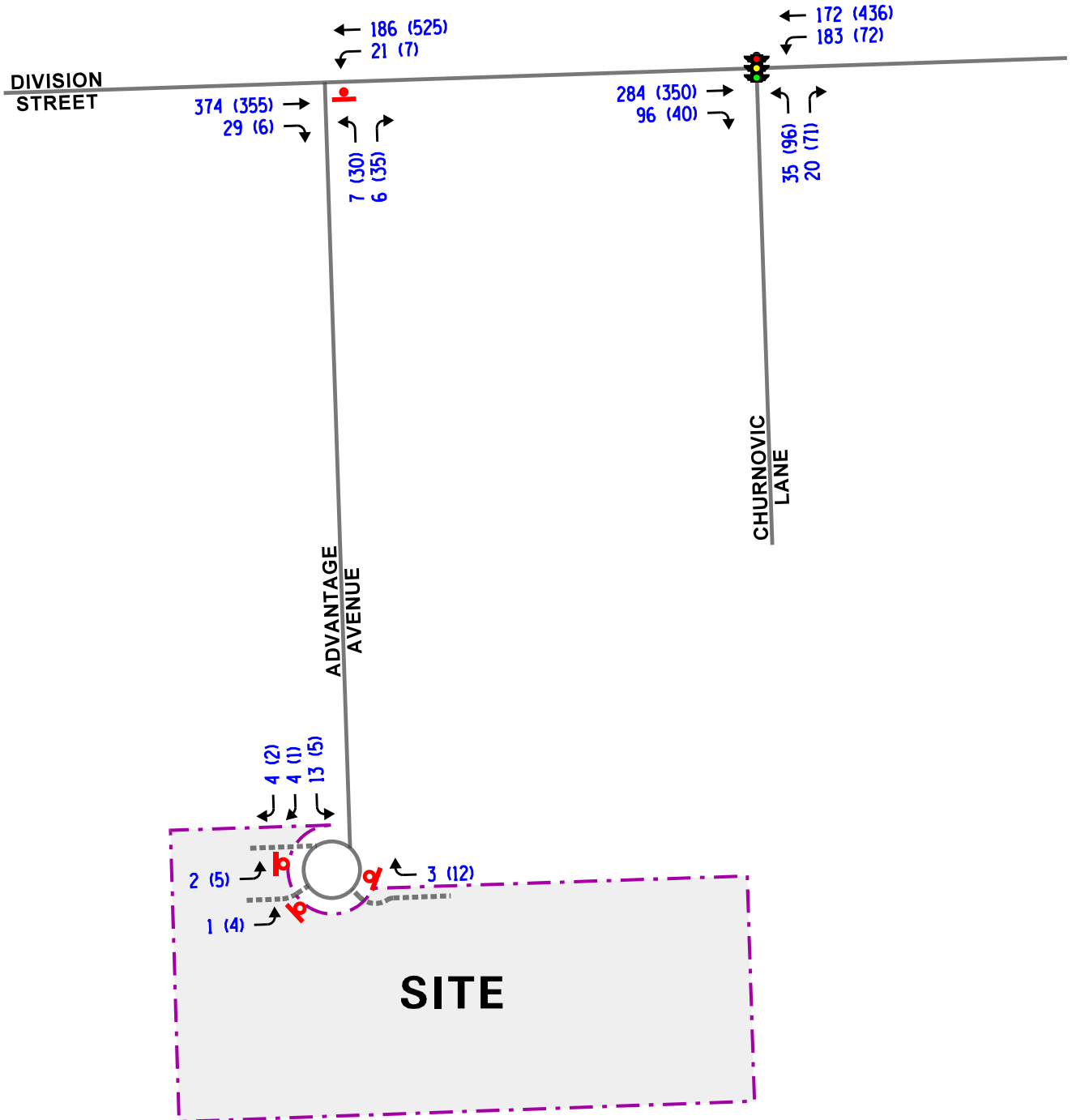
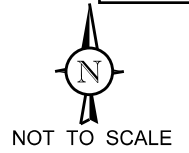
LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)



LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)
-  - PROPOSED STOP SIGN



Warehouse/Distribution
Development
Crest Hill, Illinois

Year 2030 Total Traffic Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 24-044 Figure: 10

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing, Year 2030 no-build, and Year 2030 total traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 software. The analysis for the intersection of Division Street with Churnovic Lane was accomplished using field measured cycle lengths and phasings.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the Year 2024 existing, Year 2030 no-build, and Year 2030 total projected conditions are presented in **Tables 5** and **6**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5

CAPACITY ANALYSIS RESULTS – DIVISION STREET WITH CHURNOVIC LANE – SIGNALIZED

	Peak Hour	Eastbound		Westbound		Northbound		Overall
		T	R	L	T	L	R	
Existing Conditions	Weekday Morning	B – 12.0		A 4.5	A 4.3	C 29.0	B 13.9	A 9.4
				A – 4.4		C – 23.5		
	Weekday Evening	B – 13.2		A 5.5	A 7.0	C 25.7	A 8.7	B 10.8
				A – 6.8		B – 18.3		
Year 2030 No-Build Conditions	Weekday Morning	B – 14.5		A 5.2	A 4.2	C 28.5	B 13.2	B 10.8
				A – 4.7		C – 22.9		
	Weekday Evening	B – 14.8		A 5.8	A 6.8	C 28.5	A 8.4	B 11.7
				A – 6.7		B – 19.9		
Year 2030 Total Conditions	Weekday Morning	B – 14.6		A 5.2	A 4.2	C 28.7	B 13.2	B 10.7
				A – 4.7		C – 23.1		
	Weekday Evening	B – 14.9		A 5.8	A 6.8	C 29.0	A 8.5	B 11.8
				A – 6.7		C – 20.3		
Letter denotes Level of Service Delay is measured in seconds. L – Left Turns R – Right Turns T – Through								

Table 6
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED
DIVISION STREET WITH ADVANTAGE AVENUE

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Existing Conditions				
• Northbound Approach	B	12.0	B	12.4
• Westbound Left Turn	A	8.2	A	9.4
Year 2030 No-Build Conditions				
• Northbound Approach	B	12.6	B	13.0
• Westbound Left Turn	A	8.4	A	9.6
Year 2030 Total Projected Conditions				
• Northbound Approach	B	12.6	B	13.4
• Westbound Left Turn	A	8.6	A	8.7
LOS = Level of Service Delay is measured in seconds.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Division Street with Churnovic Lane

The results of the capacity analysis indicate that this signalized intersection is currently operating at level of service (LOS) A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. Further, all movements operate at LOS C or better during both peak hours.

Assuming Year 2030 no-build volumes, this intersection is projected to operate at LOS B during the weekday morning and weekday evening peak hours. Further, all movements are projected to continue operating at LOS C or better during both peak hours.

Assuming the Year 2030 total projected volumes, this intersection is projected to operate at LOS B during the weekday morning and weekday evening peak hours. Further, all movements are projected to continue to operate at LOS C or better. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development and no roadway improvements or traffic control modifications are required.

Division Street with Advantage Avenue

The results of the capacity analysis indicate that the critical movements at this intersection currently operate at LOS B or better during the weekday morning and weekday evening peak hours.

Assuming the Year 2030 no-build traffic volumes, the critical movements at this intersection are projected to continue to operate at LOS B or better during the peak hours.

Assuming the Year 2030 total projected traffic volumes, the critical movements at this intersection are projected to continue to operate at LOS B or better during the weekday morning and weekday evening peak hours. 95th percentile queues for the northbound approach are projected to be approximately one to two vehicles during the peak hours. Additionally, intersection currently provides wider lanes along Advantage Avenue and larger radiuses which is sufficient to accommodate turning truck traffic. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development. and no roadway improvements or traffic control modifications are required.

Development Access Drives

Access to the development will be provided via three access drives that will be located along the cul-de-sac at the south end of Advantage Avenue. Two access drives are to be located on the west side of the cul-de-sac and one access drive is to be located on the east side of the cul-de-sac. All truck traffic will enter and exit the development via the northern access drive on the west side of the cul-de-sac. Each of the three access drives are proposed to provide one inbound lane and one outbound lane with outbound lanes under stop sign control. The northern access drive on the west side of the cul-de-sac will provide larger radiuses to accommodate the turning truck traffic.

Given the low volume of traffic along Advantage Avenue, particularly at the cul-de-sac, the three access drive will be sufficient to accommodate the traffic to be generated by the development and will provide efficient and orderly access.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed development will consist of an approximately 160,047 square-foot warehouse building that will be located at the south end of Advantage Avenue.
- Access to the development will be provided via three access drives that will be located along the cul-de-sac at the south end of Advantage Avenue. Two access drives are to be located on the west side of the cul-de-sac and one access drive is to be located on the east side of the cul-de-sac. All truck traffic will enter and exit the development via the northern access drive on the west side of the cul-de-sac. Each of the three access drives are proposed to provide one inbound lane and one outbound lane with outbound lanes under stop sign control. The northern access drive on the west side of the cul-de-sac will provide larger radiuses to accommodate the turning truck traffic.
- The existing area roadway system has sufficient capacity to accommodate the traffic estimated to be generated by the proposed warehouse development.

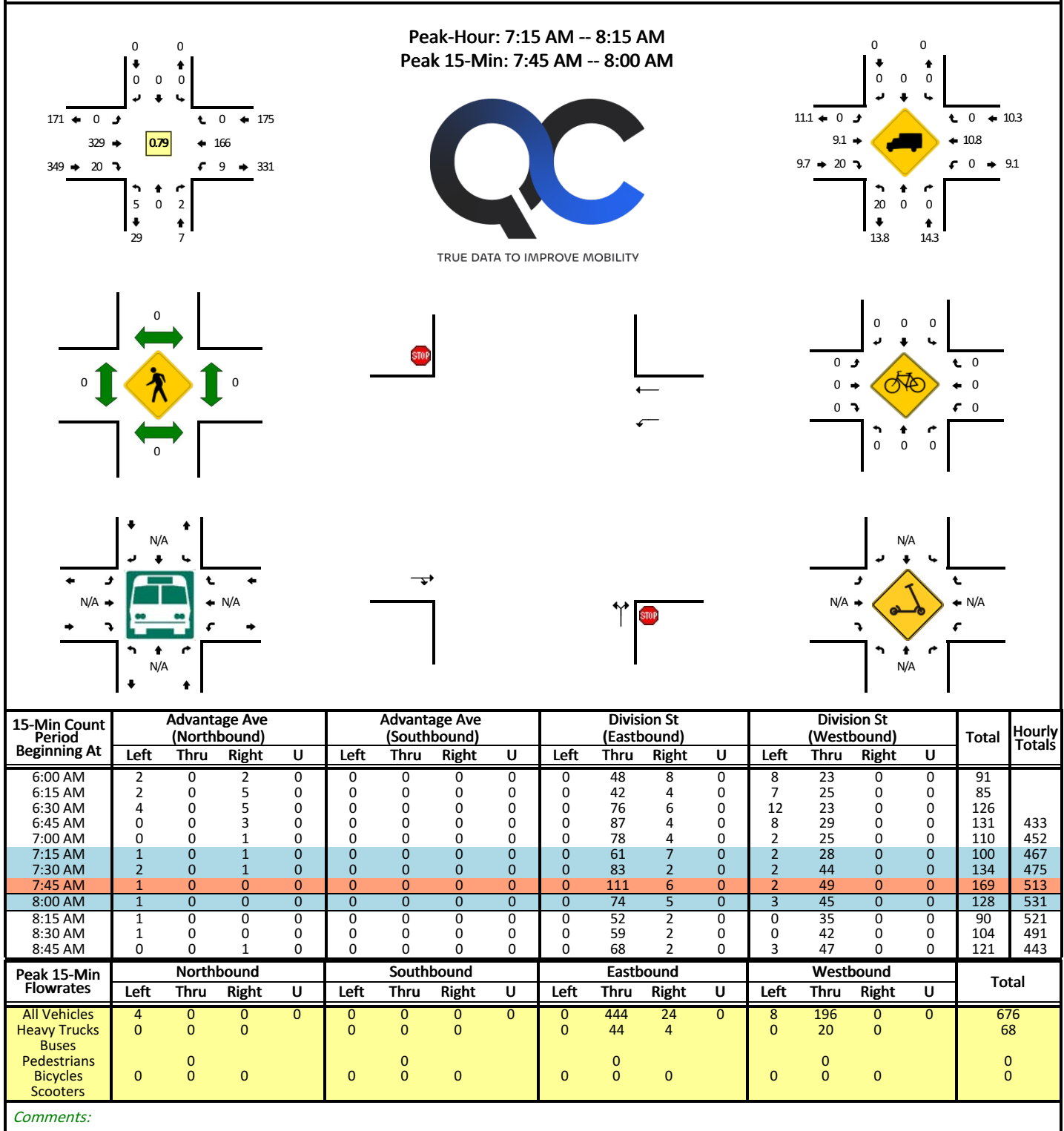
Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

LOCATION: Advantage Ave -- Division St
CITY/STATE: Crest Hill, IL

QC JOB #: 16512001
DATE: Tue, Mar 5 2024



Report generated on 3/7/2024 9:48 AM

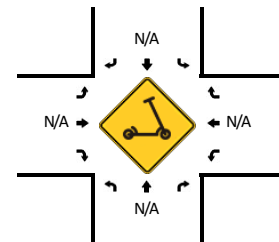
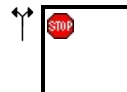
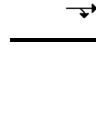
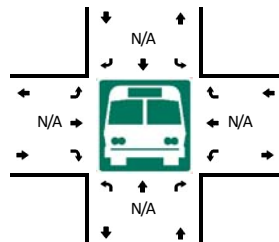
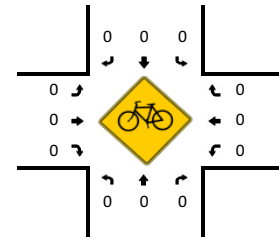
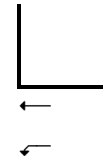
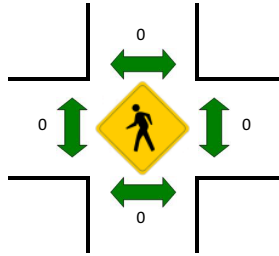
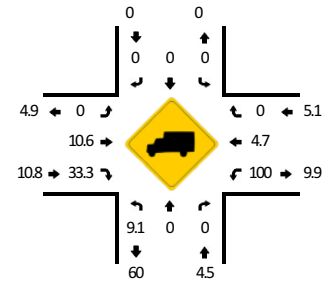
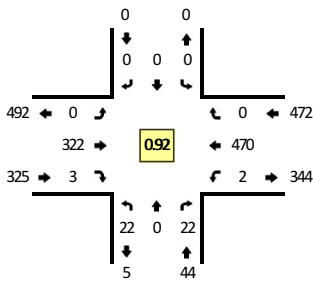
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Advantage Ave -- Division St**CITY/STATE:** Crest Hill, IL**QC JOB #:** 16512002**DATE:** Tue, Mar 5 2024

Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:30 PM -- 4:45 PM



TRUE DATA TO IMPROVE MOBILITY



15-Min Count Period Beginning At	Advantage Ave (Northbound)				Advantage Ave (Southbound)				Division St (Eastbound)				Division St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:00 PM	12	0	23	0	0	0	0	0	0	66	1	0	6	112	0	0	220	
3:15 PM	10	0	12	0	0	0	0	0	0	49	2	0	4	107	0	0	184	
3:30 PM	6	0	3	0	0	0	0	0	0	88	2	0	1	75	0	0	175	
3:45 PM	2	0	11	0	0	0	0	0	0	79	0	0	3	92	0	0	187	766
4:00 PM	4	0	7	0	0	0	0	0	0	70	0	0	1	132	0	0	214	760
4:15 PM	4	0	6	0	0	0	0	0	0	78	2	0	0	105	0	0	195	771
4:30 PM	9	0	8	0	0	0	0	0	0	82	0	0	1	129	0	0	229	825
4:45 PM	5	0	1	0	0	0	0	0	0	92	1	0	0	104	0	0	203	841
5:00 PM	5	0	3	0	0	0	0	0	0	82	0	0	2	101	0	0	193	820
5:15 PM	2	0	3	0	0	0	0	0	0	77	1	0	1	94	0	0	178	803
5:30 PM	2	0	2	0	0	0	0	0	0	68	1	0	1	91	0	0	165	739
5:45 PM	3	0	6	0	0	0	0	0	0	70	1	0	3	96	0	0	179	715
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	36	0	32	0	0	0	0	0	0	328	0	0	4	516	0	0	916	
Heavy Trucks	0	0	0	0	0	0	0	0	0	28	0	0	4	24	0	0	56	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles																		
Scooters																		

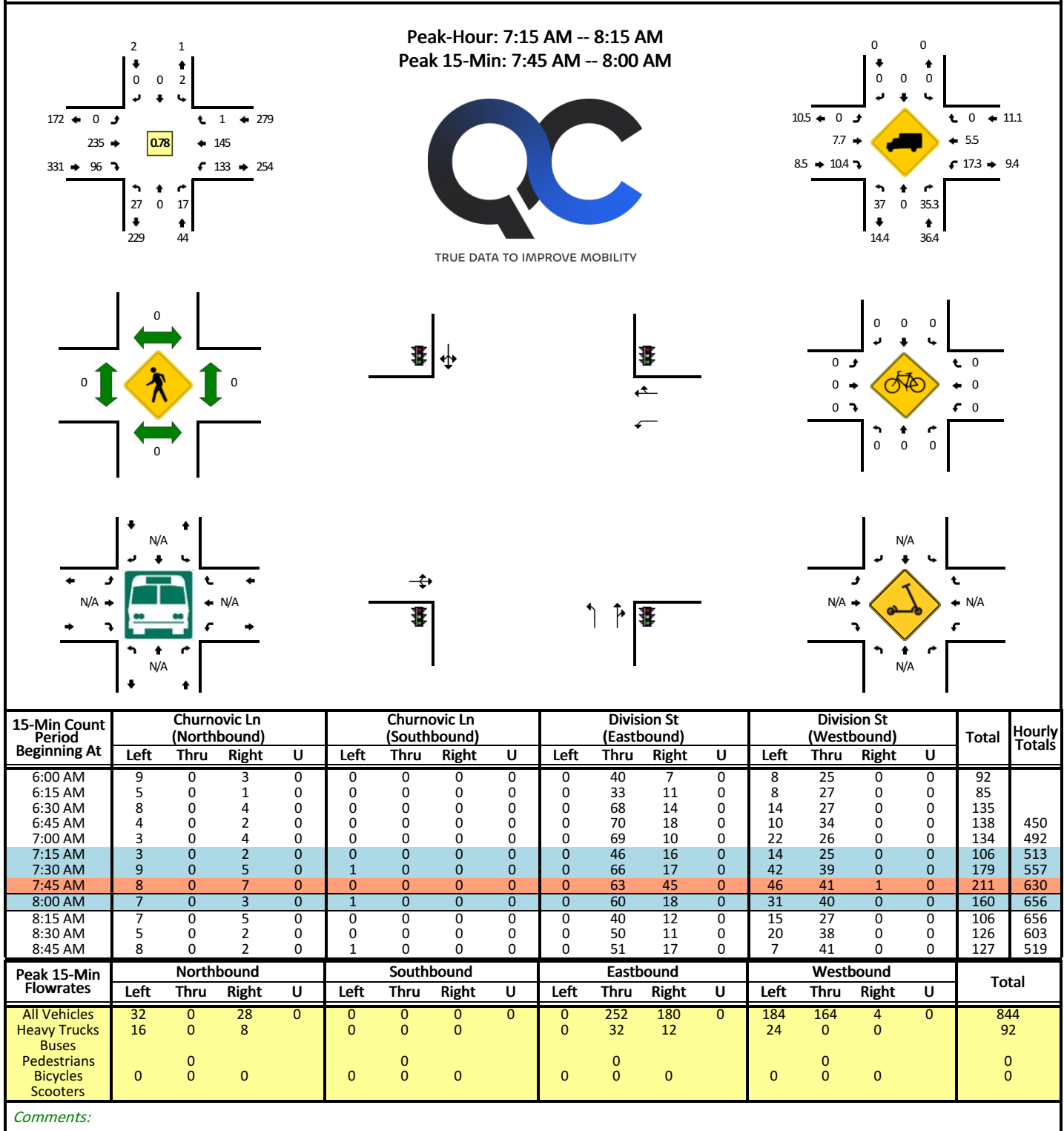
Comments:

Report generated on 3/20/2024 12:39 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Churnovic Ln -- Division St
CITY/STATE: Crest Hill, IL

QC JOB #: 16512003
DATE: Tue, Mar 5 2024

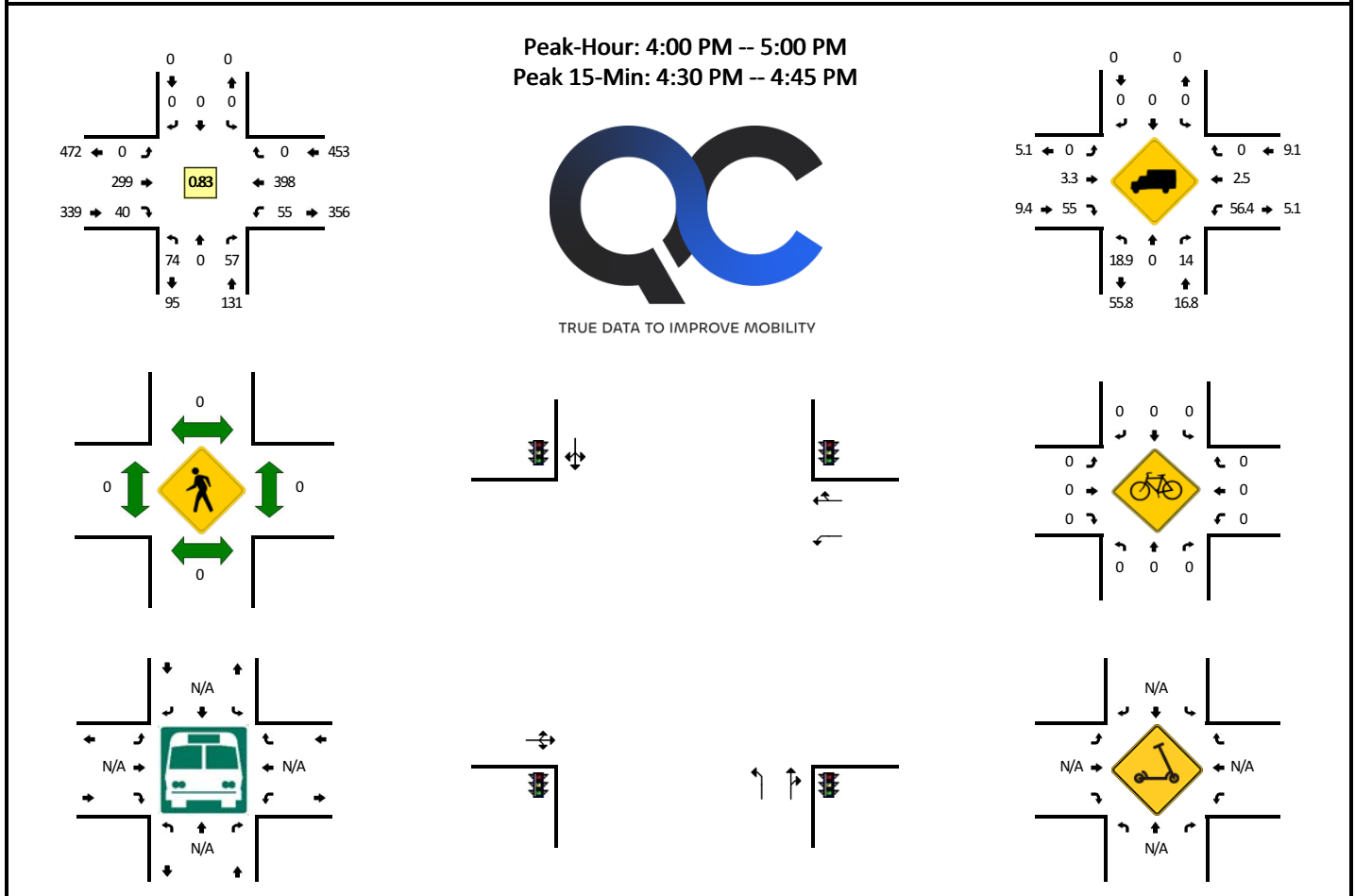


Report generated on 3/7/2024 9:48 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Churnovic Ln -- Division St
CITY/STATE: Crest Hill, IL

QC JOB #: 16512004
DATE: Tue, Mar 5 2024



15-Min Count Period Beginning At	Churnovic Ln (Northbound)				Churnovic Ln (Southbound)				Division St (Eastbound)				Division St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:00 PM	6	0	6	0	0	0	0	0	0	84	7	0	9	112	0	0	224	
3:15 PM	18	0	4	0	0	0	0	0	0	61	1	0	10	93	1	0	188	
3:30 PM	6	0	5	0	0	0	0	0	0	84	6	0	8	77	0	0	186	
3:45 PM	6	0	5	0	0	0	0	0	0	80	8	0	15	87	0	0	201	799
4:00 PM	12	0	4	0	0	0	0	0	0	66	6	0	5	117	0	0	210	785
4:15 PM	9	0	6	0	0	0	0	0	0	74	11	0	14	97	0	0	211	808
4:30 PM	38	0	35	0	0	0	0	0	0	76	12	0	21	95	0	0	277	899
4:45 PM	15	0	12	0	0	0	0	0	0	83	11	0	15	89	0	0	225	923
5:00 PM	11	0	14	0	0	0	0	0	0	74	13	0	19	92	0	0	223	936
5:15 PM	11	0	6	0	0	0	0	0	0	72	8	0	15	87	0	0	199	924
5:30 PM	14	0	18	0	0	0	0	0	0	56	14	0	11	79	1	0	193	840
5:45 PM	7	0	7	0	0	0	0	0	0	57	17	0	11	91	0	0	190	805
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	152	0	140	0	0	0	0	0	0	304	48	0	84	380	0	0	1108	
Heavy Trucks	12	0	8		0	0	0		0	8	20		48	16	0		112	
Buses																		
Pedestrians	0	0			0				0				0				0	
Bicycles					0				0				0				0	
Scooters																		

Comments:

Report generated on 3/20/2024 12:39 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

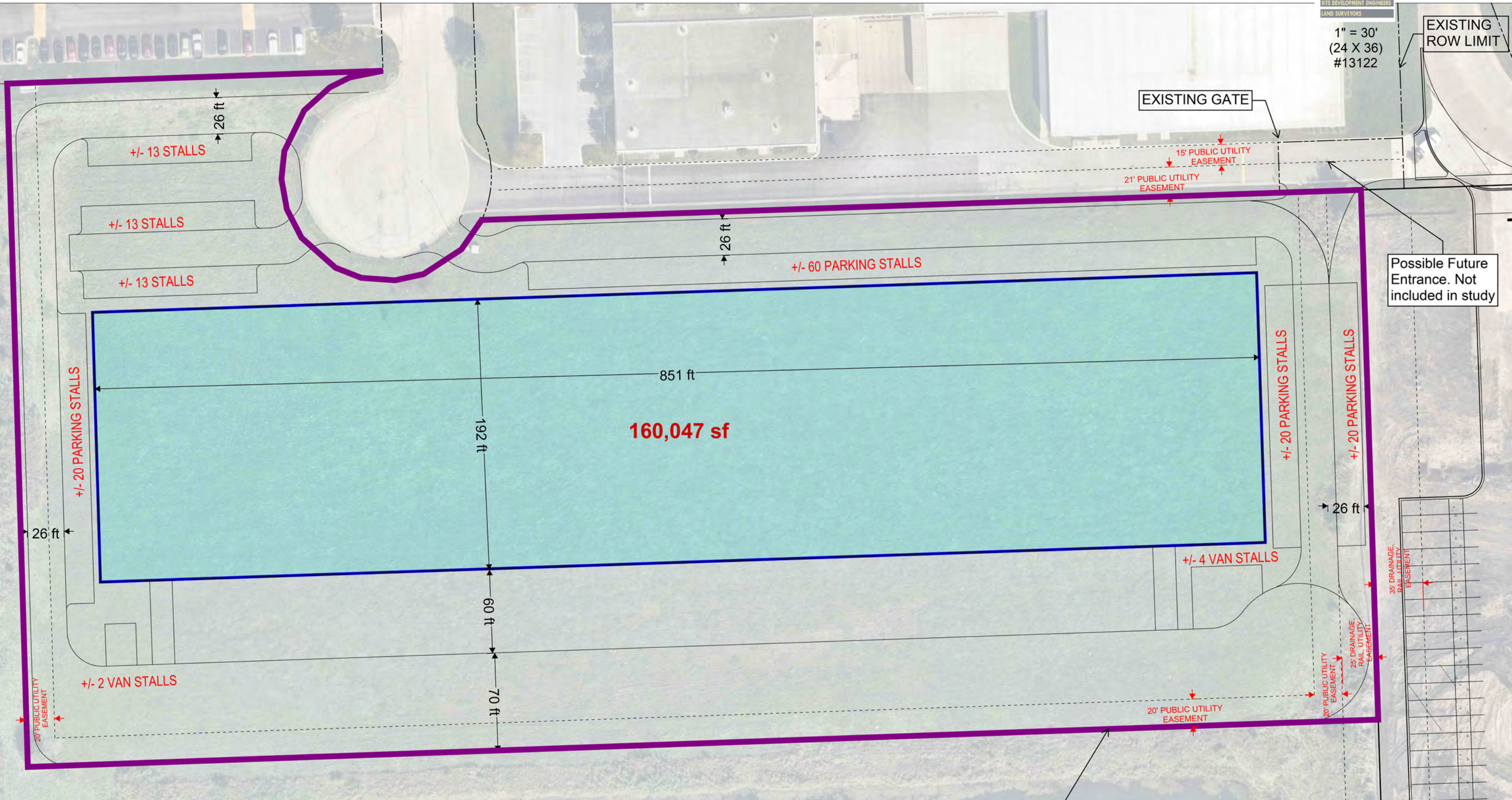
Site Plan

CONCEPT SITE PLAN # 4-3



Item 8.

1" = 30'
(24 X 36)
#13122



PROPERTY
BOUNDARY

ITE Trip Generation Sheets

Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 31

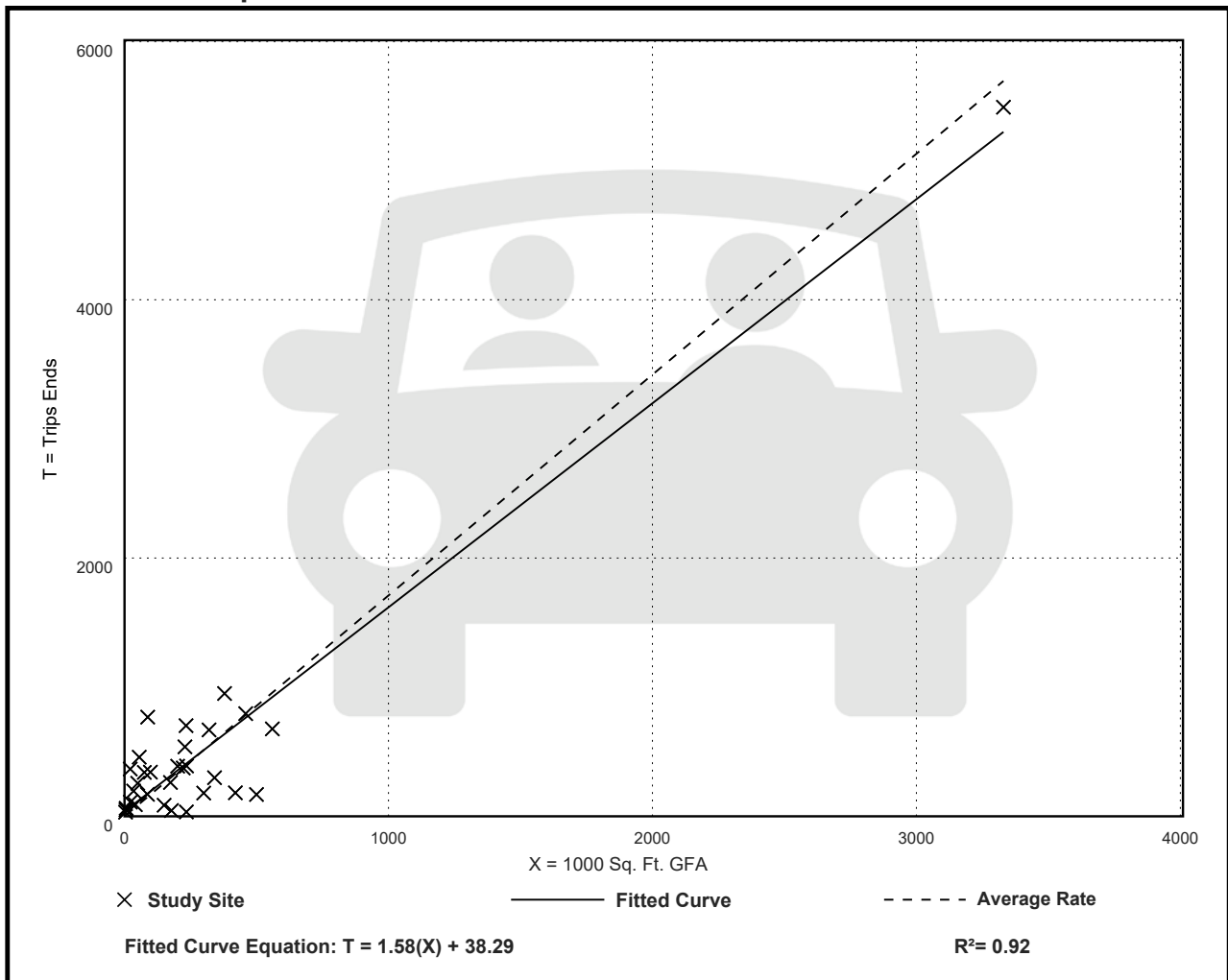
Avg. 1000 Sq. Ft. GFA: 292

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

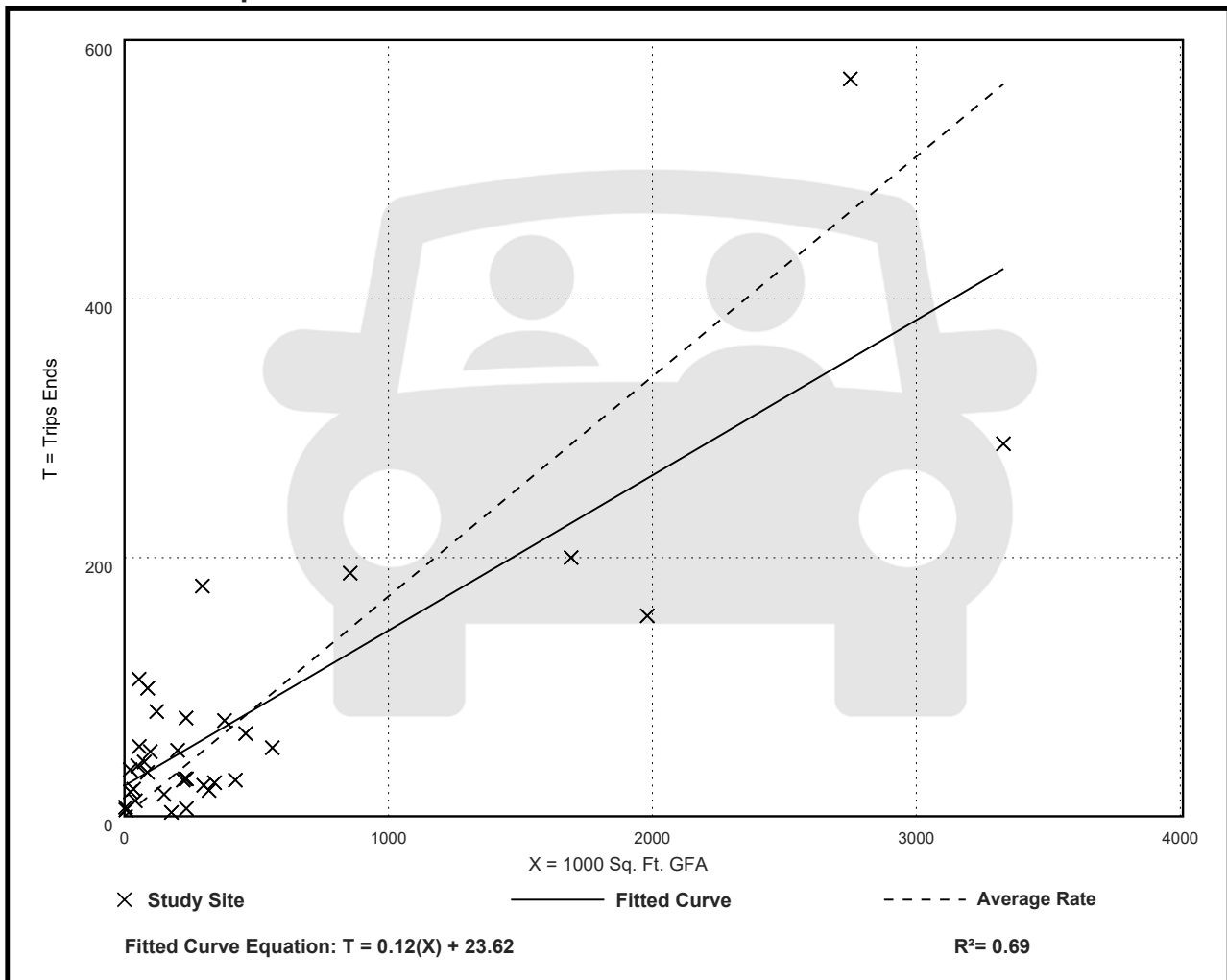
Avg. 1000 Sq. Ft. GFA: 448

Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

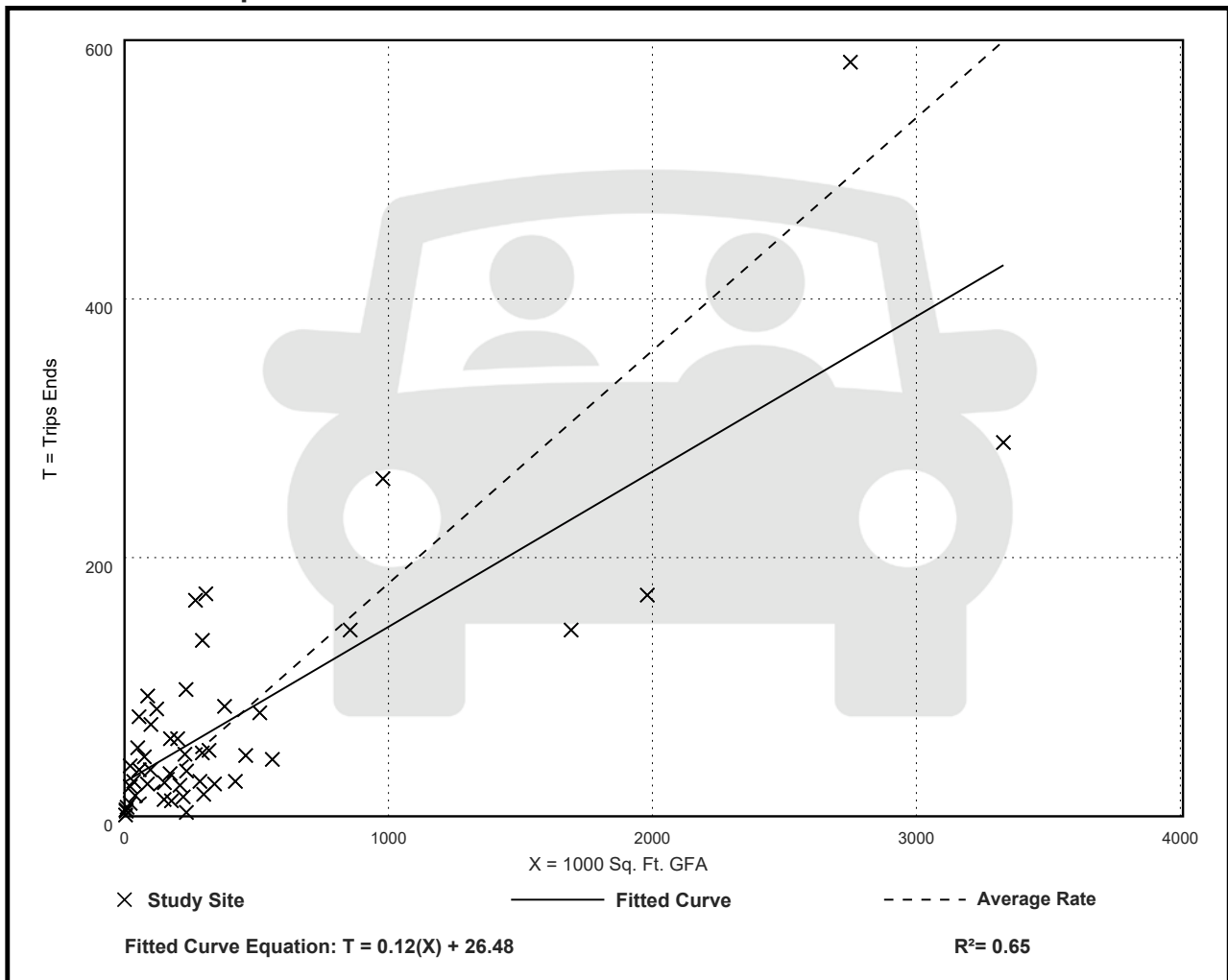
Avg. 1000 Sq. Ft. GFA: 400

Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



CMAP 2050 Projections Letter



Chicago Metropolitan
Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

March 20, 2024

Kelly Pachowicz
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Division Street at Advantage Avenue
IDOT

Dear Ms. Pachowicz:

In response to a request made on your behalf and dated 3/20/2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Division St, at Advantage Ave	3,300	4,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
S:\AdminGroups\ResearchAnalysis\2024_TrafficForecasts\CrestHill\wi-10-24\wi-10-24.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A.	$> 10 - 20$
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	$> 20 - 35$
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	$> 35 - 55$
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	$> 55 - 80$
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80
Unsignalized Intersections		
Level of Service		Average Total Delay (sec/veh)
A		0 - 10
B		$> 10 - 15$
C		$> 15 - 25$
D		$> 25 - 35$
E		$> 35 - 50$
F		> 50
Source: <i>Highway Capacity Manual</i> , 6 th Edition.		

Capacity Analysis Summary Sheets
Existing Weekday Morning Peak Hour

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↖	↗	↖	↗
Traffic Volume (vph)	235	96	133	148	27	17
Future Volume (vph)	235	96	133	148	27	17
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	200		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			200		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.961					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	1682	0	1543	1887	1318	1196
Flt Permitted			0.418		0.950	
Satd. Flow (perm)	1682	0	679	1887	1318	1196
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	30					22
Link Speed (mph)	35			35	20	
Link Distance (ft)	730			792	1209	
Travel Time (s)	14.2			15.4	41.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	8%	10%	17%	6%	37%	35%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	424	0	171	190	35	22
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases			6			8
Detector Phase	2		1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0		3.0	15.0	5.0	5.0
Minimum Split (s)	21.0		6.5	21.0	11.0	11.0
Total Split (s)	47.0		23.0	70.0	20.0	20.0
Total Split (%)	52.2%		25.6%	77.8%	22.2%	22.2%
Yellow Time (s)	4.5		3.5	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	None	None
Act Effect Green (s)	30.6		39.5	41.3	13.5	13.5
Actuated g/C Ratio	0.58		0.75	0.79	0.26	0.26

24-044 Warehouse Dev. - Crest Hill
Existing Weekday Morning Peak Hour

Synchro 11 Report
KP

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.43		0.26	0.13	0.10	0.07
Control Delay	12.0		4.5	4.3	26.0	13.0
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	12.0		4.5	4.3	26.0	13.0
LOS	B		A	A	C	B
Approach Delay	12.0			4.4	21.0	
Approach LOS	B			A	C	
Queue Length 50th (ft)	103		19	25	11	0
Queue Length 95th (ft)	160		36	43	35	15
Internal Link Dist (ft)	650			712	1129	
Turn Bay Length (ft)			200			
Base Capacity (vph)	1283		937	1786	451	423
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.33		0.18	0.11	0.08	0.05

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 52.4

Natural Cycle: 40

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.43

Intersection Signal Delay: 9.4

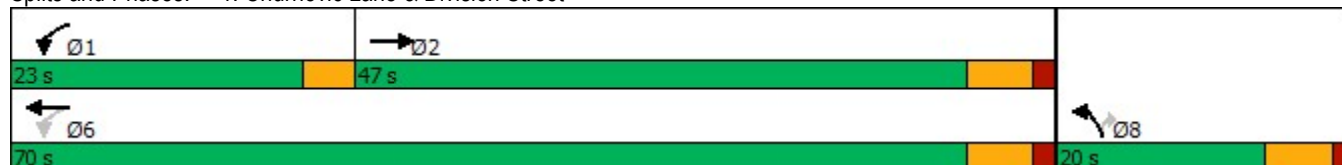
Intersection LOS: A

Intersection Capacity Utilization 43.1%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Churnovic Lane & Division Street







HCM 6th TWSC

2: Advantage Avenue & Division Street

03/22/2024

Intersection

Int Delay, s/veh 0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	329	20	9	166	5	2
Future Vol, veh/h	329	20	9	166	5	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	130	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	9	20	0	11	20	0
Mvmt Flow	416	25	11	210	6	3

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	441
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1130
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1130
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	12
HCM LOS			B












Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	522	-	-	1130	-
HCM Lane V/C Ratio	0.017	-	-	0.01	-
HCM Control Delay (s)	12	-	-	8.2	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Capacity Analysis Summary Sheets
Existing Weekday Evening Peak Hour

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

						
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	304	40	55	398	74	57
Future Volume (vph)	304	40	55	398	74	57
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	200		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			200		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.984					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	1646	0	902	1905	1656	1615
Flt Permitted			0.422		0.950	
Satd. Flow (perm)	1646	0	401	1905	1656	1615
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	10					69
Link Speed (mph)	35			35	20	
Link Distance (ft)	730			792	1209	
Travel Time (s)	14.2			15.4	41.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	11%	33%	100%	5%	9%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	414	0	66	480	89	69
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases			6			8
Detector Phase	2		1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0		3.0	15.0	5.0	5.0
Minimum Split (s)	21.0		6.5	21.0	11.0	11.0
Total Split (s)	47.0		23.0	70.0	20.0	20.0
Total Split (%)	52.2%		25.6%	77.8%	22.2%	22.2%
Yellow Time (s)	4.5		3.5	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	None	None
Act Effect Green (s)	31.9		37.5	37.5	14.3	14.3
Actuated g/C Ratio	0.58		0.68	0.68	0.26	0.26

24-044 Warehouse Dev. - Crest Hill
Existing Weekday Evening Peak Hour

Synchro 11 Report
KP

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.43		0.19	0.37	0.21	0.15
Control Delay	13.2		5.5	7.0	25.7	8.7
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	13.2		5.5	7.0	25.7	8.7
LOS	B		A	A	C	A
Approach Delay	13.2			6.8	18.3	
Approach LOS	B			A	B	
Queue Length 50th (ft)	110		8	83	28	0
Queue Length 95th (ft)	175		18	122	73	28
Internal Link Dist (ft)	650			712	1129	
Turn Bay Length (ft)			200			
Base Capacity (vph)	1212		499	1800	523	557
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.34		0.13	0.27	0.17	0.12

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 55.4

Natural Cycle: 45

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.43

Intersection Signal Delay: 10.8

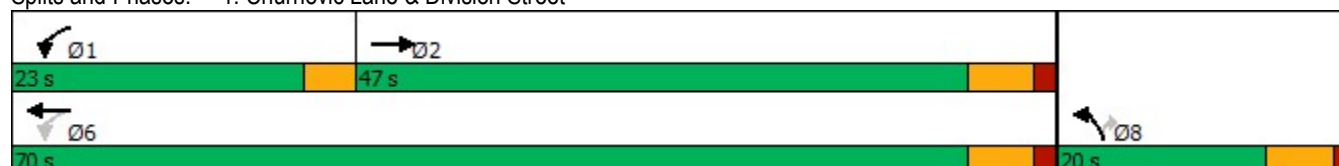
Intersection LOS: B

Intersection Capacity Utilization 39.3%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Churnovic Lane & Division Street



HCM 6th TWSC

2: Advantage Avenue & Division Street

03/22/2024

Intersection

Int Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
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Lane Configurations						
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Traffic Vol, veh/h	322	3	2	470	22	22
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Future Vol, veh/h	322	3	2	470	22	22
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Conflicting Peds, #/hr	0	0	0	0	0	0
------------------------	---	---	---	---	---	---

Sign Control	Free	Free	Free	Free	Stop	Stop
--------------	------	------	------	------	------	------

RT Channelized	-	None	-	None	-	None
----------------	---	------	---	------	---	------

Storage Length	-	-	130	-	0	-
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Veh in Median Storage, #	0	-	-	0	1	-
--------------------------	---	---	---	---	---	---

Grade, %	0	-	-	0	0	-
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Peak Hour Factor	92	92	92	92	92	92
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Heavy Vehicles, %	11	33	100	5	9	0
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Mvmt Flow	350	3	2	511	24	24
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Major/Minor	Major1	Major2	Minor1
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Conflicting Flow All	0	0	353	0	867	352
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Stage 1	-	-	-	-	352	-
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Stage 2	-	-	-	-	515	-
---------	---	---	---	---	-----	---

Critical Hdwy	-	-	5.1	-	6.49	6.2
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Critical Hdwy Stg 1	-	-	-	-	5.49	-
---------------------	---	---	---	---	------	---

Critical Hdwy Stg 2	-	-	-	-	5.49	-
---------------------	---	---	---	---	------	---

Follow-up Hdwy	-	-	3.1	-	3.581	3.3
----------------	---	---	-----	---	-------	-----

Pot Cap-1 Maneuver	-	-	817	-	314	696
--------------------	---	---	-----	---	-----	-----

Stage 1	-	-	-	-	697	-
---------	---	---	---	---	-----	---

Stage 2	-	-	-	-	586	-
---------	---	---	---	---	-----	---

Platoon blocked, %	-	-	-	-	-	-
--------------------	---	---	---	---	---	---

Mov Cap-1 Maneuver	-	-	817	-	313	696
--------------------	---	---	-----	---	-----	-----

Mov Cap-2 Maneuver	-	-	-	-	431	-
--------------------	---	---	---	---	-----	---

Stage 1	-	-	-	-	697	-
---------	---	---	---	---	-----	---

Stage 2	-	-	-	-	585	-
---------	---	---	---	---	-----	---

Approach	EB	WB	NB
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HCM Control Delay, s	0	0	12.4
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HCM LOS			B
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Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
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Capacity (veh/h)	532	-	-	817	-
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HCM Lane V/C Ratio	0.09	-	-	0.003	-
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HCM Control Delay (s)	12.4	-	-	9.4	-
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HCM Lane LOS	B	-	-	A	-
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HCM 95th %tile Q(veh)	0.3	-	-	0	-
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Capacity Analysis Summary Sheets
Year 2030 No-Build Weekday Morning Peak Hour

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↘	↗	↘	↗
Traffic Volume (vph)	280	96	183	160	35	20
Future Volume (vph)	280	96	183	160	35	20
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	200		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			200		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.966					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	1703	0	1583	1905	1262	1154
Flt Permitted			0.362		0.950	
Satd. Flow (perm)	1703	0	603	1905	1262	1154
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	25					26
Link Speed (mph)	35			35	20	
Link Distance (ft)	730			792	1209	
Travel Time (s)	14.2			15.4	41.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	10%	14%	5%	43%	40%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	482	0	235	205	45	26
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases			6			8
Detector Phase	2		1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0		3.0	15.0	5.0	5.0
Minimum Split (s)	21.0		6.5	21.0	11.0	11.0
Total Split (s)	47.0		23.0	70.0	20.0	20.0
Total Split (%)	52.2%		25.6%	77.8%	22.2%	22.2%
Yellow Time (s)	4.5		3.5	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	None	None
Act Effect Green (s)	29.1		45.2	46.6	13.1	13.1
Actuated g/C Ratio	0.50		0.78	0.80	0.23	0.23

24-044 Warehouse Dev. - Crest Hill
 Year 2030 No-Build Weekday Morning Peak Hour

Synchro 11 Report
 KP

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.56		0.38	0.13	0.16	0.09
Control Delay	14.5		5.2	4.2	28.5	13.2
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	14.5		5.2	4.2	28.5	13.2
LOS	B		A	A	C	B
Approach Delay	14.5			4.7	22.9	
Approach LOS	B			A	C	
Queue Length 50th (ft)	134		29	28	16	0
Queue Length 95th (ft)	198		47	46	43	17
Internal Link Dist (ft)	650			712	1129	
Turn Bay Length (ft)			200			
Base Capacity (vph)	1247		858	1739	360	348
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.39		0.27	0.12	0.13	0.07

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 58.2

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.56

Intersection Signal Delay: 10.8

Intersection LOS: B

Intersection Capacity Utilization 48.2%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Churnovic Lane & Division Street

↙ Ø1	→ Ø2	
23 s	47 s	
← Ø6		↖ Ø8
70 s		20 s






HCM 6th TWSC

2: Advantage Avenue & Division Street

03/22/2024

Intersection

Int Delay, s/veh 0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	374	20	9	186	5	2
Future Vol, veh/h	374	20	9	186	5	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	130	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	9	20	0	12	20	0
Mvmt Flow	473	25	11	235	6	3

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	498
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1076
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1076
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	485	-	-	1076	-
HCM Lane V/C Ratio	0.018	-	-	0.011	-
HCM Control Delay (s)	12.6	-	-	8.4	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Capacity Analysis Summary Sheets
Year 2030 No-Build Weekday Evening Peak Hour

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↖	↗	↖	↗
Traffic Volume (vph)	280	96	183	160	35	20
Future Volume (vph)	280	96	183	160	35	20
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	200		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			200		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.966					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	1703	0	1583	1905	1262	1154
Flt Permitted			0.362		0.950	
Satd. Flow (perm)	1703	0	603	1905	1262	1154
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	25					26
Link Speed (mph)	35			35	20	
Link Distance (ft)	730			792	1209	
Travel Time (s)	14.2			15.4	41.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	10%	14%	5%	43%	40%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	482	0	235	205	45	26
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases			6			8
Detector Phase	2		1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0		3.0	15.0	5.0	5.0
Minimum Split (s)	21.0		6.5	21.0	11.0	11.0
Total Split (s)	47.0		23.0	70.0	20.0	20.0
Total Split (%)	52.2%		25.6%	77.8%	22.2%	22.2%
Yellow Time (s)	4.5		3.5	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	None	None
Act Effect Green (s)	29.1		45.2	46.6	13.1	13.1
Actuated g/C Ratio	0.50		0.78	0.80	0.23	0.23

24-044 Warehouse Dev. - Crest Hill
 Year 2030 No-Build Weekday Morning Peak Hour

Synchro 11 Report
 KP

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.56		0.38	0.13	0.16	0.09
Control Delay	14.5		5.2	4.2	28.5	13.2
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	14.5		5.2	4.2	28.5	13.2
LOS	B		A	A	C	B
Approach Delay	14.5			4.7	22.9	
Approach LOS	B			A	C	
Queue Length 50th (ft)	134		29	28	16	0
Queue Length 95th (ft)	198		47	46	43	17
Internal Link Dist (ft)	650			712	1129	
Turn Bay Length (ft)			200			
Base Capacity (vph)	1247		858	1739	360	348
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.39		0.27	0.12	0.13	0.07

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 58.2

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.56

Intersection Signal Delay: 10.8

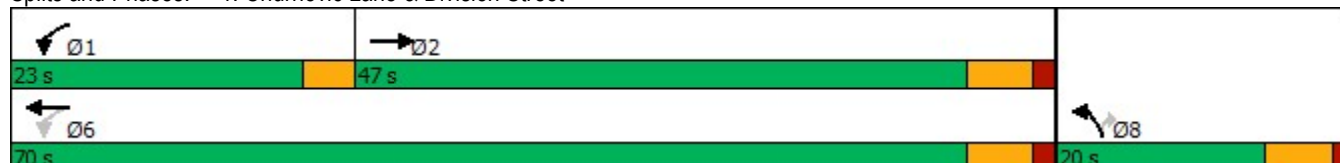
Intersection LOS: B

Intersection Capacity Utilization 48.2%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Churnovic Lane & Division Street








HCM 6th TWSC

2: Advantage Avenue & Division Street

03/22/2024

Intersection

Int Delay, s/veh 0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	374	20	9	186	5	2
Future Vol, veh/h	374	20	9	186	5	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	130	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	9	20	0	12	20	0
Mvmt Flow	473	25	11	235	6	3

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	498
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1076
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1076
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	485	-	-	1076	-
HCM Lane V/C Ratio	0.018	-	-	0.011	-
HCM Control Delay (s)	12.6	-	-	8.4	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Capacity Analysis Summary Sheets
Year 2030 Total Projected Weekday Morning Peak Hour

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↘	↗	↘	↗
Traffic Volume (vph)	284	96	183	172	35	20
Future Volume (vph)	284	96	183	172	35	20
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	200		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			200		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.966					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	1703	0	1583	1905	1262	1154
Flt Permitted			0.359		0.950	
Satd. Flow (perm)	1703	0	598	1905	1262	1154
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	25					26
Link Speed (mph)	35			35	20	
Link Distance (ft)	730			792	1209	
Travel Time (s)	14.2			15.4	41.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	10%	14%	5%	43%	40%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	487	0	235	221	45	26
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases			6			8
Detector Phase	2		1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0		3.0	15.0	5.0	5.0
Minimum Split (s)	21.0		6.5	21.0	11.0	11.0
Total Split (s)	47.0		23.0	70.0	20.0	20.0
Total Split (%)	52.2%		25.6%	77.8%	22.2%	22.2%
Yellow Time (s)	4.5		3.5	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	None	None
Act Effect Green (s)	29.4		45.5	46.9	13.2	13.2
Actuated g/C Ratio	0.50		0.78	0.80	0.23	0.23

24-044 Warehouse Dev. - Crest Hill
 Year 2030 Total Weekday Morning Peak Hour

Synchro 11 Report
 KP

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.56		0.38	0.14	0.16	0.09
Control Delay	14.6		5.2	4.2	28.7	13.2
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	14.6		5.2	4.2	28.7	13.2
LOS	B		A	A	C	B
Approach Delay	14.6			4.7	23.1	
Approach LOS	B			A	C	
Queue Length 50th (ft)	136		29	31	16	0
Queue Length 95th (ft)	200		47	49	43	17
Internal Link Dist (ft)	650			712	1129	
Turn Bay Length (ft)			200			
Base Capacity (vph)	1244		855	1733	359	347
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.39		0.27	0.13	0.13	0.07

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 58.5

Natural Cycle: 55

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.56

Intersection Signal Delay: 10.7

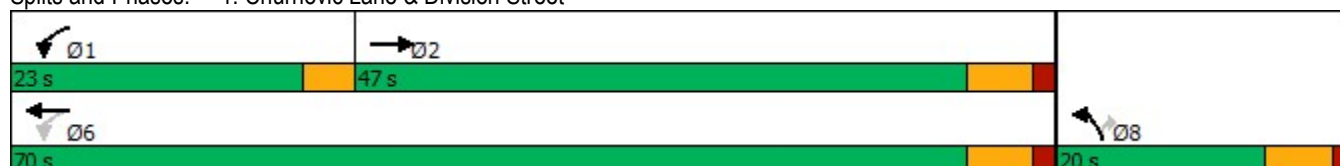
Intersection LOS: B

Intersection Capacity Utilization 48.4%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Churnovic Lane & Division Street



HCM 6th TWSC

2: Advantage Avenue & Division Street

03/22/2024

Intersection

Int Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
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Lane Configurations						
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Traffic Vol, veh/h	374	29	21	186	7	6
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Future Vol, veh/h	374	29	21	186	7	6
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Conflicting Peds, #/hr	0	0	0	0	0	0
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Sign Control	Free	Free	Free	Free	Stop	Stop
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RT Channelized	-	None	-	None	-	None
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Storage Length	-	-	130	-	0	-
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Veh in Median Storage, #	0	-	-	0	1	-
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Grade, %	0	-	-	0	0	-
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Peak Hour Factor	79	79	79	79	79	79
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Heavy Vehicles, %	9	17	5	12	14	17
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Mvmt Flow	473	37	27	235	9	8
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Major/Minor	Major1	Major2	Minor1
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Conflicting Flow All	0	0	510
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Stage 1	-	-	-
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Stage 2	-	-	-
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Critical Hdwy	-	-	4.15
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Critical Hdwy Stg 1	-	-	-
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Critical Hdwy Stg 2	-	-	-
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Follow-up Hdwy	-	-	2.245
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Pot Cap-1 Maneuver	-	-	1040
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Stage 1	-	-	-
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Stage 2	-	-	-
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Platoon blocked, %	-	-	-
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Mov Cap-1 Maneuver	-	-	1040
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Mov Cap-2 Maneuver	-	-	-
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Stage 1	-	-	-
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Stage 2	-	-	-
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Approach	EB	WB	NB
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HCM Control Delay, s	0	0.9	12.6
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HCM LOS			B
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Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
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Capacity (veh/h)	489	-	-	1040	-
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HCM Lane V/C Ratio	0.034	-	-	0.026	-
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HCM Control Delay (s)	12.6	-	-	8.6	-
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HCM Lane LOS	B	-	-	A	-
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










HCM 95th %tile Q(veh)	0.1	-	-	0.1	-
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Capacity Analysis Summary Sheets
Year 2030 Total Projected Weekday Evening Peak Hour

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024

						
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	350	40	72	436	96	71
Future Volume (vph)	350	40	72	436	96	71
Ideal Flow (vphpl)	1900	1900	1900	2000	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)		0	200		0	0
Storage Lanes		0	1		1	1
Taper Length (ft)			200		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.986					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	1654	0	970	1905	1626	1568
Flt Permitted			0.378		0.950	
Satd. Flow (perm)	1654	0	386	1905	1626	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	8					86
Link Speed (mph)	35			35	20	
Link Distance (ft)	730			792	1209	
Travel Time (s)	14.2			15.4	41.2	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	11%	33%	86%	5%	11%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	470	0	87	525	116	86
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	2		1	6	8	
Permitted Phases			6			8
Detector Phase	2		1	6	8	8
Switch Phase						
Minimum Initial (s)	15.0		3.0	15.0	5.0	5.0
Minimum Split (s)	21.0		6.5	21.0	11.0	11.0
Total Split (s)	47.0		23.0	70.0	20.0	20.0
Total Split (%)	52.2%		25.6%	77.8%	22.2%	22.2%
Yellow Time (s)	4.5		3.5	4.5	4.5	4.5
All-Red Time (s)	1.5		0.0	1.5	1.5	1.5
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		3.5	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	None	None
Act Effect Green (s)	35.3		43.4	43.6	14.9	14.9
Actuated g/C Ratio	0.57		0.71	0.71	0.24	0.24

24-044 Warehouse Dev. - Crest Hill
 Year 2030 Total Weekday Evening Peak Hour

Synchro 11 Report
 KP

Lanes, Volumes, Timings

1: Churnovic Lane & Division Street

03/22/2024



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
v/c Ratio	0.49		0.24	0.39	0.29	0.19
Control Delay	14.9		5.8	6.8	29.0	8.5
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	14.9		5.8	6.8	29.0	8.5
LOS	B		A	A	C	A
Approach Delay	14.9			6.7	20.3	
Approach LOS	B			A	C	
Queue Length 50th (ft)	140		12	101	42	0
Queue Length 95th (ft)	210		23	136	93	31
Internal Link Dist (ft)	650			712	1129	
Turn Bay Length (ft)			200			
Base Capacity (vph)	1106		503	1745	459	504
Starvation Cap Reductn	0		0	0	0	0
Spillback Cap Reductn	0		0	0	0	0
Storage Cap Reductn	0		0	0	0	0
Reduced v/c Ratio	0.42		0.17	0.30	0.25	0.17

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 61.4

Natural Cycle: 50

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.49

Intersection Signal Delay: 11.8

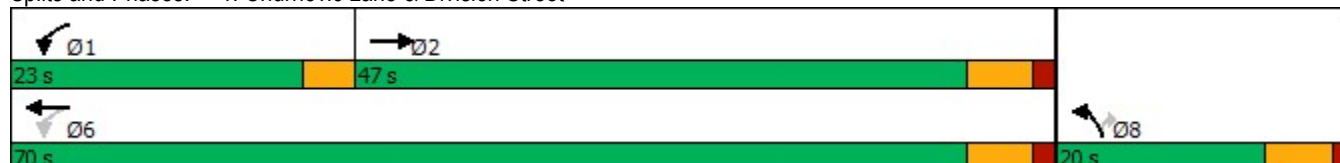
Intersection LOS: B

Intersection Capacity Utilization 43.5%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 1: Churnovic Lane & Division Street



HCM 6th TWSC

2: Advantage Avenue & Division Street

03/22/2024

Intersection

Int Delay, s/veh 1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
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Lane Configurations						
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Traffic Vol, veh/h	355	6	7	525	30	35
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Future Vol, veh/h	355	6	7	525	30	35
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Conflicting Peds, #/hr	0	0	0	0	0	0
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Sign Control	Free	Free	Free	Free	Stop	Stop
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RT Channelized	-	None	-	None	-	None
----------------	---	------	---	------	---	------

Storage Length	-	-	130	-	0	-
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Veh in Median Storage, #	0	-	-	0	1	-
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Grade, %	0	-	-	0	0	-
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Peak Hour Factor	92	92	92	92	92	92
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Heavy Vehicles, %	11	33	43	5	10	6
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Mvmt Flow	386	7	8	571	33	38
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Major/Minor	Major1	Major2	Minor1
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Conflicting Flow All	0	0	393
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Stage 1	-	-	390
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Stage 2	-	-	587
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Critical Hdwy	-	4.53	6.5
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Critical Hdwy Stg 1	-	-	5.5
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Critical Hdwy Stg 2	-	-	5.5
---------------------	---	---	-----

Follow-up Hdwy	-	2.587	3.59
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Pot Cap-1 Maneuver	-	974	269
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Stage 1	-	-	667
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Stage 2	-	-	540
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Platoon blocked, %	-	-	-
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Mov Cap-1 Maneuver	-	974	267
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Mov Cap-2 Maneuver	-	-	391
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Stage 1	-	-	667
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Stage 2	-	-	536
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Approach	EB	WB	NB
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HCM Control Delay, s	0	0.1	13.4
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HCM LOS			B
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Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
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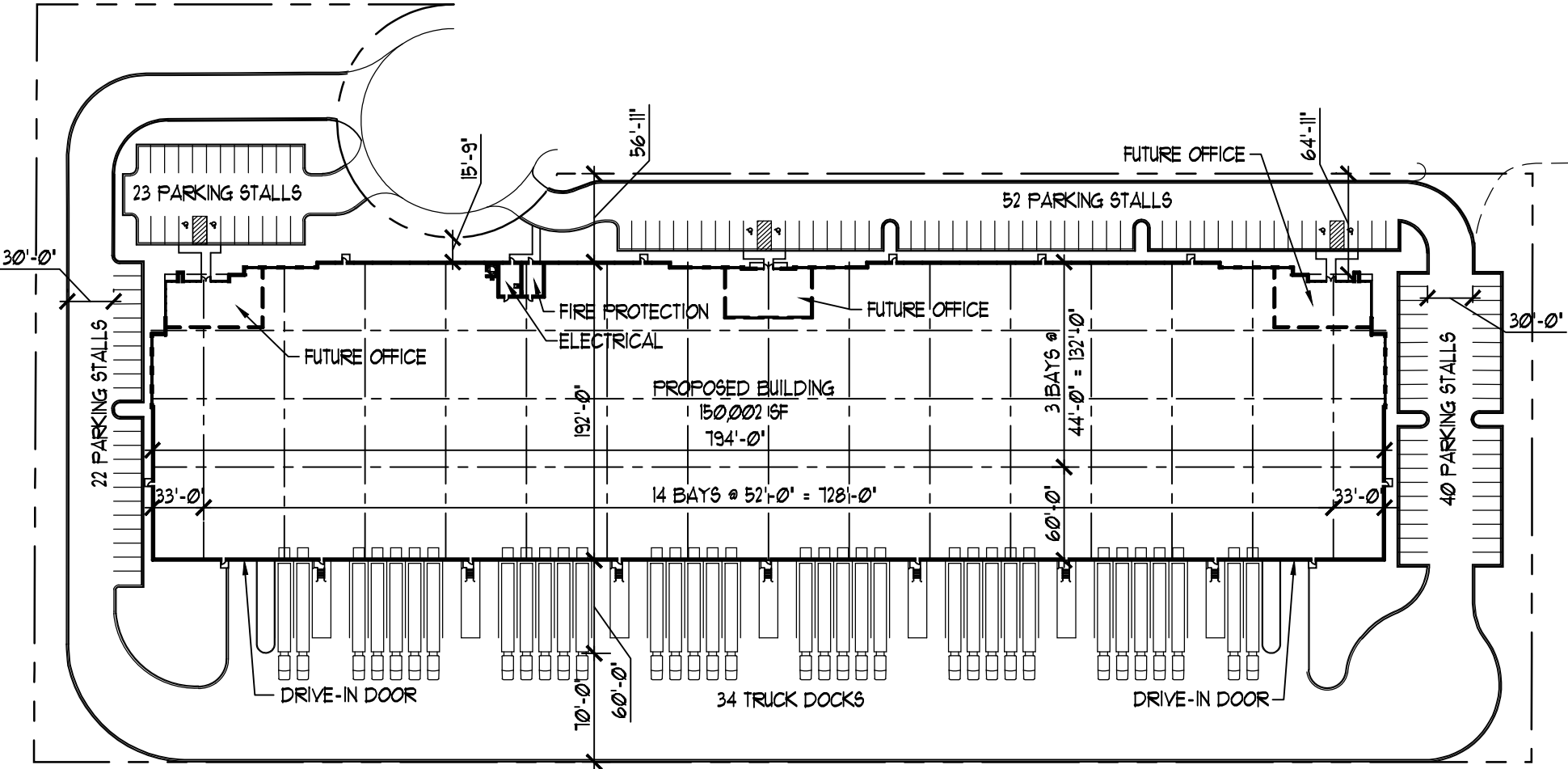
Capacity (veh/h)	498	-	-	974	-
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HCM Lane V/C Ratio	0.142	-	-	0.008	-
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HCM Control Delay (s)	13.4	-	-	8.7	-
-----------------------	------	---	---	-----	---

HCM Lane LOS	B	-	-	A	-
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HCM 95th %tile Q(veh)	0.5	-	-	0	-
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1 SITE PLAN
DS01 1" = 100'-0"

PROJECT DATA:

SITE AREA	8.8 ACRES
IMPERVIOUS AREA	383,960.5 SF. (84.4%)
GREEN SPACE AREA	59,994.5 SF. (15.6%)
BUILDING AREA	150,002 SF.
CAR PARKING SPACES PROVIDED	137
TRUCK DOCKS	34
DRIVE-IN DOORS	2

SPEC WAREHOUSE
Crest Hill Industrial Park
PROPOSED SITE PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0200
www.pidarchitects.com

PartnersinDesign
ARCHITECTS



PROJECT NO.:
865.22.032
DRAWN BY: YMS
CHECKED BY: WHB
DATE:
05.09.24
SHEET NO.:

DS01

MIDWEST
INDUSTRIAL FUNDS
REAL ESTATE INVESTMENT & DEVELOPMENT





Agenda Memo

Crest Hill, IL

Meeting Date:	May 13, 2024
Submitter:	Ronald Mentzer, Interim Community and Economic Development Director
Department:	Community Development
Agenda Item:	Potential Annexation of Vacant Property Lot Located at NW Corner of Caton Farm Road and Plum Street -Prado Family

Background:

The owners of the 17,000+/- square foot vacant property located at the NW corner of Caton Farm Road and Plum Street have submitted the attached May 9, 2024, letter to express their interest in annexing this property into the City of Crest Hill so they could build their new home on it. In conjunction with the annexation process, the property owner would also need to request the property be rezoned to R1-B single family residential (10,000 sq. ft. min. lot size) and a front-yard setback variation that would allow their new home to be setback approximately 20 feet from the Caton Farm Road property line instead of the City's standard 30' setback. The rezoning and setback variation process would require a public hearing before the Plan Commission. If annexed, the applicants are prepared to pay the City's normal sewer and water tap on fees so their new home could be connected to City of Crest Hill sanitary sewer and water services.

The adjacent properties to the south, east, and north are currently located within the City of Crest Hill municipal boundaries. The properties to the west are located in unincorporated Will County. City sanitary sewer and water mains are located in the Plum Street ROW adjacent to the east side of the property.

Before the applicants finalize the design plans for their new home, formally apply for annexation into the City of Crest Hill, and pay the \$5,000 annexation application fee, they are seeking input from the City Council regarding the City's interest in annexing their property and approving the rezoning and front-yard setback variation required to build their proposed home in the City of Crest Hill.

The applicant/property owners are planning to attend the May 13, 2024, workshop meeting to respond to any questions the City Council may have regarding their annexation request and new home development plans.

Recommended Council Action:

Provide feedback to the applicant/property owner regarding the City's interest in annexing their property, rezoning to R1-B, and granting a front yard setback variation along Caton Farm Road.

Funding Source: N/A

Budgeted Amount: N/A

Cost: N/A

Attachments:

- Aerial Photo Site Location Exhibit
- May 9, 2024, annexation request letter
- Proposed site/new home development plans

Dear Mayor & City Council,

We recently acquired land to build our primary home and we anticipate building in the near future. The land is currently within the jurisdiction of unincorporated Will County. However, during the design process with our architect, we were informed that your jurisdiction is directly adjacent to our property. We also discovered that Crest Hill City water and sewer utility stations are located near the northeast corner of our property. These items alone have an impact on what we can build regarding a potential driveway and how our home may connect to the existing infrastructure nearby.

Please note, as we intend for this to be our home to raise our children, we prefer a driveway entrance from Plum Street as this is safer than having to access Caton Farm Road. Please also note that since Plum Street turns near the northeast corner of our property, it isn't a complete rectangle as most parcels usually are and with it being a corner lot, our options are limited in the space we can use for our home. Although we could have bought a larger parcel elsewhere, this area is close to our immediate families.

After conferring with your Community and Economic Development Department, we have determined that it would be desirable to attempt to annex our property into the City of Crest Hill and connect to the City's sewer and water utilities. Before we spend any more time, money, and effort on the design plans for our new home, we wanted to first check with you to see if the City Council would be interested and open to annex our property into Crest Hill and grant the rezoning and setback variation required to build out new home . We genuinely look forward to becoming residents of Crest Hill and are eager to work collaboratively with the City on making that happen.

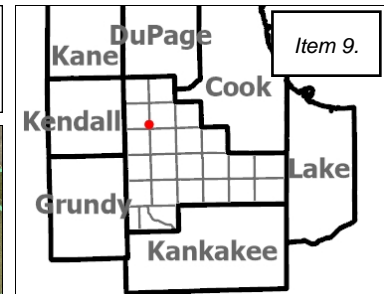
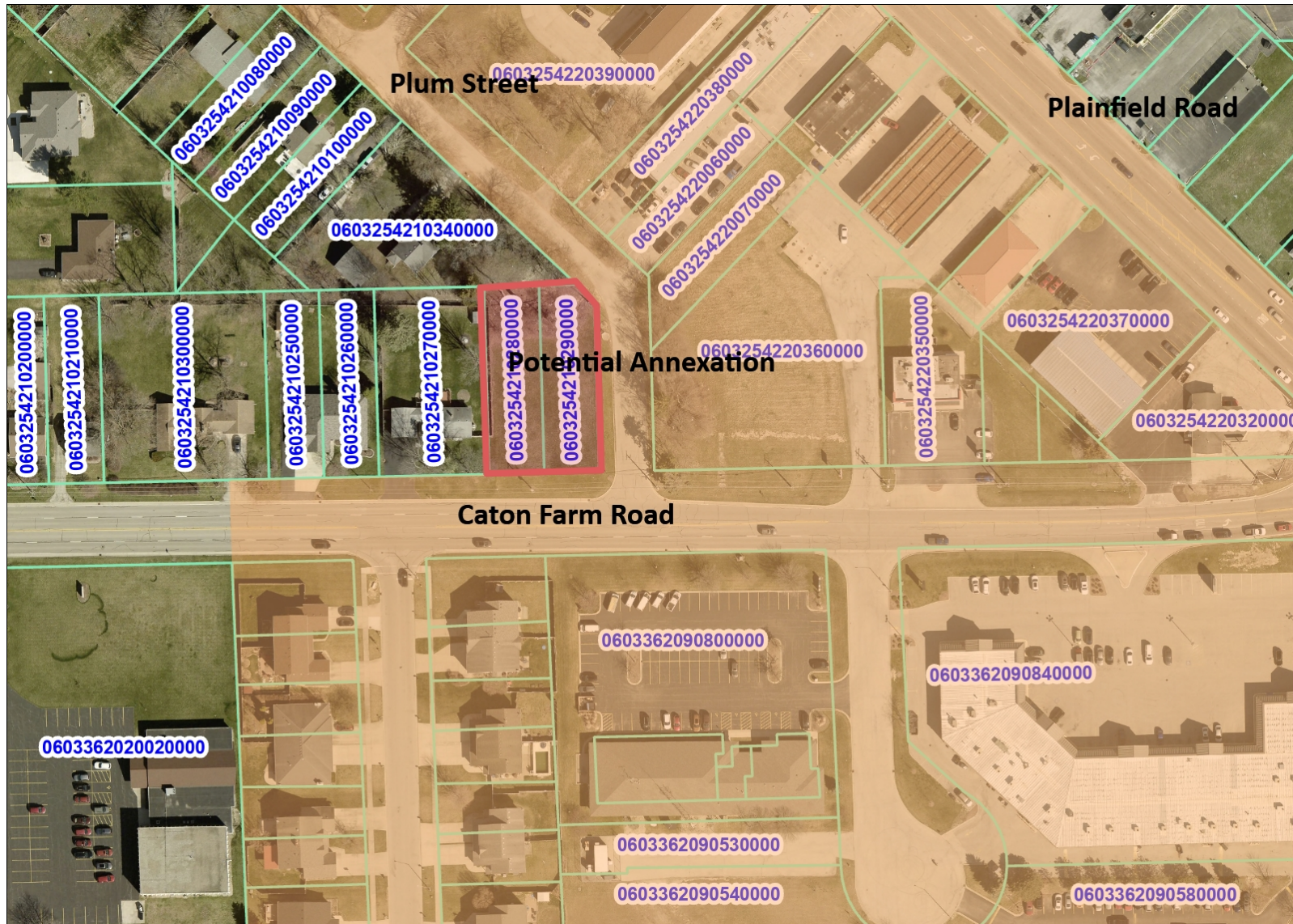
We realize the process of annexing may involve adhering to constraints for new development. We were informed that in order to build our intended home, we will be required to request for the property to be zoned to the designation R1-B Single Family Residence District and approval of a front yard setback variation that would reduce the required front yard setback along Caton Farm Road from 30 feet to 20 feet and that process will require a separate public hearing before the Plan Commission. Please note, our property is situated by various types of land usage that are not residential in the immediate vicinity, including City utilities, roadways, and commercial properties.

Please refer to the drawing exhibit included with this letter to better understand how we seek to build our home. We hope you are as excited as we are and that you can help make our aspirations come to fruition.

Regards,
The Prado Family



Map Title



Legend

- Parcels
- Municipalities
 - City of Aurora
 - Village of Beecher
 - Village of Bolingbrook
 - Village of Braceville
 - City of Braidwood
 - Village of Channahon
 - Village of Coal City
 - City of Crest Hill
 - Village of Crete
 - Village of Diamond
 - Village of Elwood
 - Village of Frankfort
 - Village of Godley
 - Village of Homer Glen
 - City of Joliet
 - Village of Lemont
 - City of Lockport
 - Village of Manhattan
 - Village of Minooka
 - Village of Mokena
 - Village of Monee
 - City of Naperville
 - Village of New Lenox

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.04 0.1 Miles

1:2,257

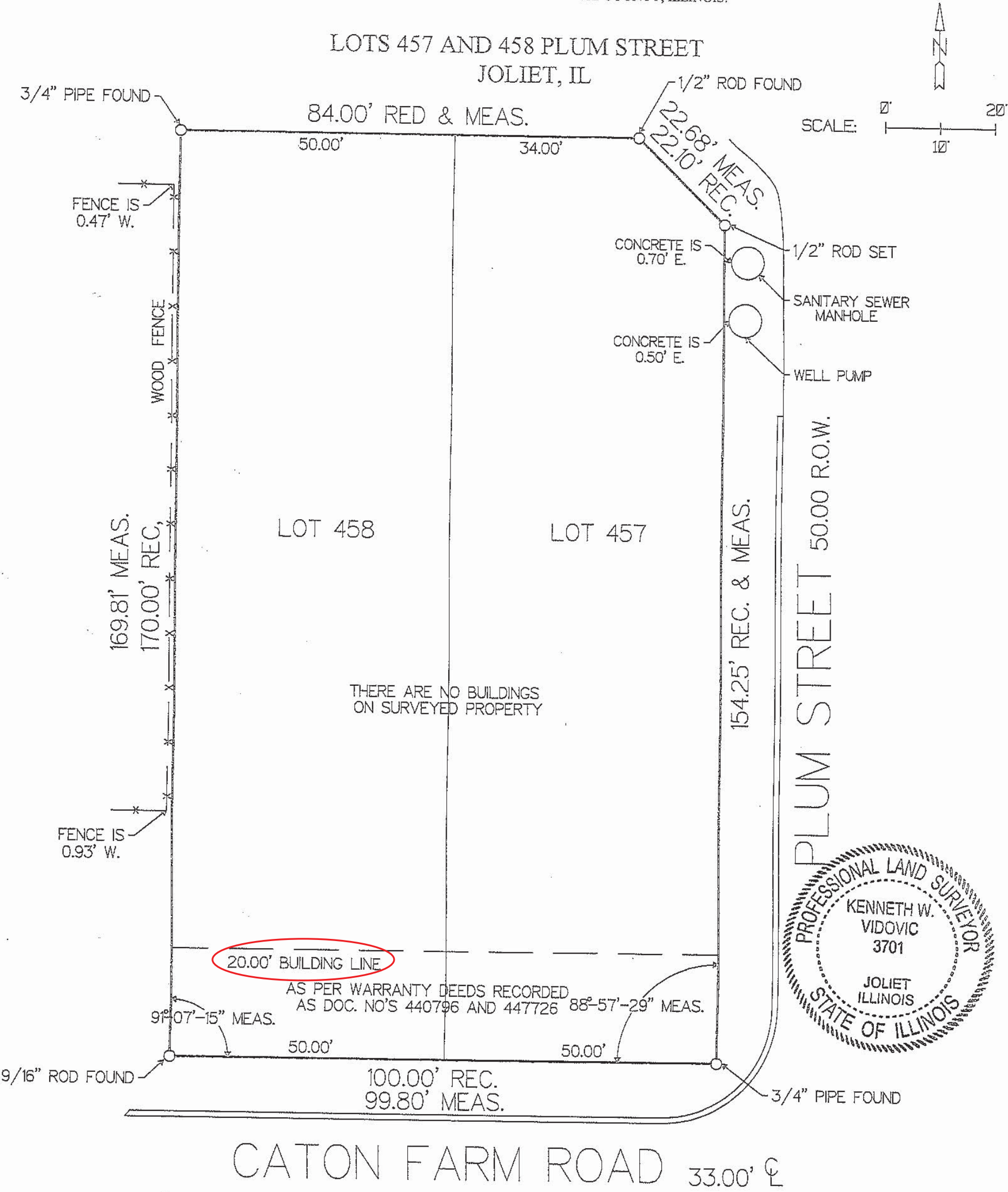


Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness,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

Notes

PLAT OF SURVEY

LOT 457 AND 458, IN SUNNYLAND, A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, AS PER PLAT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF SAID WILL COUNTY IN PLAT BOOK 21, PAGE 5 AS DOCUMENT NO. 378700 IN WILL COUNTY, ILLINOIS.



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax

EMAIL: kvcommunitysurvey@att.net

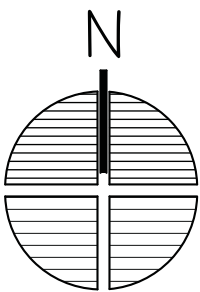
DESIGN FIRM NO. 184-002899

CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR
EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY.
COMPARE POINTS BEFORE BUILDING.

WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE
HAVE SURVEYED FOR LUCAS LAW UNDER MY HAND AND SEAL
THIS 11TH DAY OF AUGUST 2023.
FIELD WORK 08/10/2023.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NUMBER 23-29969

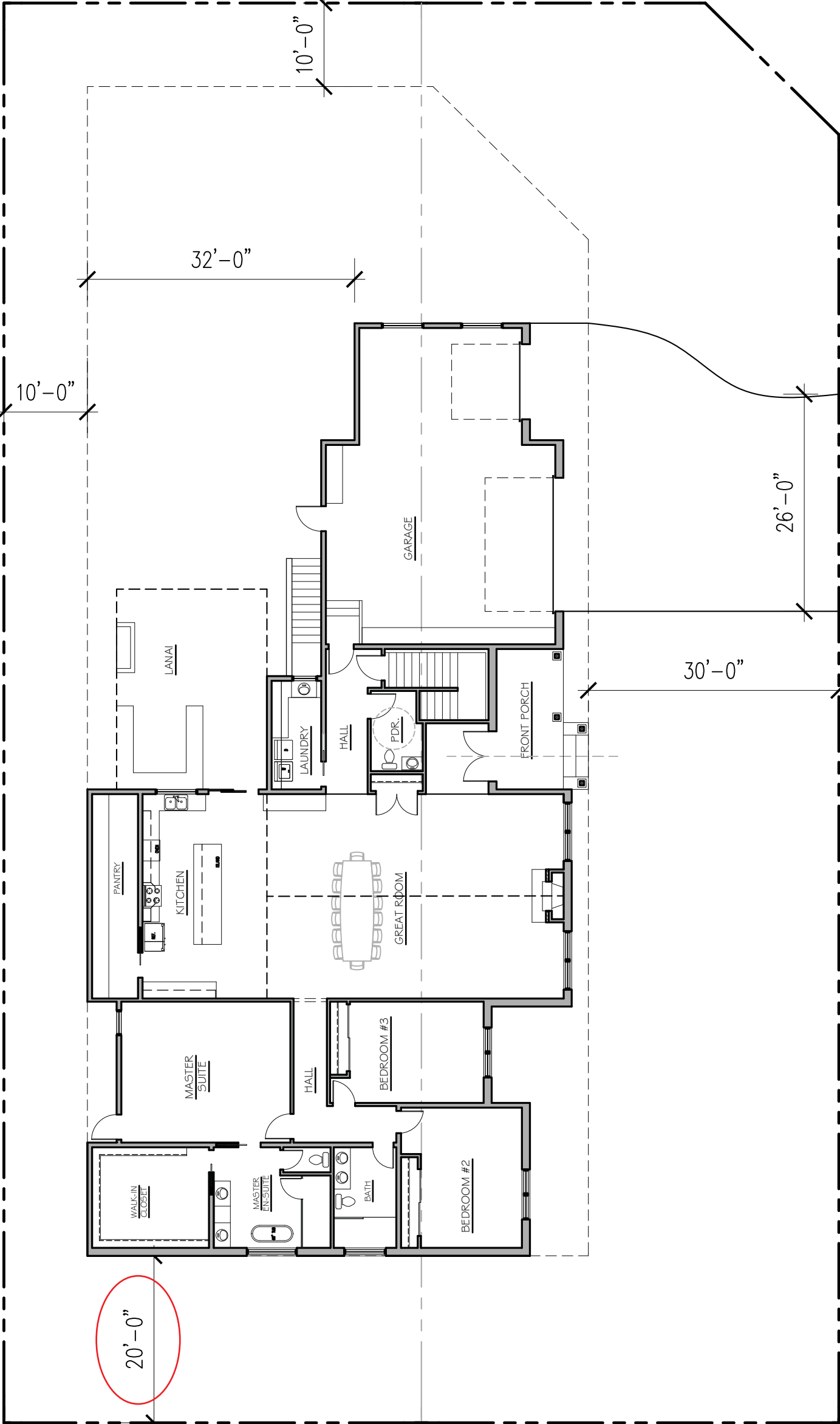
ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2024



SITE PLAN



170.00' PROPERTY LINE



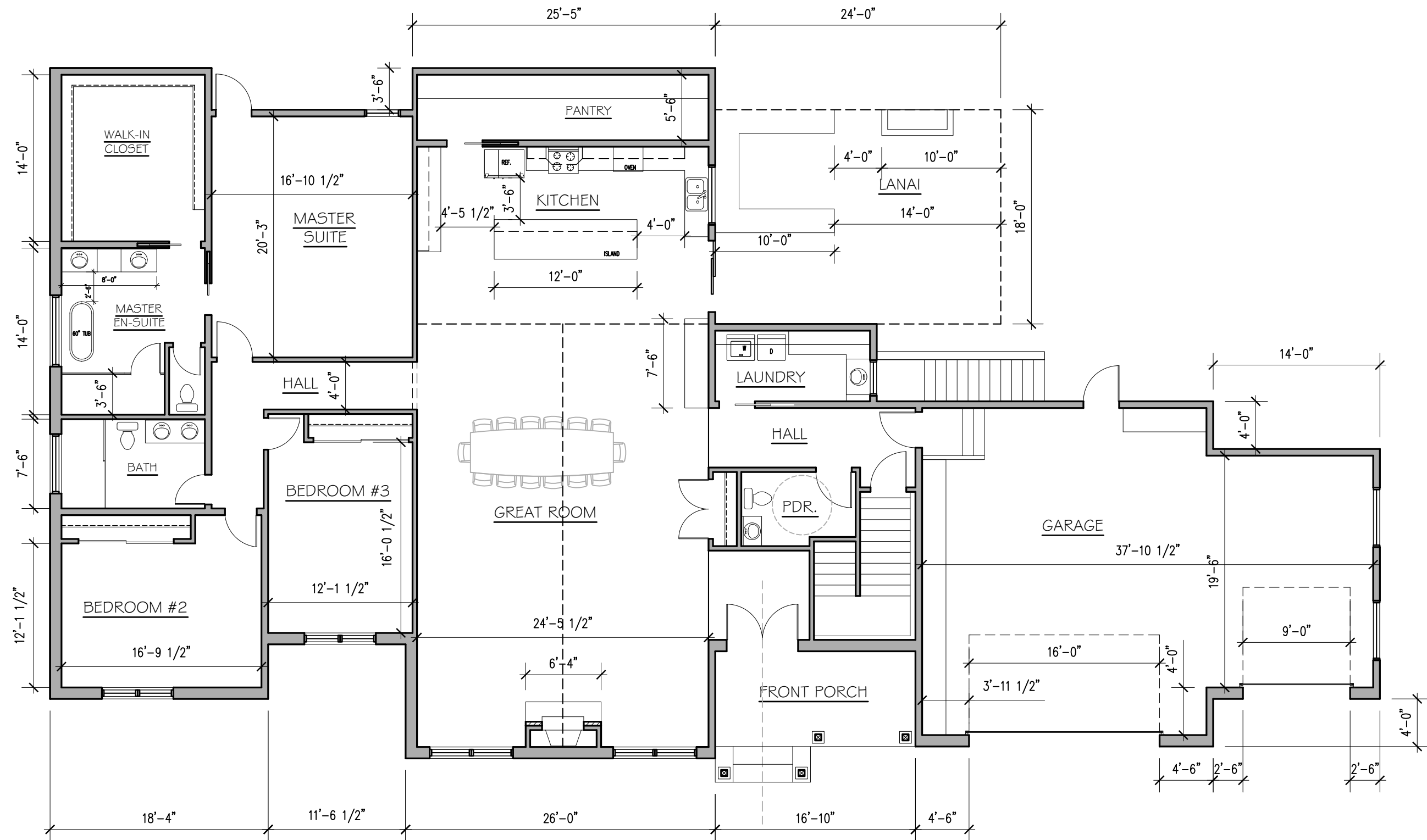
50.00' PROPERTY LINE

50.00' PROPERTY LINE

154.25' PROPERTY LINE

PLUM STREET

CATON FARM ROAD







Agenda Memo

Crest Hill, IL

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

Summary:

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

Recommended Council Action:

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

Financial Impact:

Funding Source: 07-08-5365

Budgeted Amount: \$65,000.00

Cost: \$42,381.48

Attachments:

Proposal



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

May 10, 2024

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

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

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

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

3153 replacement. Lead time 5 weeks air

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

Total Price \$ 40,232.48

Freight Charge \$ 2,149.00

Total Price \$ 42,381.48

Terms & Conditions

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

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

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

See Freight Payment (Delivery Terms) below.

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

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

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



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

Terms of Delivery: PP/Add Order Position

Terms of Payment: 100% N30 after invoice date.

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

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

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

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

Customer Acceptance:

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

Signature: _____ **Company/Utility:** _____

Name : _____ **Address:** _____
(PLEASE PRINT)

Email: _____

Date: _____ **Phone** _____

PO#: _____ **Fax:** _____

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

Sincerely,

Chris Tink



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

